

**COMBINED NOTICE:
NOTICE OF FINDING OF NO SIGNIFICANT IMPACT (FONSI) AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

Notice of Intent to Request a Release of Funds

City of Texarkana, Texas
220 Texas Blvd.
Texarkana, TX 75501
(903) 798-1779

On or about **July 03, 2017** the **City of Texarkana, Texas** will request the U.S. Housing and Urban Development Department (HUD) to release Federal funds authorized under the Housing and Community Development Act of 1974 and related laws for the purpose of implementing **The City of Texarkana, Texas'** HUD CDBG Section 108 Loan Guarantee Program. **The City of Texarkana, Texas** expects to directly fund the following projects using approximately \$1,492,000.00 of **the City of Texarkana, Texas'** HUD CDBG Section 108 Loan Guarantee Program:

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| <u>HUD CDBG Section 108 Loan Program</u> | \$1,492,000.00 |
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HUD CDBG Section 108 Loan to Grimm Lofts, LLC for redevelopment of the Hotel Grim. Grimm Lofts will be a mixed-use development with approximately 98 loft apartments with retail space on the ground level. Total project cost is estimated at \$14,700,000.00. Funding sources for this project include Federal Historic Tax Credits - \$2,337,096.00; State Historic Tax Credits \$2,419,582.00; Federal Low-Income Housing Tax Credits \$4,253,828.00, developer bank debt \$3,082,000.00, Section 108 Loan - \$1,492,000.00, EPA Brownfields Revolving Loan - \$650,000.00, and a City loan in the amount of \$260,000.00. Project redevelopment is slated to begin late Summer/early Fall 2017 and is estimated to take approximately 18 months to complete.

Notice of FONSI

The City of Texarkana, Texas also gives notice that it has been determined that the release of funds for the above projects will not constitute an action significantly affecting the quality of the human environment and accordingly **the City of Texarkana, Texas** has decided not to prepare an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA, 42 USC 4321).

The reasons for the decision not to prepare such Statement are as follows: No serious environmental adverse impacts or hazards were identified in the course of the environmental review. Materials containing asbestos and lead-based paint were found in the building, minor soil and ground water contamination was found on or near the site. EPA Brownfields Revolving Loan will be utilized to abate/mitigate these findings; thereby, creating a healthier environment for our community. An EPA approved cleanup plan and all applicable State and Federal laws will be followed.

An Environmental Review Record (ERR) respecting the proposed project has been made by the City of Texarkana, Texas which documents the environmental review of the project and more fully sets forth the reasons why such a Statement is not required. This Environmental Review Record is on file at the City of Texarkana, Texas, 220 Texas Blvd., Texarkana, TX 75501. The records are available for public examination and copying upon request between the hours of 8 a.m. and 5:00 p.m., Monday through Friday and can be viewed online at the City's website <http://www.ci.texarkana.tx.us/DocumentCenter/Home/View/4353>. Please contact Daphnea Ryan at 903-798-3934 for further information.

No further environmental review of such project is proposed to be conducted prior to the request for release of Federal funds.

Public Comments on Finding

All interested agencies, groups, and persons disagreeing with this decision are invited to submit written comments for consideration. Such written comments should be received at the City of Texarkana, Texas' address listed above or to dryan@txkusa.org on or before **June 30, 2017**. All such comments so received will be considered and the City of Texarkana, Texas will not request the release of Federal funds or take any administrative action on the proposed projects prior to the date specified in the preceding sentence.

Release of Funds

The City of Texarkana, Texas will undertake the projects described above with HUD CDBG Section 108 funds allocated to the City of Texarkana, Texas under Title I of the Housing and Community Development Act of 1974. The City of Texarkana, Texas is certifying to HUD that Daphne Ryan and David Orr in his official capacity as City of Texarkana's Certifying Officer is consenting to accept the jurisdiction of Federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making, and action; and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, The City of Texarkana, Texas may use the Section 108 Loan funds and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969.

Objections To HUD and Release of Funds

HUD will accept an objection to its approval only if it is on one of the following bases: (a) that the certification was not in fact executed by the certifying officer or other officer of applicant approved HUD; or (b) that applicant's environmental review record for the project indicated omission of a required decision finding or step applicable to the project in the environmental review process; or (c) other specific grounds in HUD regulations at 24 CFR Part 58.75. Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58) and may be addressed to:

U.S. Department of Housing and Urban Development
Texas State Office
Office of Community Planning and Development
801 Cherry Street, Unit #45, Ste. 2500
Fort Worth, TX 76102

Objections to the release of funds on bases other than those stated above will not be considered by HUD. HUD Objection period will run concurrently with the City of Texarkana, Texas' public comment period. No objections received after **June 30, 2017** will be considered by HUD.