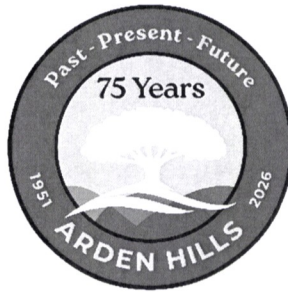


The EQB staff has some questions regarding the variance application and would appreciate your response or supplementation of your application in advance of the EQB Monitor publication date.

- If the variance is granted, when does your client anticipate that it would commence and complete the demolition work? Are detailed plans for this work available?
 - **If the variance is granted, we anticipate commencing the demolition work as soon as possible, subject to any required approvals, coordination with the City of Arden Hills, and the availability of construction assets and crews. Our goal would be to complete the work promptly and efficiently. We can provide detailed plans for the demolition work as they are finalized and coordinated with the appropriate parties.**
- You have requested the variance on grounds of public safety (trespass on the site). The application however provided no supporting detail, do you have additional details that would support the text of the application noted various instances?
 - **At least 30 individuals documented in the incident reports, with additional juveniles involved in the incidents. Additional incident specific information may be available from the local police and sheriff departments.**
- You propose to leave piles of rubble on the site until the EIS is completed.
 - **No**
- Will the piles of rubble continue to attract trespassers, i.e., people seeking to use the piles for climbing, biking, camping, parties, fires? Would disposal of the piles of rubble under the variance reduce the potential for further incidents?
 - **Yes. We would like to remove the rubble piles as soon as possible, as they continue to attract trespassers and unauthorized activities such as climbing, biking, camping, parties, and fires. Allowing the piles to be properly removed under the variance would significantly reduce these safety and security concerns, discourage further trespassing, and improve the overall condition and appearance of the property while the EIS is completed.**
- At the public meeting on the scope held July 8, 2026, was the public informed that a variance would be requested? Does the Responsible Governmental Unit (Arden Hills) support the variance?
 - **August 10th, 2026 – City Council of the City of Arden Hills, (PASSED) the hereby consents to a variance from Minnesota Rules, part 4410.3100, subpart 1 requested by the Proposer. (Please see attached)**
 - **This matter was noted on council agenda.**
- Are there any other permits that would be needed for the demolition to be conducted as you propose?
 - **All permits required from Arden Hills, Rice Creek Watershed District or other regulating agencies will be obtained prior to any site demolition or disturbance.**
- Can you provide any detail regarding how your client will manage the concerns identified by the DNR?
 - **We are in communication with a protected species consultant to conduct the suitable habitat on the site prior to project activities.**



RESOLUTION NO. 2026-038

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ARDEN HILLS
CONSENTING TO A VARIANCE FROM MINNESOTA RULES
PART 4410.3100, SUBPART 1 FOR MAPLEWOOD DEVELOPMENT, INC.**

WHEREAS, Maplewood Development, Inc. ("Proposer") proposes a 62-acre, 972,200 square foot warehouse/distribution/office park development ("Project") near the corner of County Road I and Fairview Avenue, on property formerly associated with the Twin Cities Army Ammunition Plant (TCAAP) operations, in Arden Hills, Minnesota ("Property"); and

WHEREAS, an Environmental Impact Study (EIS) scoping Environmental Assessment Worksheet (EAW) is required by Minnesota Rules, part 4410.4400, subpart 11 for the Project; and

WHEREAS, the City of Arden Hills, Minnesota ("City") is the responsible governmental unit (RGU) for the EIS; and

WHEREAS, Minnesota Rules, part 4410.3100, subpart 1 states that if an EIS or EAW is required for a government action, then a project may not be started and a final governmental decision may not be made to grant a permit until: a petition for an EAW is dismissed, a negative declaration on the need for an EIS is issued, an EIS is determined adequate, or a variance is granted under Minnesota Rules, part 4410.3100, subparts 3 to 7; and

WHEREAS, under Minnesota Rules, part 4410.3100, subpart 4, a variance for certain governmental approvals to be granted prior to the completion of the environmental review process may be requested at any time to the Minnesota Environmental Quality Board (EQB) by a proposer after the commencement of the 30-day review period following the filing of an EAW or scoping document; and

WHEREAS, the 30-day review period for the EIS for the Project commenced on June 16, 2026; and

WHEREAS, under Minnesota Rules, part 4410.3100, subpart 6, a variance may not be granted by the EQB without the consent of the RGU; and

WHEREAS, the Proposer has requested the City's consent as RGU to apply for a variance from Minnesota Rules, part 4410.3100, subpart 1 because unauthorized persons and trespassers have gained access to vacant buildings on the Property; and

WHEREAS, on July 5, 2026, there was a fatal accident on the Property, so the City considers the Project to have dangerous conditions that are likely to attract unauthorized people; and

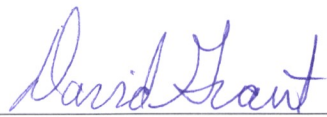
WHEREAS, the City has determined that it would be in the best interest of public health, safety, and welfare to allow the Proposer to seek a permit to demolish the above ground structures on the Property prior to the completion of the EIS so that the structures are neither useable or useful for any type of shelter nor are attractive for gatherings of people who are not authorized to be on the Property.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Arden Hills hereby consents to a variance from Minnesota Rules, part 4410.3100, subpart 1 requested by the Proposer with the following conditions:

1. The Proposer may apply for a demolition permit from the City to demolish or knock down the above ground structures on the Property.
2. The Proposer must provide erosion control required by the City before, during, and after the demolition.
3. The Proposer may remove demolished materials, install a fence to deter unauthorized access to the Property, and fill in subgrade structures.
4. The Proposer must not remove or damage significant trees or wildlife.
5. The Proposer must not perform any site preparation work beyond demolishing the structures, perform subgrade excavation work, bring fill into grade the Property, or any grading.

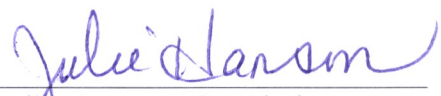
BE IT FURTHER RESOLVED, that the City Council of the City of Arden Hills hereby authorizes the City Administrator to transmit this resolution to the Proposer or the EQB as deemed necessary.

ADOPTED this 10th day of August, 2026.



David Grant, Mayor

Attest:



Julie Hanson, City Clerk

To view the final document, access adopted Resolutions via Arden Hills Public Laserfiche Weblink by visiting cityofardenhills.org and clicking on Archived Documents under Helpful Links on our main webpage.