

- C. Resolution to Approve Draft Moorhead Center Mall Redevelopment Project Environmental Assessment Worksheet (EAW)



# City Council Communication

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December 9, 2024

**SUBJECT:**

Resolution to Approve Draft Moorhead Center Mall Redevelopment Project Environmental Assessment Worksheet (EAW)

**RECOMMENDATION:**

The Mayor and City Council are asked to consider a resolution to approve the Draft Moorhead Center Mall Redevelopment Project Environmental Assessment Worksheet (EAW).

**BACKGROUND/KEY POINTS:**

The environmental assessment worksheet (EAW) is a document designed to lay out the basic facts of a project necessary to determine if an environmental impact statement (EIS) is required for a proposed project. In addition to the legal purpose of the EAW in determining the need for an EIS, the EAW also provides permit information, informs the public about the project, and helps identify ways to protect the environment.

Redevelopment of the Moorhead Center Mall, with proposed mixed residential and commercial projects, some within 300 ft of the Red River, triggers the requirement for the EAW/EIS to review potential for significant environmental effects.

The Planning Commission recommended approval of the draft EAW to the City Council at their December 2, 2024 meeting.

Once the City Council approves the draft EAW, it will be posted for public comment and submitted to the Environmental Quality Board (EQB) Monitor for comments where additional agencies like the following may comment:

- State Departments of Agriculture, Commerce, Health, Natural Resources, Pollution Control Agency, and Transportation
- U.S. Fish and Wildlife Service and Army Corps of Engineers
- Indian Affairs Council
- MN Historical Society

Once comments are received and addressed, the next step is for the Planning Commission and City Council to make a final determination on whether an environmental impact statement (EIS) is required. This is tentatively scheduled for February 2025.

**FINANCIAL CONSIDERATIONS:**

Consultant cost of the EAW and possibly an EIS, if so determined.

**Voting Requirements:** Majority of Council

**Submitted By:**

Dan Mahli, City Manager

Robin Huston, City Planner / Zoning Administrator

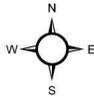


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**Attachments:** General Location Map  
Draft EAW  
Draft Resolution



# General Location Map Moorhead Center Mall Redevelopment Project



## RESOLUTION

### **Resolution to Approve Draft Moorhead Center Mall Redevelopment Project Environmental Assessment Worksheet (EAW)**

WHEREAS, an Environmental Assessment Worksheet (EAW) is a document designed to lay out the basic facts and environmental effects of a proposed project necessary to determine if an Environmental Impact Statement (EIS) is required for a proposed project as provided for in Minnesota Rules Chapter 4410.1000; and

WHEREAS, the mandatory EAW requirement for the Moorhead Center Mall Redevelopment Project was triggered because the proposed project plans to incorporate mixed residential and commercial projects, and a portion of the project is located within 300 ft of the Red River; and

WHEREAS, the City of Moorhead, acting as the official Responsible Governmental Unit (RGU), is assigned the responsibility of ordering the mandatory EAW and has deemed the data submitted by Houston Engineering – which was based upon the Downtown Moorhead Master Plan, Onward Moorhead Comprehensive Plan, proposed redevelopment plan, and tax increment financing plan – complete; and

WHEREAS, the procedures for review, outlined in Environmental Quality Board (EQB) Rules, Chapter 4410, will be followed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Moorhead the draft EAW is approved for distribution and publication in the EQB Monitor.

PASSED: December 9, 2024 by the City Council of the City of Moorhead.

APPROVED BY:

ATTEST:

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Michelle (Shelly) A. Carlson, Mayor

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Christina Rust, City Clerk