

**DEPARTMENT OF TRANSPORTATION  
FEDERAL AVIATION ADMINISTRATION  
DAKOTA-MINNESOTA AIRPORTS DISTRICT OFFICE  
FINDING OF NO SIGNIFICANT IMPACT/RECORD OF DECISION  
FOR THE  
HISTORIC HANGAR 101 DEMOLITION – EMERGENCY ACTION  
AT THE  
DULUTH INTERNATIONAL AIRPORT (DLH)  
CITY OF DULUTH, ST. LOUIS COUNTY, MINNESOTA**

The Federal Aviation Administration (FAA) prepared this Finding of No Significant Impact (FONSI) / Record of Decision (ROD) for the demolition of Hangar 101 – emergency action at the Duluth International Airport (Airport). The proposed action<sup>1</sup>, association actions, and their environmental impacts are described in detail in the Environmental Assessment (EA) dated June 23, 2022, which is attached hereto and incorporated herein by reference. The EA was prepared in accordance with the guidelines and requirements set forth by the Council on Environmental Quality (CEQ) and the FAA to implement the environmental review and disclosure provisions of the National Environmental Policy Act of 1969 (NEPA).

Based on the evaluation in the EA, and mitigation commitments defined in the document, no significant impacts associated with the development actions were identified in accordance with FAA Order 1050.1F, *Environmental Impacts: Policies and Procedures* and FAA Order 5050.4B, *NEPA Implementing Instructions for Airport Actions*. Therefore, it has been determined that an environmental impact statement was not needed and this FONSI/ROD was prepared. Further, at the conclusion of the comment period, four comments were received during the prescribed period. The FONSI/ROD provides a review of the Airport Sponsor's Proposed Action, mitigation requirements, and the basis for the FAA's finding.

I. Project Purpose and Need

On April 11, 2022 a wind storm caused extensive damage to the structure and three sides of Hangar 101 collapsed. On April 22, the city of Duluth Office of Construction Services and Inspections Division stated that "Severe weather and a recent wind event has caused the collapse of the building, leaving it structurally unsound, unsafe, and an inimical threat to community safety. The hangar should be torn down soon as possible to avoid the risk of harm to the public."

On April 25, 2022, the FAA issued a Notification of Emergency Situation. The undertaking identified under the emergency situation was the demolition of Hangar 101. The demolition contract was awarded on May 18, and a Notice to Proceed was given on May 23, 2022. On June 8, 2022 Hangar 101 was demolished.

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<sup>1</sup> Due to the emergency circumstances identified in this document, the proposed action was implemented prior to the issuance of this FONSI/ROD in accordance with 40 CFR § 1506.12 and FAA Order 1050.1F, Paragraph 8-7, which control when emergency circumstances require that Major Federal actions be taken prior to the conclusion of NEPA review.

The purpose of the Action was to demolish and remove Hangar 101. The proposed Action was needed as the Hangar's dilapidated condition and recent extensive storm damage jeopardized public health and welfare, and airfield and aviation safety at the Airport, as described in further detail in **EA Section I Introduction and Section 3 Project Purpose and Need**. EA at 1-3.

## II. Alternatives Considered

In accordance with FAA Order 1050.1F, the EA identified and evaluated all reasonable alternatives, including the No Action Alternative, and the proposed Action Alternative, as described in further detail in **EA Section 5 Alternatives**. EA at 3-4.

The No Action Alternative would have left Hangar 101 in a state of dilapidation and would have resulted in an adverse effect on Hangar 101 because the structure would have continued to degrade. This alternative failed to address the overriding concerns for public health and welfare, and did not meet the purpose and need.

The Proposed Action Alternative resulted in the demolition of Hangar 101 and removed it from the Airport. Similar to the No Action Alternative, this alternative resulted in an adverse effect on Hangar 101. However, it addressed the overriding concerns for public health and safety at the Airport, and met the purpose and need under the emergency action.

Avoidance alternatives included the rehabilitation of Hangar 101, and the relocation of Hangar 101. However, given the inimical threat that Hangar 101 presented to community safety after the windstorm on April 11, 2022 partially collapsed the structure and the need for immediate emergency action, it was determined that there were no feasible or prudent alternatives that would avoid the use of the Section 4(f) property, as described in further detail in **EA Section 6 Environmental Consequences, Paragraph (E) Section 4(f) Resources**. EA at 8-10.

## III. Environmental Consequences

After careful analysis and consultation with various state and federal resource and regulatory agencies, it was determined that the preferred alternative satisfied the purpose and need for the project while causing no significant environmental impacts. The preferred alternative did not significantly affect environmental resources because the hazardous waste generated from the Hangar 101 demolition was removed and managed according to applicable state and federal standards and the use of Section 4(f) property, which had no feasible or prudent alternatives that avoid Section 4(f) property use, will be mitigated through documentation of the structure pursuant to an executed Memorandum of Agreement dated October 18, 2022. **Please refer to EA Section 6 Environmental Consequences**. EA at 5-19.

## IV. Community Planning Consistency Statement

The proposed action is consistent with community planning. The Duluth Airport Authority developed a Master Plan that will guide the Airport and community in meeting the aviation needs for the next 20 years. The Master Plan and Airport Layout Plan identified a future development area in the location of Hangar 101. Further, the Public Involvement Plan, developed as part of the master planning process, included various tools to ensure that stakeholders participated and were informed throughout the process. Further information can be found at [Master Plan – Duluth International Airport \(duluthairport.com\)](#) or <https://duluthairport.com/master-plan/>.

## V. Commitments and Compliance

The Airport implemented the following mitigation measures, identified below and as described in further detail in **EA Section 8 Mitigation**, as a condition of the environmental approval identified in this FONSI/ROD. EA at 10-13, 19.

**HAZARDOUS MATERIALS, POLLUTION PREVENTION, and SOLID WASTE** – the demolition of Hangar 101 generated regulated and hazardous waste, asbestos containing material, and demolition debris. EA at 12.

Prior to demolition, regulated and hazardous waste was removed from Hangar 101, in accordance with Minnesota Rules chapter 7035, and recycled or disposed of at a permitted facility. EA at 12. A hazardous waste identification number was obtained from the Minnesota Pollution Control Agency (MPCA) by filing a Notification of Regulated Waste Activity. EA at 12. A hazardous waste manifest accompanied each load of hazardous waste from the site to the disposal facility to document disposal. EA at 12. Manifests were retained and entered into the US Environmental Protection Agency e-Manifest system. EA at 12.

Prior to demolition, the contractor filed an abatement notification with the Minnesota Department of Health and MPCA. EA at 12. All asbestos containing material was disposed of at a MPCA-approved solid waste facility permitted to accept asbestos containing material. EA at 12.

Demolition debris (solid waste) was reused, recycled, or disposed of at a MPCA permitted solid waste facility. EA at 12.

**HISTORICAL, ARCHITECTURAL, ARCHAEOLOGICAL, AND CULTURAL RESOURCES** – the adverse effect of the Proposed Action will be mitigated through documentation of the historic structure. EA at 10. This will include posting information on the history of Hangar 101 on the Airport's website and the preparation of a display board that will be posted in the Airport terminal building. EA at 10. The mitigation is

documented in a Memorandum of Agreement (MOA) between the FAA, State Historic Preservation Office (SHPO), and the city of Duluth. EA at 13.

## VI. Permits

The project required the following permits:

City of Duluth Commercial Wrecking Permit - acquired  
Minnesota Pollution Control Agency Demolition Notification - submitted

## VII. Public Review and Comment

To inform the public of the project and to gather comments, the Airport circulated the Notice of Availability of the EA on June 25<sup>th</sup>, 2022. The comment period ended on August 9, 2022. Comment letters were received at the conclusion of the comment period from US Department of Interior (DOI), MPCA, Advisory Council of Historic Preservation (ACHP), and SHPO. ***Please refer to the attached Public Involvement Summary.***

US DOI concurred with the determination of adverse effect and also with the FAA determination that there were no feasible or prudent avoidance alternatives to the Section 4(f) use.

MPCA identified the need for a National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) construction stormwater permit (CSW) and a Stormwater Pollution Prevention Plan (SWPPP) if the project resulted in one acre or more of disturbed soils. Since the project did not include the removal of the concrete pad, the acreage of ground disturbance fell below the one acre threshold; no permit was acquired.

ACHP restated the need to mitigate and document in a MOA, as described in the EA. ACHP also requested copies of any comments received from SHPO, interested federally recognized Indian tribes, and other consulting parties regarding the undertaking. ACHP also stated in their comment that "FAA should inform the ACHP and consulting parties if any historic properties were identified or affected during the undertaking's implementation." A copy of the executed MOA was provided to the ACHP and is attached. Further, all comments received were included in the attached Public Involvement Summary, and was provided to ACHP.

SHPO stated that they would continue consultation with the FAA on the Adverse Effect determination under Section 106 of the National Historic Preservation Act. As noted above, the mitigation has been documented in a MOA and Section 106 has concluded.

A Notice of Availability of the EA and FONSI/ROD will be published in the official newspaper and will be made available for review at the following locations for 30 days:

Duluth Airport Authority -Administration office  
Duluth City Hall  
Hermantown City Hall  
Duluth Public Library  
Minnesota Department of Transportation – District 1

#### VIII. Finding

After careful and thorough consideration of the facts contained herein, the undersigned finds that the proposed Federal action was consistent with existing national environmental policies and objectives as set forth in Section 101 of NEPA and other applicable environmental requirements, and did not significantly affect the quality of the human environment or otherwise include any condition requiring consultation pursuant to Section 102 (2) (C) of NEPA.

APPROVED:

**Elliott Black**

 Digitally signed by Elliott Black  
Date: 2022.11.17 07:16:49 -05'00'

**Elliott Black**

Acting Regional Administrator  
Federal Aviation Administration, Great Lakes Region

Date: November 17, 2022

#### **RIGHT OF APPEAL**

This FONSI/ROD constitutes a final order of the FAA Administrator and is subject to exclusive judicial review under 49 U.S.C. § 46110 by the U.S. Circuit Court of Appeals for the District of Columbia or the U.S. Circuit Court of Appeals for the circuit in which the person contesting the decision resides or has its principal place of business. Any party having substantial interest in this order may apply for review of the decision by filing a petition for review in the appropriate U.S. Court of Appeals no later than 60 days after the order is issued in accordance with the provisions of 49 U.S.C. § 46110.

**MEMORANDUM OF AGREEMENT  
BETWEEN THE FEDERAL AVIATION ADMINISTRATION,  
THE MINNESOTA STATE HISTORIC PRESERVATION OFFICE, AND  
THE DULUTH AIRPORT AUTHORITY  
REGARDING THE DULUTH INTERNATIONAL AIRPORT  
HANGAR 101 DEMOLITION – EMERGENCY ACTION  
DULUTH, ST. LOUIS COUNTY, MINNESOTA**

**WHEREAS**, the Federal Aviation Administration (FAA) is the lead Federal agency, and the Duluth Airport Authority (DAA) is the sponsor of the Duluth International Airport (AIRPORT); and

**WHEREAS**, during a planning study conducted in FY 2021 at the AIRPORT, the DAA proposed to the FAA to demolish Hangar 101 (HANGAR) due to its state of severe disrepair and the structure becoming a safety concern; and

**WHEREAS**, the FAA determined that demolition of the HANGAR was a federal undertaking (UNDERTAKING) subject to the requirements of Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended (54 U.S.C. § 306108), and its implementing regulations (36 CFR Part 800); and

**WHEREAS**, in October 2021 the FAA initiated Section 106 consultation with the Minnesota State Historic Preservation Office (SHPO) regarding the proposed UNDERTAKING; and

**WHEREAS**, the FAA, in consultation with the SHPO, defined the UNDERTAKING’S Area of Potential Effects (APE) (Attachment A); and

**WHEREAS**, the FAA, in consultation with the SHPO, determined that the HANGAR was a historic property eligible for listing on the National Register of Historic Places (NRHP) and that the HANGAR was the only historic property located within the APE; and

**WHEREAS**, the FAA found that the proposed UNDERTAKING would have an adverse effect on the historic property and the SHPO concurred in a letter dated November 15, 2021; and

**WHEREAS**, following the November 15, 2021 SHPO comment letter, the FAA facilitated, but did not conclude, consultation with SHPO to resolve the adverse effect as required under 36 CFR 800.6; and

**WHEREAS**, on April 11, 2022, a windstorm caused further damage to the HANGAR, collapsing three sides of the structure and leaving the remaining portions of the HANGAR in imminent danger of collapsing; and

**WHEREAS**, on April 22, 2022, the City of Duluth Office of Construction Services and Inspections Division deemed the HANGAR structurally unsound, unsafe, and an inimical threat to community safety and notified the FAA of this status; and

**WHEREAS**, on April 25, 2022, pursuant to 36 CFR 800.12(b), the FAA issued a Notification of Emergency Situation (NOTIFICATION) to the Minnesota State Historic Preservation Office (SHPO) and the Advisory Council of Historic Preservation (ACHP); and

**WHEREAS**, the NOTIFICATION also identified the UNDERTAKING, under the emergency situation, as the demolition the HANGAR, pursuant to 36 CFR 800.12 (b)(2) of the ACHP's regulations, "Protection of Historic Properties" (36 CFR Part 800); and

**WHEREAS**, on April 29, 2022, following the issuance of the NOTIFICATION, the FAA consulted with the SHPO in an effort to seek ways to appropriately mitigate for the adverse effect to the HANGAR; and

**WHEREAS**, in a letter dated May 3, 2022, the ACHP agreed that the UNDERTAKING had the potential to cause effects to historic properties and therefore, compliance with Section 106 of the National Historic Preservation Act (54 USC § 306108), and its implementing regulations was required; and

**WHEREAS**, in accordance with 36 CFR 800.6 (a)(1), the FAA notified the ACHP of its adverse effect determination and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR 800.6 (a)(1)(iv); and

**WHEREAS**, on May 24, 2022, the FAA notified the St. Louis County Historical Society regarding the effects of the UNDERTAKING on historic properties and received no response; and additional follow-up was conducted on July 25, 2022 and no response was received; and

**WHEREAS**, on June 8, 2022, the DAA, with FAA approval under an emergency action, demolished the vacant and condemned HANGAR; and

**WHEREAS**, the public was given an opportunity to comment on the UNDERTAKING'S adverse effect in a Notice of Availability of the Environmental Assessment (EA) that was published on June 25, 2022, in the Duluth News Tribune; and

**WHEREAS**, the DAA has responsibilities under this Memorandum of Agreement (MOA) and is therefore an invited signatory to this MOA; and

**NOW, THEREFORE**, the FAA, SHPO, and DAA agree that the following stipulations shall be implemented in order to take into account the effect of the UNDERTAKING on historic properties.

#### **STIPULATIONS**

The FAA and the DAA shall ensure the following measures are carried out:

- I. **MITIGATION:** The following mitigation items will be completed and submitted to the SHPO for review and comment:
  - A. **MINNESOTA HISTORIC PROPERTY RECORD**
    - i. Prior to its demolition, the DAA photo-documented the HANGAR according to the standards of the Minnesota Historic Property Record (MHPR) guidelines (June 2009), using a Level II (abbreviated) documentation format.
    - ii. Within one (1) year of the demolition of the HANGAR, the DAA shall submit a draft Level II MHPR, including photos and narrative, to the FAA for review and coordination with



the SHPO. The historic narrative component of the documentation shall discuss the HANGAR and the purposes it served for the AIRPORT and the military.

- iii. The SHPO shall have thirty (30) days to provide written comments to the FAA regarding the draft documentation. If the SHPO requests revision of the MHPR, the FAA shall consult with the DAA to revise the documentation. If the SHPO finds the documentation acceptable, the FAA shall have the DAA finalize the documentation and shall submit the final MHPR documentation package to the SHPO.
- iv. After acceptance by the SHPO, the DAA shall offer a copy of the final MHPR documentation to the St. Louis County Historical Society.

B. INTERPRETIVE DISPLAY

- i. Within two (2) years of the demolition of the HANGAR, the DAA shall prepare an Interpretive Display (DISPLAY) for the HANGAR. The DISPLAY will include historic photos and a narrative that commemorates the HANGAR and the purposes it served for the AIRPORT and the military. The DISPLAY will be, at a minimum, 24 inches by 36 inches, and will be installed in a public location in the AIRPORT terminal and will be displayed for a minimum of one year.
- ii. Prior to finalizing the DISPLAY, the DAA shall submit the draft DISPLAY, including its proposed location, to the FAA for review and coordination with the SHPO.
- iii. The SHPO shall have thirty (30) days to provide written comments to the FAA regarding the draft DISPLAY. If the SHPO requests revision of the DISPLAY, the FAA shall consult with the DAA on revising the DISPLAY. If the SHPO finds the DISPLAY acceptable, the FAA shall have the DAA finalize the DISPLAY and shall notify the SHPO when the DISPLAY is installed. The FAA shall provide photos of the final DISPLAY in its location within the AIRPORT terminal.

II. DISPUTE RESOLUTION

- A. Should any party to this MOA object, in writing, at any time to the manner in which the terms of this MOA are implemented, the FAA shall consult with such party to resolve the objection. If the FAA determines that such objection cannot be resolved, the FAA shall forward all documentation relevant to the dispute, to the ACHP. The ACHP shall provide the FAA with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the FAA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP and signatories to the MOA and provide them with a copy of this written response. The FAA will then proceed according to its final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day-time period, the FAA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, the FAA shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories to the MOA and provide them and the ACHP with a copy of such written response.
- C. The responsibility of the parties to this MOA to carry out all actions under this MOA that are not the subjects of the dispute shall remain unchanged.
- D. If, at any time during the implementation of the measures stipulated in this MOA, an objection should be raised by the public, the FAA will notify the signatories to this MOA of the objection and consult with the objecting party to resolve the objection. If the FAA determines that the objection cannot be resolved, the FAA will seek the recommendations or comments of the ACHP in accordance with Stipulations II. A-B of this MOA.



### III. DURATION

This MOA will remain in effect from the date of execution for a period not to exceed two (2) years. If the FAA anticipates that the terms of this MOA will not be completed within this timeframe it will notify the parties to this MOA in writing at least thirty (30) calendar days prior to this MOA's expiration date. This MOA may be extended by the written concurrence of the signatories.

### IV. AMENDMENT

Any signatory to this MOA may request that it be amended, whereupon the parties shall consult to consider the proposed amendment. 36 C.F.R. 800.6 (c)(7) shall govern the execution of any such amendment.

### V. TERMINATION

Any signatory to this MOA may terminate it by providing thirty (30) day notice to the other parties, provided the parties consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination.

### VI. IMPLEMENTATION

- A. This MOA may be executed in counterparts, with a separate page for each signature. This MOA will become effective on the date of the final signature. The FAA will ensure that each party to this MOA is provided with a complete copy, and that the final MOA, updates to appendices, and any amendments are filed with ACHP.
- B. Execution of this MOA by the FAA and the SHPO, and implementation of its terms, is evidence that the FAA has taken into account the effects of its undertaking on historic properties and has afforded the ACHP an opportunity to comment pursuant to Section 106 of the NHPA.

**MEMORANDUM OF AGREEMENT  
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THE DULUTH AIRPORT AUTHORITY  
REGARDING THE DULUTH INTERNATIONAL AIRPORT  
HANGAR 101 DEMOLITION – EMERGENCY ACTION  
DULUTH, ST. LOUIS COUNTY, MINNESOTA**

**SIGNATORY:**

**Federal Aviation Administration**



Signed by: \_\_\_\_\_ Date: 10/04/2022

Name and Title: E. Lindsay Butler-Terry  
Manager of the FAA Dakota-Minnesota Airports District Office

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DULUTH, ST. LOUIS COUNTY, MINNESOTA**

**INVITED SIGNATORY:**

**Duluth Airport Authority**

**Tom Werner**

Digitally signed by Tom  
Werner  
Date: 2022.10.17  
12:35:19 -05'00'

Signed by: \_\_\_\_\_

Date: \_\_\_\_\_

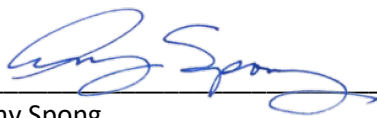
Name and Title: Tom Werner

Executive Director Duluth Airport Authority

**MEMORANDUM OF AGREEMENT  
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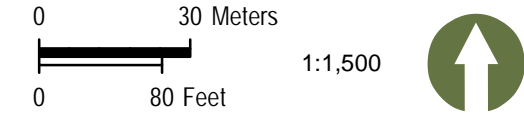
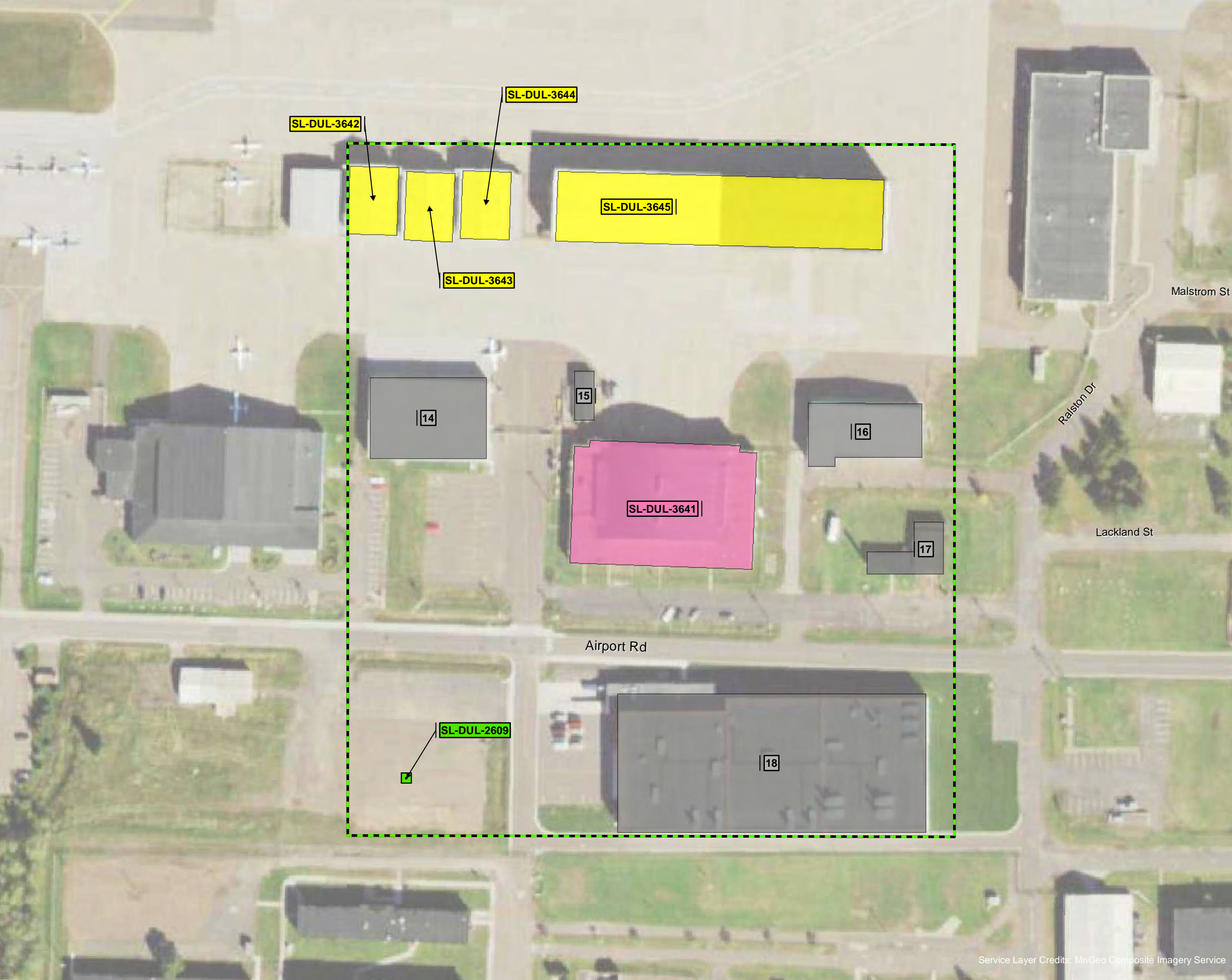
**SIGNATORY:**

**Minnesota State Historic Preservation Office**

Signed by:  \_\_\_\_\_ Date: \_\_\_\_\_  
Name and Title: Amy Spong  
Deputy State of Minnesota Historic Preservation Officer

Duluth International Airport Master Plan Project Intensive Architectural History Survey of Hangar 101  
Duluth, St. Louis County, Minnesota

- Project Area / Architectural History APE
- No Longer Extant
- Not of Age
- Not Recommended for Intensive Survey
- Recommended Eligible



Project Location, APE, and Results

Figure 1





Public Involvement Summary

# Hangar 101 Demolition - Emergency Action

Duluth, Minnesota

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DULAI 166056, 31.10



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# Public Involvement Summary

## Hangar 101 Demolition - Emergency Action

Prepared for the Duluth Airport Authority

### 1 Introduction

This Public Involvement Summary documents the coordination completed for the public regarding the Environmental Assessment (EA) for the demolition of Hangar 101 – Emergency Action at the Duluth International Airport (Airport). The Duluth Airport Authority (DAA) in cooperation with the Federal Aviation Administration (FAA) are considering this proposed project.

This summary includes a description of the public involvement and agency coordination, including details regarding the availability of the EA for public and agency review, public notification of the EA, and responses received.

### 2 EA Distribution

The availability of the EA was advertised in the Duluth News Tribune on June 25, 2022 (see **Appendix A1, availability of environmental assessment**). Hard copies of the EA were placed at public locations for viewing. These were:

- Duluth Airport Authority administration offices, Duluth, MN
- Duluth City Hall, Duluth, MN
- Hermantown City Hall, Hermantown, MN
- Duluth Public Library, Duluth, MN
- MnDOT District 1 office, Duluth, MN

Copies of the EA were also distributed to the Advisory Council on Historic Preservation (ACHP), Minnesota Department of Health, Minnesota State Historic Preservation Office (SHPO), Minnesota Department of Natural Resources, MnDOT Office of Aeronautics, the Minnesota Pollution Control Agency (MPCA), the St. Louis County Historical Society, the U.S. Fish and Wildlife Service, and the U.S. Environmental Protection Agency (**Appendix A2, distribution letters**).

In response to the EA, the U.S. Department of Interior Office of Environmental Policy and Compliance, the MPCA, the ACHP, and the SHPO provided responses (**Appendix B, agency responses**). The U.S. Department of Interior concurred with the determination that the project constitutes an adverse effect to this historic property under Section 106 of the National Historic Preservation Act, and concurred with FAA's determination that there is no feasible or prudent avoidance alternative to the Section 4(f) use. MPCA commented that the project would require an NPDES/SDS Construction Stormwater Permit if the project results in 1-acre or more of disturbed soils. The ACHP had no comments on the EA, but reiterated that mitigation should be

documented in a Memorandum of Agreement. SHPO noted that they will continue consultation with the FAA under Section 106 of the National Historic Preservation Act.



# Appendix A

## A-1 – Availability of Environmental Assessment

Notice of Environmental Assessment

Affidavit of Publication





**NOTICE OF ENVIRONMENTAL ASSESSMENT  
Duluth International Airport  
Hangar 101 Demolition – Emergency Action**

The Duluth Airport Authority, in cooperation with the Federal Aviation Administration, announces the availability of the Environmental Assessment. The Duluth Airport Authority, under an emergency action, demolished the vacant and condemned Hangar 101 (the project) due to health and safety concerns. Previously, Hangar 101, a historic property, was condemned by the city of Duluth Office of Construction Services and Inspections Division and an EA was planned. However, severe weather and a recent wind storm caused extensive damage and it was determined structurally unsound, unsafe, and an inimical threat to community safety.

The EA provides information on the project and discusses the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project. It has been prepared pursuant to the requirements of Section 102(2)(c) of the National Environmental Policy Act of 1969 (NEPA), and in accordance with FAA Order 1050.1F, Environmental Impacts: Policies and Procedures, FAA Order 5050.4B, NEPA Implementing Instructions for Airport Actions. The EA also addresses the adverse impact to the historic hangar in accordance with Section 106 of the National Historic Preservation Act (54 USC § 306108) and physical use of a Section 4(f) property in accordance with the U.S. Department of Transportation Act (49 USC § 303).

**PUBLIC INSPECTION:** Copies of the EA will be made available for public review beginning June 25, 2022 during regular business hours at the following locations:

- Duluth Airport Authority administration offices, 4701 Grinden Drive, Duluth
- Duluth City Hall, 411 West 1<sup>st</sup> Street, Duluth
- Hermantown City Hall, 5105 Maple Grove Road, Hermantown
- Duluth Public Library, 520 West Superior Street, Duluth
- MNDOT District 1, 1123 Mesaba Avenue, Duluth

**COMMENT PERIOD:** Written comments will be accepted until August 9<sup>th</sup>, 2022. Please direct written comments to Natalie White, Senior Scientist, SEH, PO Box 229, Duluth, MN 55801-0229 or [nwhite@sehinc.com](mailto:nwhite@sehinc.com). Please note “Hangar 101 Demolition Project” in the subject line.

*Before including your address, phone number, email address or other personal identifying information in your comment, be advised that your entire comment, including your personal identifying information may be made publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee we will be able to do so.*

**ACCOMODATIONS:** Auxiliary aids and services may be provided upon request. Requests for these services can be made by calling Natalie White at 218-279-3003. Every reasonable effort to accommodate special needs will be made.

**AFFIDAVIT OF PUBLICATION**

STATE OF MINNESOTA

ss.

COUNTY OF ST LOUIS

Molly Jasperse, being first duly sworn, on oath states as follows:

1. I am the publisher of the DULUTH NEWS TRIBUNE, or the publisher's designated agent. I have personal knowledge of the facts stated in this Affidavit, which is made pursuant to Minnesota Statutes §331A.07.

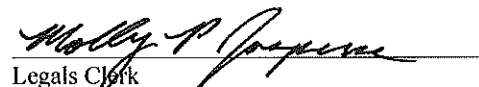
2. The newspaper has complied with all of the requirements to constitute a qualified newspaper under Minnesota law, including those requirements found in Minnesota Statutes §331A.02.

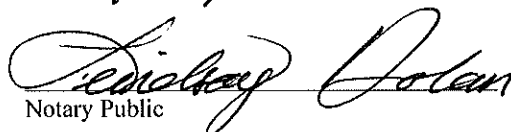
3. The dates of the month and the year and day of the week upon which the public notice attached/copied below was published in the newspaper are as follows: Saturday June 25, 2022.

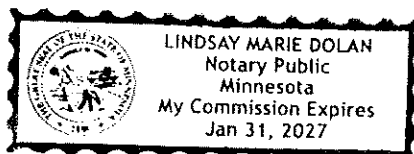
4. The publisher's lowest classified rate paid by commercial users for comparable space, as determined pursuant to § 331A.06, is as follows: \$45.00 per column inch.

5. Pursuant to Minnesota Statutes §580.033 relating to the publication of mortgage foreclosure notices: The newspaper's known office of issue is located in ST LOUIS County. The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

Dated this 8th day of August, 2022.

  
Legals Clerk

  
Notary Public



**NOTICE OF ENVIRONMENTAL ASSESSMENT**

**Duluth International Airport  
Hangar 101 Demolition – Emergency Action**

The Duluth Airport Authority, in cooperation with the Federal Aviation Administration, announces the availability of the Environmental Assessment. The Duluth Airport Authority, under an emergency action, demolished the vacant and condemned Hangar 101 (the project) due to health and safety concerns. Previously, Hangar 101, a historic property, was condemned by the city of Duluth Office of Construction Services and Inspections Division and an EA was planned. However, severe weather and a recent wind storm caused extensive damage and it was determined structurally unsound, unsafe, and an inimical threat to community safety.

The EA provides information on the project and discusses the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project. It has been prepared pursuant to the requirements of Section 102(2)(c) of the National Environmental Policy Act of 1969 (NEPA), and in accordance with FAA Order 1050.1F, Environmental Impacts: Policies and Procedures, FAA Order 5050.4B, NEPA Implementing Instructions for Airport Actions. The EA also addresses the adverse impact to the historic hangar in accordance with Section 106 of the National Historic Preservation Act (54 USC § 306108) and physical use of a Section 4(f) property in accordance with the U.S. Department of Transportation Act (49 USC § 303).

**PUBLIC INSPECTION:** Copies of the EA will be made available for public review beginning June 25, 2022 during regular business hours at the following locations:

- Duluth Airport Authority administration offices, 4701 Grinden Drive, Duluth
- Duluth City Hall, 411 West 1st Street, Duluth
- Hermantown City Hall, 5105 Maple Grove Road, Hermantown
- Duluth Public Library, 520 West Superior Street, Duluth
- MNDOT District 1, 1123 Mesaba Avenue, Duluth

**COMMENT PERIOD:** Written comments will be accepted until August 9th, 2022. Please direct written comments to Natalie White, Senior Scientist, SEH, PO Box 229, Duluth, MN 55801-0229 or [nwhite@se-hinc.com](mailto:nwhite@se-hinc.com). Please note "Hangar 101 Demolition Project" in the subject line.

Before including your address, phone number, email address or other personal identifying information in your comment, be advised that your entire comment, including your personal identifying information may be made publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee we will be able to do so.

**ACCOMMODATIONS:** Auxiliary aids and services may be provided upon request. Requests for these services can be made by calling Natalie White at 218-279-3003. Every reasonable effort to accommodate special needs will be made.  
(June 25, 2022) 76978

A-2 – Distribution Letters





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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

Ms. Rachael Mangum  
Advisory Council on Historic Preservation  
ACHP Project Number: 018263  
401 F Street NW, Suite 308  
Washington DC 20001

Dear Ms. Mangum:

The Duluth Airport Authority (DAA), in cooperation with the Federal Aviation Administration (FAA), has prepared a Federal Environmental Assessment (EA) to provide information on the Hangar 101 Demolition project (Emergency Action) and discuss the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project.

The DAA, under an emergency action, demolished the vacant and condemned Hangar 101 (the project) due to overriding health and safety concerns. Previously, Hangar 101, a historic property, was condemned by the City of Duluth Office of Construction Services and Inspections Division and an EA was planned. However, severe weather and a recent wind event caused extensive damage and it was determined structurally unsound, unsafe, and an inimical threat to community safety.

The EA has been prepared in cooperation with the FAA, the responsible governmental agency, and evaluated the proposed action in accordance with the National Environmental Policy Act (NEPA). The FAA has authorized the release of the EA. **Comments on this EA will be accepted until Tuesday, August 9th, 2022.**

Thank you for your attention to this project. If you have any questions, please contact Natalie White, Sr. Biologist at SEH directly at 218.279.3003 or [nwhite@sehinc.com](mailto:nwhite@sehinc.com) or Sheri Lares, Environmental Protection Specialist, with the FAA at 701.391.8135 or [sheri.lares@faa.gov](mailto:sheri.lares@faa.gov).

Written comments may be submitted via mail or email to the following address:

Natalie White, Sr. Biologist  
Short Elliott Hendrickson Inc., PO Box 229, Duluth, MN 55801-0229  
[nwhite@sehinc.com](mailto:nwhite@sehinc.com)

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Sincerely,

Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

Minnesota Department of Health  
625 North Robert Street  
St. Paul, MN 55155

To whom it may concern:

The Duluth Airport Authority (DAA), in cooperation with the Federal Aviation Administration (FAA), has prepared a Federal Environmental Assessment (EA) to provide information on the Hangar 101 Demolition project (Emergency Action) and discuss the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project.

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Sincerely,

Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

Ms. Kelly Gragg-Johnson  
MN State Historic Preservation Office  
SHPO Number 2022-0198  
50 Sherburne Avenue  
Administration Building 203  
St. Paul MN 55155

Dear Ms. Gragg-Johnson:

The Duluth Airport Authority (DAA), in cooperation with the Federal Aviation Administration (FAA), has prepared a Federal Environmental Assessment (EA) to provide information on the Hangar 101 Demolition project (Emergency Action) and discuss the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project.

The DAA, under an emergency action, demolished the vacant and condemned Hangar 101 (the project) due to overriding health and safety concerns. Previously, Hangar 101, a historic property, was condemned by the City of Duluth Office of Construction Services and Inspections Division and an EA was planned. However, severe weather and a recent wind event caused extensive damage and it was determined structurally unsound, unsafe, and an inimical threat to community safety.

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Sincerely,

Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

Ms. Jessica Parson  
Minnesota Department of Natural Resources  
1201 East Highway 2  
Grand Rapids, MN 55744

Dear Ms. Parson:

The Duluth Airport Authority (DAA), in cooperation with the Federal Aviation Administration (FAA), has prepared a Federal Environmental Assessment (EA) to provide information on the Hangar 101 Demolition project (Emergency Action) and discuss the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project.

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Sincerely,

Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

Mr. Kevin Carlson  
MnDOT Office of Aeronautics  
395 John Ireland Blvd  
St Paul, MN 55155

Dear Mr. Carlson:

The Duluth Airport Authority (DAA), in cooperation with the Federal Aviation Administration (FAA), has prepared a Federal Environmental Assessment (EA) to provide information on the Hangar 101 Demolition project (Emergency Action) and discuss the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project.

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Sincerely,

Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

Ms. Karen Kromar  
Minnesota Pollution Control Agency  
520 Lafayette Road N  
St. Paul, MN 55155

Dear Ms. Kromar:

The Duluth Airport Authority (DAA), in cooperation with the Federal Aviation Administration (FAA), has prepared a Federal Environmental Assessment (EA) to provide information on the Hangar 101 Demolition project (Emergency Action) and discuss the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project.

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Sincerely,

Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

Ms. JoAnne Coombe  
St. Louis County Historical Society  
506 West Michigan Street  
Duluth MN 55802

Dear Ms. Coombe:

The Duluth Airport Authority (DAA), in cooperation with the Federal Aviation Administration (FAA), has prepared a Federal Environmental Assessment (EA) to provide information on the Hangar 101 Demolition project (Emergency Action) and discuss the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project.

The DAA, under an emergency action, demolished the vacant and condemned Hangar 101 (the project) due to overriding health and safety concerns. Previously, Hangar 101, a historic property, was condemned by the City of Duluth Office of Construction Services and Inspections Division and an EA was planned. However, severe weather and a recent wind event caused extensive damage and it was determined structurally unsound, unsafe, and an inimical threat to community safety.

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Sincerely,

Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

US Fish and Wildlife Service  
Project Code: 2022-0045452  
MN-WI Field Office E.S.  
4101 American Blvd E  
Bloomington MN 55425

To whom it may concern:

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Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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Engineers | Architects | Planners | Scientists

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June 23, 2022

RE: Environmental Assessment for Hangar 101  
Demolition Project – Emergency Action  
Duluth International Airport  
Duluth, Minnesota  
SEH No. DULAI 166056

Mr. Kenneth Westlake  
U.S. Environmental Protection Agency, Region 5  
77 West Jackson Blvd  
Chicago IL 60604

Dear Mr. Westlake:

The Duluth Airport Authority (DAA), in cooperation with the Federal Aviation Administration (FAA), has prepared a Federal Environmental Assessment (EA) to provide information on the Hangar 101 Demolition project (Emergency Action) and discuss the potential economic, social, environmental impacts, and mitigation measures, as appropriate, of the project.

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Sincerely,

Natalie White  
Sr. Biologist | Project Manager  
nw/mh

Enclosure: Environmental Assessment – Environmental Assessment for Hangar 101 Demolition

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# Appendix B

Agency Responses





IN REPLY REFER TO:

# United States Department of the Interior

OFFICE OF THE SECRETARY  
Office of Environmental Policy and Compliance  
Custom House, Room 244  
200 Chestnut Street  
Philadelphia, Pennsylvania 19106-2904

July 20, 2022

4112.1  
ER 22/0286

Sheri Lares  
Federal Aviation Administration  
2301 University Drive  
Bismarck, ND 58504

Dear Sheri Lares:

The Department of the Interior (Department) has reviewed the Environmental Assessment and Draft Section 4(f) evaluation for the demolition of Hangar 101 at Duluth International Airport in St. Louis County, Minnesota. The documents consider effects under Section 4(f) of the Department of Transportation Act of 1966 (codified at 49 U.S.C. 303) associated with the project. Project sponsors are the Duluth Airport Authority (DAA) and Federal Aviation Administration (FAA).

## **Background Information**

DAA proposed the demolition and removal of Hangar 101, a vacant and condemned structure on the Duluth International Airport property. In April 2022, as the review processes were underway for the proposed demolition, a wind storm caused extensive damage to the structure and three sides of the hangar collapsed. An immediate health and safety concern was identified from the detachment of large debris and the presence of asbestos. The remaining portions of Hangar 101 were also in imminent danger of collapsing. The FAA issued a Notification of Emergency Situation, and the hangar was demolished on June 8, 2022.

## **Section 4(f) Comments**

Section 4(f) applies to both historic and recreational resources impacted by the project. Hangar 101 was determined eligible for listing in the National Register of Historic Places (NRHP), and the Minnesota State Historic Preservation Office (SHPO) concurred with this determination on November 15, 2021. The property is not a National Historic Landmark (NHL). There are no public parks or recreation areas within the project area.

## **Historic Properties and Assessment of Effect**

The FAA determined that the undertaking resulted in an adverse effect to Hangar 101. Due to the emergency nature of the action and the dilapidated condition of the hangar, all avoidance

alternatives and the no action alternative were determined to be not feasible or prudent. The FAA found that there was no feasible and prudent alternative that would avoid the Section 4(f) use.

### Mitigation Measures

The FAA consulted with the SHPO and the Advisory Council for Historic Preservation (ACHP) regarding demolition of the hangar, and a Memorandum of Agreement (MOA) between the FAA, SHPO, and ACHP will be completed to document mitigation measures. Documentation of the structure will be made publicly available at the airport. The SHPO and FAA have also discussed preparation of a display board describing the history of Hangar 101, which could be highlighted in the airport terminal building. The DAA will also coordinate with the St. Louis County Historical Society, either formally as part of the MOA or informally as plans for mitigation are developed.

The Department concurs with the determination that the proposed alternative would constitute an adverse effect to this historic property under Section 106 of the National Historic Preservation Act, and also concurs with FAA's determination that there is no feasible or prudent avoidance alternative to the Section 4(f) use.

The Department has a continuing interest in working with the FAA to ensure impacts to resources of concern are adequately addressed. For issues concerning Section 4(f) resources, please contact James Lange, Planning and Compliance Program Manager, Regions 3, 4, and 5, National Park Service, 601 Riverfront Drive, Omaha, Nebraska 68102, or by email at [James\\_Lange@nps.gov](mailto:James_Lange@nps.gov).

We appreciate the opportunity to provide these comments.

Sincerely,

John Nelson  
Regional Environmental Officer

Electronic distribution: [sheri.lares@faa.gov](mailto:sheri.lares@faa.gov)

August 3, 2022

Natalie White  
Senior Biologist  
Short Elliott Hendrickson Inc.  
PO Box 229  
Duluth, MN 55801-0229

Re: Hangar 101 Demolition Environmental Assessment

Dear Natalie White:

Thank you for the opportunity to review and comment on the Environmental Assessment (EA) for the Hangar 101 Demolition project (Project) at the Duluth International Airport located in Duluth, St. Louis County, Minnesota. The Project consists of demolition of a vacant and condemned hangar. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

**Permits (Item 7)**

The area of potential effect as described in the EA includes 2.7 acres. If the Project results in one acre or more of disturbed soils, the MPCA National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Stormwater Permit (CSW Permit) and a Stormwater Pollution Prevention Plan (SWPPP) describing erosion control best management practices (BMPs) will likely be required. Questions regarding Construction Stormwater Permit requirements should be directed to Roberta Getman at 507-206-2629 or [Roberta.Getman@state.mn.us](mailto:Roberta.Getman@state.mn.us).

We appreciate the opportunity to review this Project. Please provide your specific responses to our comments and notice of decision on the need for an Environmental Impact Statement. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EA, please contact me by email at [Karen.kromar@state.mn.us](mailto:Karen.kromar@state.mn.us) or by telephone at 651-757-2508.

Sincerely,

*Karen Kromar*

*This document has been electronically signed.*

Karen Kromar  
Planner Principal  
Environmental Review Unit  
Resource Management and Assistance Division

KK:rs

cc: Dan Card, MPCA, St. Paul  
Roberta Getman, MPCA, Rochester  
Jeff Udd, MPCA, Duluth

**From:** [Rachael Mangum](#)  
**To:** [Lares, Sheri \(FAA\)](#)  
**Cc:** [Natalie White](#)  
**Subject:** Re: [External] Notice of Environmental Assessment for Hangar 101 Demolition  
**Date:** Wednesday, June 29, 2022 12:39:15 PM  
**Attachments:** [image001.png](#)

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On June 24, 2022, the Advisory Council on Historic Preservation (ACHP) received your notification for the proposed development of an Environmental Assessment for the referenced undertaking. Our comments were requested regarding the National Environmental Policy Act (NEPA) review. As the ACHP is not a cooperating agency pursuant to NEPA, we have no comments at this time. The ACHP has previously provided comments on the undertaking in accordance with Section 106 of the National Historic Preservation Act (NHPA) which I have summarized below.

On April 25, 2022, the FAA provided Emergency Notification of Demolition of Hangar 101 at Duluth International Airport (MN), in accordance with 36 CFR § 800.12(b)(2) of the ACHP's regulations, "Protection of Historic Properties" (36 CFR Part 800). The ACHP responded in a letter dated May 3, 2022. Based on the information provided, we recommended that mitigation, documented in a Memorandum of Agreement (MOA), is needed following demolition of the building due to the current safety concerns the FAA has identified. The ACHP further requested that FAA provide us with comments received from the State Historic Preservation Office (SHPO), interested federally recognized Indian tribes, and other consulting parties regarding this undertaking. As the undertaking is implemented, FAA should inform the ACHP and consulting parties if any historic properties were identified or affected during the undertaking's implementation.

Should you have any questions or require additional assistance, please contact Ms. Rachael Mangum at (202) 517-0214 or by e-mail at [rmangum@achp.gov](mailto:rmangum@achp.gov) and reference the ACHP Project Number above.

Sincerely,  
Rachael

Rachael Mangum, MA, RPA  
Program Analyst  
Advisory Council on Historic Preservation  
Phone: (202) 517-0214


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**From:** Natalie White <[nwhite@sehinc.com](mailto:nwhite@sehinc.com)>  
**Sent:** Friday, June 24, 2022 3:06 PM  
**To:** Rachael Mangum <[rmangum@achp.gov](mailto:rmangum@achp.gov)>  
**Subject:** [External] Notice of Environmental Assessment for Hangar 101 Demolition

Please find attached a transmittal and notice of availability for an Environmental Assessment (EA) providing information on the Hangar 101 Demolition – Emergency Action project.

Please use the link below to download the document. The link will remain active until July 8<sup>th</sup>. Comments on the EA will be accepted until August 9<sup>th</sup>, 2022.

Thank you for your attention to this project.

 [2022-06-23 Hangar 101 EA FOR PUBLICATION.pdf](#)

Natalie White, MS  
Professional Wetland Scientist (PWS), Certified MN Wetland Professional (CMWP)  
Sr. Biologist, Associate  
Short Elliott Hendrickson Inc.  
218.340.3961 mobile | 218.279.3000 main

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**From:** [GraggJohnson, Kelly \(ADM\)](#)  
**To:** [Natalie White](#)  
**Subject:** RE: Notice of Environmental Assessment - Hangar 101 Demolition  
**Date:** Monday, June 27, 2022 8:14:55 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Thanks Natalie. We will continue consultation with the FAA on the Adverse Effect determination under Section 106 of the National Historic Preservation Act.

Kelly



**Kelly Gragg-Johnson (she/her) | Environmental Review Program Specialist**

50 Sherburne Avenue, Suite 203

Saint Paul, MN 55155

(651) 201-3285 | [kelly.graggjohnson@state.mn.us](mailto:kelly.graggjohnson@state.mn.us)

Please [subscribe to receive SHPO notices](#) for the most current updates regarding office hours, accessing research files, or changes in submitting materials to the SHPO.

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**From:** Natalie White <nwhite@sehinc.com>  
**Sent:** Friday, June 24, 2022 2:10 PM  
**To:** GraggJohnson, Kelly (ADM) <kelly.graggjohnson@state.mn.us>  
**Subject:** Notice of Environmental Assessment - Hangar 101 Demolition

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Please find attached a transmittal and notice of availability for an Environmental Assessment (EA) providing information on the Hangar 101 Demolition – Emergency Action project.

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Thank you for your attention to this project.

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 [2022-06-23 Hangar 101 EA FOR PUBLICATION.pdf](#)

Natalie White, MS

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