



Combined Notice of Finding of No Significant Impact and Notice of Intent to Request Release of Funds

May 24, 2018
City of Tulsa
175 E 2nd Street
Tulsa, Oklahoma, 74103
(918) 596-9084

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Gorman Management Company and Tulsa Economic Development Corporation.

REQUEST FOR RELEASE OF FUNDS

On or after **June 11, 2018** the City of Tulsa will submit a request to the US Department of Housing and Urban Development (HUD) for the release of Community Development Block Grant funds and HOME Investment Partnership Program Funds under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, as amended, to undertake the following projects:

Project Title: Project Oasis

Purpose: The projects will fulfill a need for access to fresh, affordable groceries for predominately low and moderate income individuals living in a USDA designated food desert.

Location: 1717 N Peoria Avenue, OK, 74106-4400

Project Description: Using Community Development Block Grant funding totaling \$1,500,000, Tulsa Economic Development Corporation (TEDC) will construct a grocery store located in a USDA designated food desert. Project Oasis will consist of the construction of a full service grocery store measuring approximately 17,000 square feet. The building structure will be steel frame with a sealed concrete floor finish. Exterior finishes included, but are not limited to, masonry, Dryvit, glass and glazing, exposed steel, wood trim and metal panels. Site improvements include infrastructure, concrete curb, gutter, parking sidewalks and drives, parking lot lighting, landscaping and traffic signage.

Project Issues: N/A

Mitigation Measures/Conditions/Permits (if any): All plans must be approved by the City of Tulsa Department of Planning and Economic Development and a building permit obtain prior to work commencing.

Estimated Project Cost: \$3,500,000

Project Title: Pecan Creek

Purpose: The project fulfills the need for quality, affordable rental housing for low-income residents living in South Tulsa

Location: 6111 S. Yorktown Avenue, Tulsa, OK, 74136

Project Description: HOME funds totaling \$141,479 will be used towards the rehabilitation of the Pecan Creek Apartment Complex. A 48 Unit Affordable Apartment Complex, the rehabilitation will include gutting the units internally down to the studs and updating all major systems and finishes. All buildings will receive new roofs, windows and doors. A significant focus will be placed on energy efficiency, safety and security, and an addition of FEMA approved storm shelters. Additionally, the parking lots and sidewalks will be repaired and the community building and playground will also be built.

Estimated Project Cost: \$5,487,443

FINDING OF NO SIGNIFICANT IMPACT

The City has determined that these projects 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 Tulsa, Grants Administration, Suite 480, 175 E 2nd Street, Tulsa, Oklahoma, 74103, and may be examined or copied weekdays 8:00 A.M. to 5:00 P.M.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the Office of the Mayor. All comments received by **June 10, 2018** will be considered by the City prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

RELEASE OF FUNDS

The City of Tulsa certifies to HUD that G.T. Bynum in his capacity as Mayor 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 City of Tulsa to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and the City'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 Tulsa; (b) the City of Tulsa 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 has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; 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) and shall be addressed to HUD Oklahoma City at 301 N W 6th Street, Suite 200, Oklahoma City, Oklahoma, 73102. Potential objectors should contact HUD to verify the actual last day of the objection period.

G.T. Bynum, Mayor

City of Tulsa, OK