

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

December 4, 2025

City of St. Louis Park
5005 Minnetonka Blvd
St. Louis Park, MN 55416
952-928- 2841

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of St. Louis Park.

REQUEST FOR RELEASE OF FUNDS

On or about December 20, 2025 the City of St. Louis Park will authorize the Housing Authority of St. Louis Park to submit a request to the HUD Office of Public and Indian Housing for the release of Project Based Vouchers (PBV) funds under Section 8(o)(13) of the U.S. Housing Act of 1937 (42 U.S.C. 1437f(o)(13)) of the Housing Opportunity Through Modernization Act of 2016 (Public Law 114-201) as amended, to undertake a project known as Beltline B2 for the purpose of constructing a 4-story apartment building with approximately 84 units of affordable housing (proposed project) along with above and below ground parking, a playground, indoor kids play areas, a fitness room, bike storage, and a club room. The project is estimated to cost \$28,464,623, and will include 20 project based vouchers (PBVs) included within the total unit count. The estimated value of the project-based vouchers is \$4,713,600 based on a 20 year PBV contract period and the project is proposed to be located at 4601 Highway 7 in St. Louis Park, Minnesota, which will be re-addressed to 3120 Monterey Blvd. when building permits are issued.

FINDING OF NO SIGNIFICANT IMPACT

The City of St Louis Park has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the City of St. Louis Park at 5005 Minnetonka Blvd, St. Louis Park, MN 55416 and may be examined or copied weekdays 8 A.M to 4:30 P.M. The ERR is also available for review online at www.stlouisparkmn.gov/government/departments-divisions/community-development/development-projects/beltline-development.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the City of St. Louis Park by emailing Redevelopment Administrator Dean Porter-Nelson at dporternelson@stlouisparkmn.gov or sending written comments to City of St. Louis Park, Attn: Dean Porter-Nelson, 5005 Minnetonka Boulevard, St. Louis Park, MN 55416. All comments received by December 19 will be considered by the City of St. Louis Park prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

The City of St. Louis Park certifies to the HUD Office of Public and Indian Housing that Dean Porter-Nelson in his capacity as Redevelopment Administrator consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Housing Authority of St. Louis Park to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD Office of Public and Indian Housing will accept objections to its release of fund and the City of St. Louis Park's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the City of St. Louis Park; (b) the City of St. Louis Park has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by the HUD Office of Public and Indian Housing; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD Office of Public and Indian Housing by email to Lucia M. Clausen at Lucia.M.Clausen@hud.gov. or mailed to *212 3rd Avenue South, Suite 150, Minneapolis, MN 55401*. Potential objectors should contact the Lucia M. Clausen at Lucia.M.Clausen@hud.gov with the HUD Office of Public and Indian Housing to verify the actual last day of the objection period.

Dean Porter-Nelson, Redevelopment Administrator, City of St. Louis Park

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