

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO
REQUEST RELEASE OF FUNDS
STATE OF VERMONT**

August 1, 2025

Town of St Johnsbury, Joe Kasprzak, Assistant Town Manager

Town of St Johnsbury
51 Depot Square, Suite 3
St Johnsbury, VT 05819
802-748-3926

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Town of St Johnsbury.

Request for Release of Funds

On or about August 17th the Town of St Johnsbury will submit a request to the Vermont Agency of Commerce and Community Development (the Agency) to release the Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974 (PL 93-383), the National Affordable Housing Act, as amended, to undertake a project known as the Caledonia Food Cooperative Project for the purpose of completing renovations and equipment upfit to transform 502 Railroad Street into a vibrant, community-owned, local and healthy foods-focused grocery retail store. The project is located at 502 Railroad Street, St Johnsbury, VT 05819. The total estimated cost of the project is \$7M; approximately \$6.4M in loans, equity, and grants, and \$600K in anticipated CDBG funding. These costs include approximately \$83K in environmental mitigation activities as described in the state-approved Corrective Action Plan.

Finding of No Significant Impact

The Town of St Johnsbury has determined that the project 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 municipal office of the Town of St Johnsbury at 51 Depot Square, Suite 3, St Johnsbury, VT 05819, and may be examined or copied M-F 8am – 4pm in the Town Manager’s office.

Public Comments

Any individual, group, or agency may submit written comments on the ERR to the Town of St Johnsbury, Attn: Joe Kasprzak, Assistant Town Manager, 51 Depot Square, Suite 3, St Johnsbury, VT 05819. All comments received August 16th, 2025 will be considered by the Town of St Johnsbury prior to authorizing the submission of a request for release of funds. Comments must specify which Notice they are addressing—the Finding of No Significant Impact or the Request for the Release of Funds.

Environmental Certification

The Town of St Johnsbury is certifying to the Agency that Joe Kasprzak, in their official capacity as Assistant Town Manager, 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 Agency's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the Town of St Johnsbury to use the CDBG funds.

Objections to Release of Funds

The Agency will accept objections to its release of funds and the Town of St Johnsbury'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, Joe Kasprzak; (b) the Town 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 Agency; 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) and shall be addressed to the Attn: James Brady, Environmental Officer, Agency of Commerce and Community Development, One National Life Drive, Davis Building, 6th Floor, Montpelier, Vermont 05620. Potential objectors should contact the Agency to verify the actual last date of the objection period.