



**BOLTON
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MEMORANDUM

Date: May 6, 2019
To: Jennifer Bromeland, City of Eagle Lake Administrator
From: Matt Lassonde, Transportation Planner, Bolton & Menk, Inc. on behalf of Bradford Development, LLC
Cc: Brian Sarff, City Engineer
Subject: Mankato Motorsports Park – Process Update
City of Eagle Lake, MN
M15.118258

Introduction

This memorandum provides the first of many communications from Bradford Development, LLC to the City of Eagle Lake staff and City Council to communicate the status of the Mankato Motorsports Park development project. A similar memorandum will be submitted to the City for inclusion into the City Council packet prior to regularly scheduled monthly meetings at the discretion of Bradford Development, Inc. for the duration of the project.

Background

Bradford Development (hereafter referred to as the proposer) contracted with Bolton & Menk, Inc. to complete environmental review and design for the development of the proposed Mankato Motorsports Park (hereafter referred to as the development) in part of Section 7, Township 108 North Range 25 West, Blue Earth County, Minnesota. This includes Site Survey, Wetland Delineation, Traffic Impact Study, Stormwater Management, Noise Study, and Archaeological Services.

The City of Eagle Lake requested the proposer consider land north of the City, slated for annexation, in which to accommodate the development. The City has expressed interest in being a partner in this process and will take the necessary steps to ensure its successful implementation. This is evidenced by the City's pursuit to annex the properties that would accommodate the proposed development and their consideration for adopting ordinances and uses that accommodate the development as well.

Project Status

Bolton & Menk is beginning a preliminary environmental review process to identify any major fatal flaws to development implementation. The first step is a literature review on prior archaeological investigations and known resources within the project area. This literature search was completed and sent to the State Historic Preservation Office (SHPO) for their feedback and recommendations on the need for a Phase I Archaeological Survey for the proposed development. Bolton & Menk is also preparing to begin the wetland field delineation and traffic study portions of the environmental review process for a better

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understanding of the buildable area of the lot. This will allow us to further define the layout of track and structures on-site which in turn allows for other pieces of the environmental review to take place.

The wetland delineation will take several months to complete and permit applications are subject to review by Blue Earth County as they currently serve as the Local Government Unit (LGU). This process could be expedited if the City of Eagle Lake pursues their right to become LGU via resolution adoption.

Bradford Development to Perform an Environmental Assessment Worksheet (EAW)

The Proposer has considered the environmental complexities and potential impacts that may result from project development and is using this memorandum to formally announce the decision to complete a discretionary EAW. A mandatory EAW will be completed if the project is found to meet thresholds for specific project types and sizes as stated in the Environmental Quality Board's (EQB) Guide to Minnesota Environmental Review Rules (May 2010). Bolton & Menk will work on behalf of the Proposer to complete an EAW process that includes research and data gathering, development of an EAW document, publication and distribution per the EQB's rules, addressing any comments received during comment period, and preparation of a Final Environmental Impact Statement (EIS) Needs Decision document to be officially published in the EQB's publication, the Monitor. The EAW will include the results of all specialty studies being completed for the project as well as other environmental considerations as presented in the EAW document guidance from the EQB. The EAW will provide documentation of potential impacts from the proposed development and potential mitigation strategies.

The Proposer anticipates the City of Eagle Lake's participation in the EAW process by performing a review of the EAW document when it is completed. The Proposer is prepared to incur the costs of hiring a consultant to work on behalf of the City as a third-party reviewer of the EAW. The EAW process will likely commence concurrent with the wetland delineation in late May/early June 2019.

Conclusion

Bradford Development, LLC is excited for the opportunity to pursue development of the Mankato Motorsports Park and appreciates the City's continued commitment to help make that dream a reality. The following provides a summary of this memo:

- This is the first of a recurring monthly memo provided by Bradford Development, LLC to communicate project status to the City of Eagle Lake and address any concerns or questions raised during the process.
- Bolton & Menk, Inc has begun the environmental review process beginning with cultural resources review and will soon begin the wetland delineation and traffic study.
- The Proposer will complete a discretionary (or mandatory) EAW beginning in late May/early June and will assist the City of Eagle Lake with costs associated with hiring a third-party reviewer.

Members of Bradford Development, LLC and/or the project team will attend regularly scheduled meetings of the City of Eagle Lake Council at their discretion for the duration of the project.