

NOTICE OF DECISION

The City of Minneapolis has completed the Environmental Assessment Worksheet (EAW) process for the Kraus-Anderson Block Redevelopment located along Portland Avenue in Downtown Minneapolis, between South 8th and 9th Streets. On February 12, 2016, the City Council decided to not order the development of an Environmental Impact Statement (EIS), therefore making a Negative Declaration, and adopting the Findings of Fact and Record of Decision document. This City Council action was approved by the Mayor on February 19, 2016, and was published in the Finance and Commerce newspaper on February 20, 2016.

Copies of the EAW are available for review at the downtown Minneapolis Central Library located at 300 Nicollet Mall, and in the office of the City's CPED, Land Use, Design and Preservation Section at 250 S. 4th Street, Room 300 Public Service Center. Copies of these documents can also be provided to individuals upon request by Hilary Dvorak, Principal Planner, phone; 612-673-2639; email: hilary.dvorak@minneapolismn.gov.

The EAW, other reports and studies, and the Findings of Fact and Record of Decision for this EAW are also available for review on the City of Minneapolis web site:
<http://www.ci.minneapolis.mn.us/cped/planning/WCMSIP-I52386>.

FINDINGS OF FACT AND RECORD OF DECISION

ENVIRONMENTAL ASSESSMENT WORKSHEET

Kraus-Anderson Block Redevelopment

Location: 501, 507, 515 and 523 8th St S, 502 and 518 S 9th St, and 811 5th Ave S
City of Minneapolis, Hennepin County, Minnesota

Responsible Governmental Unit (RGU): City of Minneapolis

	RGU	Proposer / Project Contact
Contact persons	City of Minneapolis Hilary Dvorak	Kraus-Anderson, Incorporated Mike Korsh
Title	Principal City Planner	Vice President
Address	250 South 4th Street, Room 300, PSC	525 South 8 th Street
City, State, ZIP	Minneapolis, MN 55415	Minneapolis, MN 55404
Phone	612-673-2594	952-881-8166
E-mail	hilary.dvorak@minneapolismn.gov	mkorsh@karealty.com

Final action (refer to Exhibit D): Based on the Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision,” and related documentation for the above project, the City of Minneapolis concluded the following on February 4, 2016:

1. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the Kraus-Anderson Block Redevelopment were prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minn. Rules, Parts 4410.1000 to 4410.1700 (2009).
2. The Environmental Assessment Worksheet, the “Findings of Fact and Record of Decision” document, and related documentation for the project have satisfactorily addressed all of the issues for which existing information could have been reasonably obtained.
3. The project does not have the potential for significant environmental effects based upon the above findings and the evaluation of the following four criteria (per Minn. Rules, Parts 4410.1700 Subp. 7):
 - Type, extent, and reversibility of environmental effects;
 - Cumulative potential effects;
 - Extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority;
 - Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs.
4. The finding by the City that the EAW is adequate and no EIS is required provides no endorsement, approval or right to develop the proposal and cannot be relied upon as an indication of such approval. This finding allows the proposer to formally initiate the City’s process for considering the specific discretionary permissions necessary for redevelopment, and for the City in this process, informed by the record of the EAW, to identify and encourage the elements for compatible redevelopment, and assure their implementation at this site.

Consequently, the City does not require the development of an Environmental Impact Statement (EIS) for the project.

I. ENVIRONMENTAL REVIEW AND RECORD OF DECISION

The City of Minneapolis prepared a Mandatory Environmental Assessment Worksheet (EAW) for the Kraus-Anderson Block Redevelopment according to the Environmental Review Rules of the Minnesota Environmental Quality Board (EQB) under Rule 4410.4300 Subp.19, Residential development D. 375 attached units in a city within the seven-county Twin Cities metropolitan area that has adopted a comprehensive plan under Minnesota Statutes, section 473.859; and Subp. 32. Mixed residential and industrial-commercial projects with a sum of quotients exceeding 1.0. Exhibit A includes the project summary, and Exhibit B includes the Record of Decision.

II. EAW NOTIFICATION AND DISTRIBUTION

On November 30, 2015, the City published the EAW and distributed it to the official EQB mailing list and to the project mailing list. The EQB published notice of availability in the *EQB Monitor* on December 7, 2015, as well. Exhibit C includes the public notification record and mailing list for distribution of this EAW.

III. COMMENT PERIOD, PUBLIC MEETING, AND RECORD OF DECISION

Exhibit E includes the comment letters received. The Zoning and Planning Committee of the Minneapolis City Council considered the EAW and the draft of this "Findings of Fact and Record of Decision" document during its February 4, 2016, meeting. Notification of this Zoning and Planning Committee public meeting was provided with the EAW and to all persons or agencies commenting on the EAW.

IV. SUBSTANTIVE COMMENTS / COMMENTS RECEIVED AND RESPONSES TO THESE COMMENTS

The City received seven (7) written comments during the public comment period on the dates identified from the following:

1. U.S. Army Corps of Engineers, December 14, 2015
2. Minnesota Department of Transportation, December 28, 2015
3. Minnesota Pollution Control Agency, January 4, 2016
4. Metropolitan Council, January 4, 2016
5. Minnesota Historical Society – State Historic Preservation Office, January 5, 2016
6. Minnesota Department of Natural Resources, January 6, 2016
7. Hennepin County, January 6, 2016

The following section provides a summary of these comments and responses to them (Exhibit E includes the complete comment).

I. U.S. Army Corps of Engineers

Comment: “Please note that initiating work in waters of the United States prior to receiving Department of the Army authorization could constitute a violation of Federal law.”

Response: Noted for the record.

2. Minnesota Department of Transportation (MnDOT)

Comment: “MnDOT has reviewed the EAW for the proposed Kraus-Anderson Block Redevelopment and has no comments.”

Response: Noted for the record.

3. Minnesota Pollution Control Agency

Comment: Land Use (Item 9) - “The information provided in the EAW indicates the Project area has the potential for soil and groundwater contamination, as well as old demolition debris. State law requires that persons properly manage contaminated soil and water they uncover or disturb - even if they are not the party responsible for the contamination. Developers considering construction on or near contaminated properties should begin working early in their planning process with the MPCA's Petroleum Brownfields Program and/or the Voluntary Investigation and Cleanup (VIC) Program to receive necessary technical assistance in identifying and managing contamination. For some properties, special construction might be needed to prevent the further spreading of the contamination and/or prevent vapors from entering buildings or utility corridors. Information regarding the Petroleum Brownfields Program can be found at: <http://www.pca.state.mn.us/programs/vpic.p.html#factsheets>. Information regarding the VIC Program can be found at: <http://www.pca.state.mn.us/cleanup/vic.html>. If contamination is found, it must be reported immediately to the state duty officer at 651-649-5451 or 800-422-0798. For information about the Petroleum Brownfields or VIC programs, please contact Greg Small at 651-757-2304.”

Response: The project proposers, and the City of Minneapolis, are aware that the site contains petroleum and other contamination from former uses such as warehousing, auto repair, and metal refinishing. The Minnesota Department of Employment and Economic Development (DEED) recently awarded the City of Minneapolis with \$761,106 in cleanup funding for this 2.53-acre site from its Contamination Cleanup and Investigation Grant Program. Matching costs will be paid by other grant sources and the developer. The site will be remediated according to local, state, and federal regulations prior to project construction.
(Source: <http://mn.gov/deed/newscenter/pressreleases/newsdetail.jsp?id=466-177247>)

Comment: Land Use (Item 9) - “The EAW does not adequately discuss the demolition of the existing structure. Please note that the demolition of the existing building must be in compliance with state and federal regulations that require the structure be inspected for hazardous materials such as asbestos, lead based paint, light ballasts, thermostats, stored chemicals, ozone depleting chemicals, etc. Regulated asbestos-containing materials (RACM) should be abated prior to demolition activities. A "Notification of Asbestos Related Work" must be submitted to the Minnesota Department of Health by a licensed asbestos inspector 10 working days prior to conducting abatement activities, if abatement of 160 square feet, 260 linear feet, or 35 cubic feet of RACM is required. A "Notification of Intent to Perform a Demolition" must be submitted to the MPCA 10 working days prior to the commencement of demolition. Flaking lead based paint that may be present on the structure should be encapsulated or removed and properly disposed of off-site at the appropriate disposal facility prior to demolition activities. Any lead based paint chips that are present on the ground following demolition should also be removed and properly disposed of off-site at the appropriate disposal facility. A fact sheet regarding lead paint disposal is available on the MPCA website at: <http://www.pca.state.mn.us/index.php/view-document.html?gid=9049>. The Project proposer should also consider recycling as much of the building materials as possible to reduce the volume of material disposed of in the landfill. If you have any questions regarding demolition issues or asbestos and lead paint abatement, please contact Sean O'Connor in our St. Paul office at 651-757-2620.”

Response: The existing building will be demolished in accordance with local, state and federal regulations by a licensed demolition contractor. Appropriate notifications will be made to the MPCA prior to demolition activities and any required asbestos related work. Consideration will be given to recycling building materials to the degree practicable.

4. Metropolitan Council

Comment: Item 9 – Land Use - “The EAW correctly identifies the guiding land use and Mixed Use for this site within the Elliot Park Neighborhood. The project appears to be generally consistent with the Mixed Use designation and its associated policies, as well as the Elliot Park Neighborhood Master Plan and Regional Development Framework. No comprehensive plan amendment appears to be necessary, and an EIS does not appear necessary. The City should note that the Elliot Park Neighborhood Master Plan suggests maximum building heights of 6 stories along 8th Street, as well as a general maximum of 16 stories in areas closer to downtown (to the north and west of the subject site).”

Response: Noted for the record. The base zoning allows buildings up to ten stories in height. Buildings that exceed ten stories in height would be evaluated through the City’s formal land use application process.

Comment: Item 9 – Land Use - “Minor changes to zonal forecasts may be needed. The Council has shared with the City a draft set of zonal forecasts. TAZ #1315, with 10 city blocks in the East Downtown area, is forecasted to add 400 households and 300 jobs between 2014 and 2040. The proposed redevelopment of the Kraus-Anderson block alone could account for most of that growth. Council staff suggest that the TAZ 1315 forecast should be increased, in consideration of the redevelopment discussed in the EAW.”

Response: Noted for the record. The City will review traffic analysis zone increases during the next Comprehensive Plan Update.

Comment: Item 18 – Transportation - “On page 28 of the EAW (Sub-Item 5), the proposer states that “Several Metro Transit bus stops exist on each street bordering the KA Block...” There is in fact only one active bus stop on any adjacent block, on 9th Street South and Portland Avenue South. As the project progresses, it should be anticipated that a bus stop will remain on the block face along 9th Street South between Portland and 5th Avenue South.”

Response: Noted for the record. The intention of the statement on page 28 was to acknowledge that several transit bus stops exist within a wider walking distance of the project area, not simply those streets immediately adjacent to the site. The project proposer is anticipating that a bus stop will remain on the block face along 9th Street South between Portland Avenue and 5th Avenue south.

5. Minnesota Historical Society – State Historic Preservation Office

Comment: “The information provided under section 14. Historic Properties is an accurate representation of National Register of Historic Places listed and eligible historic properties in the vicinity of the proposed redevelopment project. Based upon information provided, we agree with your agency’s determination that there are no properties listed in the National or State Registers of Historic Places, and no known or suspected archaeological properties, in the area that will be directly affected by this project.”

Response: Noted for the record.

6. Minnesota Department of Natural Resources

Comment: Item 11b.ii. - “It appears the proposed stormwater system would be quite effective in reducing sediments and pollutants from reaching surface waters. The City might try to coordinate with the redevelopment to treat runoff from nearby properties by providing incentives to the development, as it is likely that significant areas of the City’s runoff is not filtered. Therefore, this may be a point of treatment that could

help expand treated areas beyond the block redevelopment, albeit keeping within the capacity of the system. Also, the water temporarily stored in the stormwater conduit could be used for irrigation purposes for the development and possibly on nearby properties.”

Response: The stormwater treatment system appears to be sized to treat the runoff from the redevelopment of the entire block, as required by the City’s stormwater management ordinance. As such, there does not appear to be extra capacity to accommodate off-site stormwater run-off in the proposed design. The proposed system is also such that there is not a significant benefit in oversizing it to accommodate off-site runoff, as opposed to separate systems located on adjacent properties.

Comment: Item 12b. – “Is there a plan for facilitating the disposal of large appliances and furniture items that would avoid the problem of street side accumulation and promote reuse/recycling options for these items?”

Response: The City of Minneapolis has a Large Item Collection program for residents as part of their normal garbage service. Major appliances and items that are more than 50% metal are collected and recycled for scrap. The Large Item Collection program is described in further detail here: http://www.ci.minneapolis.mn.us/solid-waste/garbage/solid-waste_garbage-large-item.

Comment: Item 13d – “Rooftop gardens are beneficial on both accounts of energy conservation and improving urban habitats for wildlife and aesthetics. The brewery would require a rather cool indoor environment for production and may find energy conservation practices very cost effective. The ambience of rooftop terraces could be improved while preventing some stormwater from being directly shunted into the stormwater system. It has been stated that with every degree less difference between internal and external temperature, the energy cost falls by up to 10%. With a clean slate for such new developments, project could achieve high standards, sustainability, and cost reductions.”

Response: The use of rooftop gardens on the project was evaluated, but was determined not feasible on the residential building because of high wind loads on the high roof, poor sun coverage at the north roof, and the presence of the amenity terrace on the remaining roof area. It was also evaluated and determined impractical for the hotel roof.

Comment: Item 13d – “Wildlife friendly recommendations from the DNR include the use of wildlife-friendly surfaces (glass, siding, etc.) and lighting. Excess glass, surface glare (including polarized light pollution), and excess light pollution from interior and exterior lights impacts birds, bats, and insects. Given the project’s proximity to known bat overwintering site, the river, and an Important Bird Area these mitigation measures should be considered in the building design plans. If needing additional information regarding what constitutes wildlife-friendly options, please contact the DNR Central Region Biologist, 651-259-5776.”

Response: The project proposer appreciates the proximity of the project to the above-mentioned resources and will consider implementing wildlife-friendly elements into the project design. Specific design elements for the buildings, such as lighting and glass, are still under evaluation.

Comment: Item 16 – “Further information on climate change is found on the DNR webpage at http://www.dnr.state.mn.us/climate/climate_change_info/index.html.”

Response: Noted for the record. High density residential is the most sustainable residential building model that minimizes energy use at the outset and in the long term. This location is a Transit Oriented Development (TOD) site and has a high walkability rating, which helps to minimize the underlying causes of climate change.

Comment: Item 19 – “MN B3 Sustainable Building Guidelines provide many suggestions for improving sustainability of the redevelopment. These guidelines are noted in the Minneapolis Plan for Sustainable Growth and are incorporated into many of the State of Minnesota’s new developments. Others are encouraged to do so.”

Response: The project proposer is following best practices and using sustainable materials wherever possible.

7. Hennepin County

Comment: “With this message, Hennepin County indicates that we have no comments to submit regarding the EAW for the above noted project. The county appreciates the change to review this document and hopes the project does smoothly.”

Response: Noted for the record.

V. ISSUES IDENTIFIED IN THE EAW

No substantive environmental impacts/issues were identified in this EAW.

VI. COMPARISON OF POTENTIAL IMPACTS WITH EVALUATION CRITERIA

In deciding whether a project has the potential for significant environmental effects and whether an Environmental Impact Statement (EIS) is needed, the Minnesota Environmental Quality Board rules (4410.1700 Subp. 6 & 7) require the Responsible Governmental Unit (RGU), the City of Minneapolis in this circumstance, to compare the impacts that may be reasonably expected to occur from the project with four criteria by which potential impacts must be evaluated. The following is that comparison:

A. Type, extent, and reversibility of environmental effects:

The environmental effects identified in the EAW and within the comment letters are localized and can be mitigated through the City’s land use application process. The identified effects are reversible until the potential final discretionary approvals of each phase of the proposed project are granted through the City approval process. Each phase will require City approvals including but not limited to the Planning Commission, Zoning and Planning Committee and City Council.

B. Cumulative potential effects:

The issues identified in the EAW shall be resolved via the City's land use approval process on a project by project basis. Any potential future redevelopments within the area would be considered through the formal land use application process that has been applied to this project. The City’s existing regulatory process and framework captures and evaluates development proposals not only from a Planning perspective, which encompasses community planning, heritage preservation and development services analysis, but also includes evaluations by the Public Works Department related to stormwater management, sewer design, traffic, streets, water, right-of way, etc. This has and will continue to allow the City to manage potential cumulative effects of future development within the vicinity and throughout the City as a whole.

C. Extent to Which the Environmental Effects are Subject to Mitigation by Ongoing Public Regulatory Authority

The City has discretionary authority through its land use approval process, and the City and State have authority through the permit approvals required for this project to address, mitigate or avoid the environmental effects identified in the EAW and the comment letters.

The City's formal land use application process is comprehensively administered by City Staff and implemented by experienced Commissions and the City Council. The City's existing regulatory process and framework captures and evaluates development proposals not only from a Planning perspective which encompasses community planning, heritage preservation and development services analysis but also includes evaluations by the Public Works Department related to stormwater management, sewer design, traffic, streets, water, right-of way, etc. Any potential environmental effects are mitigated by the City's formal development review efforts.

It is important to note that City Staff and the City Planning Commission consider the context, character, and compatibility of new development.

D. Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs:

The construction of additional office, commercial and residential structures in this area follows many precedents, and is a known event with known effects. Redevelopment of this type within an urban setting is neither unique nor unanticipated. The environmental effects of this redevelopment can be anticipated and controlled by the City's formal land use application and regulatory processes.

VII. DECISION ON THE NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT

Based on the EAW, the "Findings of Fact and Record of Decision" document, and related documentation for this project, the City of Minneapolis, as the (RGU) for this environmental review, concludes the following:

1. The Environmental Assessment Worksheet, the "Findings of Fact and Record of Decision" document, and related documentation for the Kraus-Anderson Block Redevelopment were prepared in compliance with the procedures of the Minnesota Environmental Policy Act and Minn. Rules, Parts 4410.1000 to 4410.1700 (2009).
2. The Environmental Assessment Worksheet, the "Findings of Fact and Record of Decision" document, and related documentation for the project have satisfactorily addressed all of the issues for which existing information could have been reasonably obtained.
3. The project does not have the potential for significant environmental effects based upon the above findings and the evaluation of the following four criteria (per Minn. Rules, Parts 4410.1700 Subp. 7):
 - Type, extent, and reversibility of environmental effects;
 - Cumulative potential effects;
 - Extent to which the environmental effects are subject to mitigation by ongoing public regulatory authority;
 - Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other EISs.
4. The finding by the City that the EAW is adequate and no EIS is required provides no endorsement, approval or right to develop the proposal and cannot be relied upon as an indication of such approval. This finding allows the proposer to formally initiate the City's process for considering the specific discretionary permissions necessary

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for redevelopment, and for the City in this process, informed by the record of the EAW, to identify and encourage the elements for compatible redevelopment, and assure their implementation at this site.

Consequently, the City does not require the development of an Environmental Impact Statement (EIS) for the project.

Exhibits:

- A. Project Description
- B. Environmental Review Record
- C. Public Notification Record
- D. Council/Mayor Action
- E. Comments Received

EXHIBIT A

Project Description

The total project area encompasses a two and one-half acre site along Portland Avenue in Downtown Minneapolis, between South 8th and 9th Streets. The project is anticipated to be developed in one phase and would provide at completion up to 306 dwelling units, a 148-unit hotel and associated restaurant/bar, 107,000 square feet of office, a 12,000 square-foot brewery, a 13,000 square-foot event center, and up to 530 off-street parking spaces.

EXHIBIT B

Environmental Review Record for the Kraus-Anderson Block Redevelopment EAW

Date	Action
11/30/2015	City Staff distributes EAW to official EQB mailing list and Project List. EAW is posted on the City's website.
12/7/2015	Minnesota Environmental Quality Board (EQB) publishes notice of availability in <i>EQB Monitor</i> and the 30-day comment period commences.
1/6/2016	EAW public comment period closes.
2/4/2016	Zoning and Planning Committee (Z & P) of the City Council considers the "Draft Findings of Fact and Record of Decision" report, provides recommendation to the City Council.
2/12/2016	City Council approves Z & P Committee recommendation and makes a finding of Negative Declaration: EAW is adequate and no EIS is necessary.
2/19/2016	Mayor approves Council action regarding EAW
2/20/2016	City publishes notice of Council/Mayor decision in <i>Finance and Commerce</i> .
2/22/2016	City publishes and distributes Notice of Decision and availability of final "Findings" report to official EQB List and the Project List
2/29/2016	EQB publishes Notice of Decision in <i>EQB Monitor</i> .

EXHIBIT C

Public Notification Record

The following describes the public notification process of CPED for the Kraus-Anderson Block Redevelopment EAW:

1. The City maintains an updated list based on the Official EQB Contact List. The Kraus-Anderson Block Redevelopment EAW project list follows. All persons on that list were sent copies of the EAW. CPED also distributes copies of the EAW to elected and appointed officials, City staff and others who have expressed interest in the project.
2. A notice of the availability of the Kraus-Anderson Block Redevelopment EAW, the dates of the comment period, and the process for receiving a copy of the EAW and/or providing comment was published provided with each copy of the EAW and in the *EQB Monitor* and was provided to the City's CPED Media contact for notice and distribution.
3. CPED distributed the Notice of Decision with information regarding the final "Findings" document to the Official EQB Contact List and the project list.
4. The EQB published the Notice of Decision in the *EQB Monitor*.

Attached:

Official EQB Contact List
Project List

EAW Distribution List, December 2015

STATE AGENCIES

Department of Agriculture (1 copy)

Becky Balk
625 N. Robert St.
St. Paul, MN 55155
Becky.Balk@state.mn.us

Department of Commerce (1 copy)

Ray Kirsch
85 Seventh Place East, Suite 500
St. Paul, MN 55101

Environmental Quality Board (1 copy)

Environmental Review Program
520 Lafayette Road North – 4th Floor
St. Paul, MN 55155-4194
EOB.Monitor@state.mn.us

Department of Health (1 copy, prefer electronic)

Environmental Health Division
625 N. Robert St.
St. Paul, MN 55155
Health.Review@state.mn.us

Department of Natural Resources (3 copies or electronic)

Randall Doneen
Environmental Review Unit
500 Lafayette Road
St. Paul, MN 55155-4025
Kate.Frantz@state.mn.us

Pollution Control Agency (2 copies and 1 CD)

Dan Card
Environmental Review Unit – 4th Floor
520 Lafayette Road North
St. Paul, MN 55155

Department of Transportation (1 copy)

Debra Moynihan
Mn/DOT Office of Environmental Stewardship
395 John Ireland Blvd., MS 620
St. Paul, MN 55155

Board of Water and Soil Resources (1 copy)

Travis Germundson
520 Lafayette Rd.
St. Paul, MN 55155
Travis.Germundson@state.mn.us

LIBRARIES

Technology and Science (2 copies)

Hennepin County Library – Minneapolis Central
Attn: Helen Burke
Government Documents, 2nd Floor
300 Nicollet Mall
Minneapolis, MN 55401-1992

FEDERAL

U.S. Army Corps of Engineers (1 copy)

Tamara Cameron
Regulatory Functions Branch
180 Fifth Street East, Suite #700
St. Paul, MN 55101-1678

U.S. Environmental Protection Agency (1 copy)

Kenneth Westlake
US EPA, Region 5
Office of Enforcement and Compliance Assurance
77 W Jackson Blvd., (mail code E-19J)
Chicago, IL 60604-3590

U.S. Fish and Wildlife Service (1 copy)

Twin Cities Field Office E.S.
4101 American Blvd. East
Bloomington, MN 55425-1665

National Park Service (1 copy)

Stewardship Team Manager
111 E Kellogg Blvd., Suite 105
St. Paul, MN 55101-1288

REGIONAL

Metropolitan Council (NOTE: 5 copies IF the project is in the seven-county metro area)

Review Coordinator, Local Planning Assistance
Metropolitan Council
390 Robert St. No.
St. Paul, MN 55101-1805
raya.esmaeili@metc.state.mn.us

OTHERS

State Archaeologist (1 copy)

Fort Snelling History Center
St. Paul, MN 55111-4061

Minnesota Historical Society (1 copy)

State Historic Preservation Office
345 Kellogg Blvd.
St. Paul, MN 55102

Indian Affairs Council (1 copy)

Melissa Cerda
161 St, Anthony Ave. Suite 19
St. Paul, MN 55103
Melissa.Cerda@state.mn.us

Kraus-Anderson Block Redevelopment EAW Project Mailing List

Kraus-Anderson, Incorporated
Mike Korsh
523 South 8th Street
Minneapolis, MN 55404

Council Member Lisa Goodman
Ward 7 - 307 City Hall

Minneapolis Central Library
300 Nicollet Mall
Minneapolis, MN 55401

Elliot Park Neighborhood Association

CPED - Beth Elliot – Room 300 Crown Roller Mill

Public Works - Allan Klugman – Room 300 Border Avenue

City Attorney's Office - Erik Nilsson – Room 210 City Hall

EXHIBIT D

Council/Mayor Action

Minneapolis City Council Agenda

Regular Meeting

February 12, 2016 – 9:30 a.m.

Room 317, City Hall

Members Present: Council President Barbara Johnson, Vice President Elizabeth Glidden, Majority Leader John Quincy, Minority Leader Cam Gordon, Council Members Kevin Reich, Jacob Frey, Blong Yang, Abdi Warsame, Lisa Goodman, Alondra Cano, Andrew Johnson, and Linea Palmisano

Members Absent: Council Member Lisa Bender

(Majority vote of all members, 7; 2/3 vote of all members, 9; quorum 7)

Zoning & Planning

ZP Committee Report of [02/04/2016](#)

6. Environmental Assessment Worksheet: Proposed Kraus-Anderson Block Redevelopment: 501, 507, 515, and 523 8th St S, 502 and 518 S 9th St, and 811 5th Ave S ([16-00152](#))

Approving staff recommendation that the Environmental Assessment Worksheet (EAW) and the Findings of Fact prepared for the proposed Kraus-Anderson Block Redevelopment located at 501, 507, 515, and 523 8th St S, 502 and 518 S 9th St, and 811 5th Ave S are adequate, and the preparation of an Environmental Impact Statement (EIS) is not required.

Action Taken: Adopted.

EXHIBIT E

Comments Received on the Ritz Block EAW:

1. U.S. Army Corps of Engineers, December 14, 2015
2. Minnesota Department of Transportation, December 28, 2015
3. Minnesota Pollution Control Agency, January 4, 2016
4. Metropolitan Council, January 4, 2016
5. Minnesota Historical Society – State Historic Preservation Office, January 5, 2016
6. Minnesota Department of Natural Resources, January 6, 2016
7. Hennepin County, January 6, 2016