

EXHIBIT B

Environmental Review and Record of Decision for the Phoenix Lofts Project Environmental Assessment Worksheet

CHRONOLOGY IN COMPLIANCE WITH THE PROCEDURES OF THE MINNESOTA ENVIRONMENTAL POLICY ACT

<u>DATE</u>	<u>ITEM</u>
5/7/04	City staff distributes EAW to official EQB mailing list and Official project list.
5/10/04	Minnesota Environmental Quality Board (EQB) publishes notice of availability in <i>EQB Monitor</i> . 30-day comment period commences.
6/9/04	End of EAW public comment period.
8/12/04	City staff present EAW to City Planning Commission (CPC), Committee of the Whole.
8/12/04	Zoning and Planning Committee (Z & P) of the City Council considers the "Findings of Fact and Record of Decision" report, provides recommendation to the City Council.
8/20/04	City Council approves Z & P Committee recommendation and makes a finding of Negative Declaration: EAW is adequate and no EIS is necessary.
8/26/04	Mayor approves Council action regarding EAW via Early Signature process.
8/28/04	City publishes notice of Council/Mayor decision in Finance and Commerce. Moratorium on issuance of final permits lifted.
8/31/04	City publishes and distributes Notice of Decision and final "Findings" report to official EAW mailing list.
9/13/04	EQB publishes Notice of Decision in EQB Monitor.