

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS FOR TIERED PROJECTS AND PROGRAMS

March 5, 2025
Alyssa DeHart, Council President
City of Gordon
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Gordon, Nebraska, 69343
308-282-0837

On or after March 13th, 2025 the City of Gordon will submit a request to the United States Department of Housing and Urban Development (HUD), or its State administering agency, Nebraska Department of Economic Development (State), for the release of Community Development Block Grant (CDBG) funds under Title I of the Housing and Urban Development Act of 1974 (U.S.C. 5301 et seq.), as amended, to undertake a project known as *City of Gordon Downtown Revitalization* for the purpose of the City of Gordon, Sheridan County, Nebraska (City) is preparing to implement rehabilitation activities to eliminate slum and blight conditions in the downtown business district (The Project). The project service area will start at 1st and Main Street and end at 4th and Main. The project area is roughly .3 miles or 1584 ft long. All buildings involved within the project area are commercially zoned and privately owned.

The project will be eligible to rehabilitate 8 potential businesses in Gordon's historic downtown. Activities may include: Restoration, renovation, replacement, or reconstruction of siding, signage, awnings, windows, permanent lighting, or doors. Brick, stucco, masonry, and exterior surface repair or restoration for the purpose of historic preservation. Repair, restoration, or installation of historic decorative details and other design features such as pediments, cornices, lintels, and bulkheads. Correction of municipal code violations, and tree removal. Painting when combined with window replacement or the repair or restoration of brick, stucco, or other exterior surfaces for historic preservation. Other similar façade improvements.

Business Owners who wish to participate in the commercial rehabilitation activities can apply by picking up applications at Gordon City Hall building or the application can be found as well online at, gordon-ne.frontdeskworks.com/c/ Once selected, businesses will undergo a site-specific environmental review (Tier II) evaluation. The project should be completed within 30 months.

Project impacts may include temporary road closures, noise, and dust. Businesses, residents, and emergency services will be notified of all road closures and will be routed to alleyways or other roads during construction. Project activities will take place during normal business hours. No residents, businesses or farms will be displaced as a result of the Project activities.

Project costs are estimated at \$410,000, including \$25,000, for general administration and \$10,000 for construction management. Funding sources include a Community Development Block Grant (CDBG) for \$335,000 from the Nebraska Department of Economic Development with matching funds from participating businesses in the amount of \$75,000.

Tier 2 site specific reviews will be completed for those laws and authorities not addressed in the Tier 1 broad review for each address under this program when addresses become known.

Level of Environmental Review Citation: *24 CFR 58.5(i)(2) – Contamination and Toxic Substances,, 24 CFR 51C – Explosive and Flammable Operations, 24 CFR 55, 36 CFR 800 – Historic Preservation.*

Tier 2 site specific review: The site-specific reviews will cover the following laws and authorities not addressed in the Tier 1 broad review: *The laws not addressed in the Tier 1 broad review include Explosive and Flammable Operations, and Historic Preservation.*

Mitigation Measures/Conditions/Permits (if any): *For each of the laws and authorities listed in the Tier 2 site-specific review, issues will be addressed as follows: Contamination and Toxic Substances will be addressed as reasonable and within program budget, mitigated according to EPA and State DED standards or else will not be subject to funding; above ground explosive and flammable hazards will be mitigated, where reasonable and within program budget, or else will not be subject to funding; properties in a floodplain will not be subject to funding; and properties to historic preservation will be rehabbed in accordance with Federal/State/City preservation parameters, as reasonable and within the program budget, or else will not be subject to funding. These will be addressed via letters to the authorizing agencies, agency websites to determine compliance and site visits if required for mitigation/conditions/permits.*

The activities proposed are Categorically Excluded Subject To (CEST) under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at City of Gordon, 1115 13th Avenue, PO Box 79, Gordon, Nebraska, 69162 and may be examined or copied weekdays 8A.M to 4P.M. The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to the address above or by email to borchert@cityofgordon.org. If the RE chooses to send the ERR to the public for review via U.S. mail, the RE will establish a timeframe for accepting comments with the person requesting the ERR.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to *City of Gordon*. All comments received by *March 12th, 2025* will be considered by the *City of Gordon* prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL CERTIFICATION

The *City of Gordon* certifies to the State that *Alyssa DeHart* in their capacity as *Council President* 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. The State's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the *City of Gordon* to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

The Nebraska Department of Economic Development will accept objections to its release of funds and the *City of Gordon* 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 Gordon*; (b) grant recipient 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 Nebraska Department of Economic Development; 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) in writing to the Nebraska Department of Economic Development, 245 Fallbrook Blvd, Suite 002, Lincoln, NE 68521. Potential objectors should contact the Nebraska Department of Economic Development to verify the actual last day of the objection period.

Alyssa DeHart, Council President, Certifying Officer