



**US Army Corps
of Engineers®**

PUBLIC NOTICE

**St. Paul District
Permit Application
No. MVP-2023-01566-
LSP**

Published: July 2, 2026
Expires: July 17, 2026

Interested parties are hereby notified that the U.S. Army Corps of Engineers (USACE), St. Paul District has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344). The purpose of this public notice is to solicit comments from the public and information necessary to evaluate the probable impact on the public interest regarding the proposed activity as described below and as shown on the enclosed drawings.

APPLICANT: Michael Gonczar
General Services Administration
230 South Dearborn Street
Suite 3600
Chicago, Illinois 60604

LOCATION OF PROPOSED ACTIVITY: The proposed activity would affect three wetlands within the construction limits of the project. The project/review area is located at the Grand Portage Land Port of Entry approximately 0.20 miles south of the U.S./Canada border on Trunk Highway 61. The activity is located in Section 29, Township 61 North, Range 07 East; at Latitude 48.0001 and Longitude -89.5884; in Grand Portage, Cook County, Minnesota.

PROPOSED ACTIVITY: The applicant is requesting a DA permit to permanently discharge dredged or fill material into approximately 2.16 acres of wetland and temporarily discharge dredged or fill material into approximately 1.06 acres of wetland for an expansion of the Grand Portage Land Port of Entry. The applicant states that expansion at the land port of entry is necessary and impacts to wetlands are unavoidable due to the requirements of the design.

MITIGATION: The applicant has provided the following information to explain how impacts to waters of the United States associated with the proposed activity are to be avoided, minimized, and compensated. The applicant has proposed to purchase wetland credits from a Corps approved wetland bank or banks within the Bank Service Area of the proposed wetland loss. The applicant will submit a wetland restoration plan after the design is finalized and all temporary impacts to wetlands would be restored to their original condition after construction is complete. The USACE will determine the type and amount of compensatory mitigation necessary to offset losses of waters of the United States which may result from the proposed activity in accordance with 33 CFR § 332.

HISTORIC PROPERTIES/CULTURAL RESOURCES: Section 106 of the National Historic Preservation Act of 1966, as amended (54 U.S.C. § 306108), requires Federal agencies to consult with the appropriate State and/or Tribal Historic Preservation Officers to take into account the effects of actions they undertake or permit on historic properties listed in or eligible for listing in the National Register of Historic Places.

The USACE is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government agencies with respect to historic resources.

The USACE's final eligibility and effect determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes, and other interested parties, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the USACE-identified permit area.

ENDANGERED SPECIES: Section 7 of the Endangered Species Act (ESA) (16 U.S.C. § 1536) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or that may adversely modify designated critical habitat (or critical habitat proposed such designation).

Cook County, MN is within the known or historic range of the following Federally listed species:

Canada Lynx	Large areas of boreal spruce-fir forests.
Gray Wolf	Temperate forests, taiga, mountains, grasslands, and tundra.
Monarch Butterfly	Variety of habitats, but milkweed species required for reproduction
Piping Plover	Sparsely vegetated beaches and dunes near water.
Gray Wolf Critical Habitat	This project will occur within designated critical habitat for the Gray Wolf.

USACE's preliminary review indicates the described activity may affect a threatened or endangered species or designated critical habitat. USACE will complete the required consultation under Section 7 prior to finalizing a permit decision.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 408) because the activity, in whole or in part, would not alter, occupy, or use a USACE Civil Works project.

WATER QUALITY CERTIFICATION: An Individual Water Quality Certification may be required from the Minnesota Pollution Control Agency pursuant to Section 401 of the Clean Water Act (33 U.S.C. § 1341).

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The USACE is soliciting comments from the public; Federal, State, and local agencies and officials; Tribal Nations; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the USACE to determine whether to issue, modify, condition, or deny a permit for this proposed activity. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Any comments or objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested permit. Please note that all comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a

public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

The St. Paul District will receive written comments on the proposed activity, as outlined above, until July 17, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs/public-notice>. Alternatively, you may submit comments to Larry Puchalski at Lawrence.S.Puchalski@usace.army.mil or U.S. Army Corps of Engineers, St. Paul District, Attention: Larry Puchalski, 4111 Technology Drive NW, Suite 295, Bemidji, Minnesota 56601. Please refer to “**MVP-2023-01566-LSP**” in your comments.

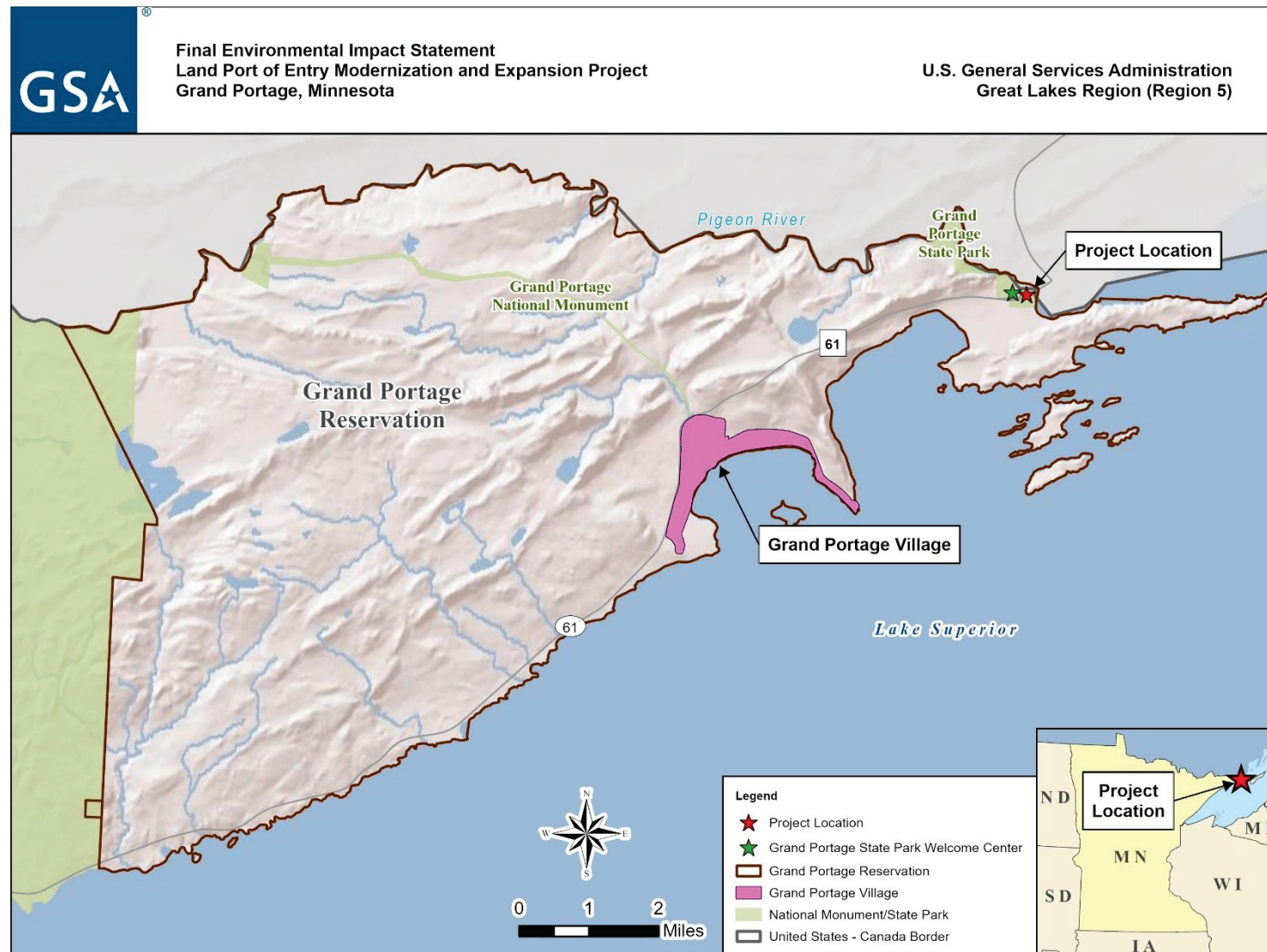


Figure 1.1-1. General Location of the Grand Portage Land Port of Entry

LEGAL DESCRIPTION

EXHIBIT A (LEGAL DESCRIPTION)
Order No: 20040200861(GPM)

Government Lot Five (5) of Section twenty-nine (29), and Government Lot two (2) of Section thirty (30), all in Township Sixty-four (64) North, Range Seven (7) East.

EXCEPTING and reserving a highway easement to the highway right of way described in that Final Certificate filed for record in the office of the Cook County Register of Titles on July 6, 1942 in Book 8 of Miscellaneous, page 182, as Document No. 29118.

AND ALSO EXCEPTING and reserving fee title to the highway right of way described in that Quit Claim Deed filed May 19, 1960, in the office of the Cook County registrar of Titles as Document No. 4317.

SUBJECT to a permit dated June 10, 1966, as amended by permit dated March 20, 1967 and any subsequent amendments, from the State of Minnesota, Department of Highways, now the Department of Transportation, to the United States of America, General Services, Administration, for permission to enter upon the trunk highway right of way for so long a period of time as such right of way remains a part of trunk highway system of the State of Minnesota, for a purpose of constructing, operating, maintaining, renewing and removing custom inspection facilities.

RESERVING to Poplar Land Company mineral rights as contained in Document #4193

SUBJECT to reservations, conditions and rights of reverter in favor of the State of Minnesota as contained in Document No. 14596.

Torrens Certificate Number: 8769

GENERAL NOTES

1. Subsurface and environmental conditions were not examined or considered. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

2. All utilities and service locations are from the most recent as-built drawings located at the Grand Portage POE.

3. Utilities shown hereon were field located unless otherwise noted. Additional buried utilities may be encountered. Before excavation begins contact GOPHER STATE ONE CALL (1-800-252-1166) for verification of utility type and field location.

4. The exact location of the sanitary sewer and water services are not field located.

5. Only the documents noted hereon were supplied to the surveyor. No abstract of title was furnished to the surveyor and there may exist other documents of record that would affect this parcel.

6. The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other factors that an accurate and current abstract may disclose.

7. The bearings on this survey are based upon the International Boundary Reference Monument No. 135 - 1964(found) and the bearing to the International Boundary Monument Reference Disk located on north side of bridge deck (found) between CANADA and the United States of America (N55°51'44"E) Minnesota State Plane, North Zone, NAD 83 U.S. Foot.

8. The property covered by this survey is zoned General Commercial District.

9. The topography and existing features on Canadian Land are approximate.

10. Well and drain fields are shown for illustrative purposes only. The exact location needs to field verified prior to construction.

11. The field survey of this site was completed on October 19, 2004.

12. The Minnesota State Plane, North Zone, NAD 83 U.S. Foot coordinate for the IBC Reference Monument located at the west corner of existing bridge has a Northing = 895192.65, Easting = 3484654.62 and NAVD88 Elevation 625.59.

13. Please note all parentheses shown hereon denotes bearing and distances of recorded - (S58°15'25"E) (1235.63).

14. The surveyor requested special on-site meetings between the Government (GRANTEE or LEASEE) and the GRANTOR or LEASOR to help resolve questions or issues over total property limits (LEASED OR OWNED). In the absence of those meetings, this plat illustrates the Final, best available information or findings.

15. The United States GSA is utilizing the existing building and vehicle maneuvering and parking within the State of Minnesota Highway right-of-way. Approximately 53,750 net useable square feet of space comprising the entire building and area for vehicle maneuvering and parking. Also approximately 13,500 net useable square feet for septic.

UTILITY NOTE

Above ground utilities have been field located as shown. All underground utility services which serve the property have attempted to be field located through the services of GOPHER STATE ONE CALL per ticket number 40664156. However, some of the utility companies failed to field locate underground utility location. In those cases utilities shown are from previous records.

The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation or digging contact GOPHER STATE ONE CALL for an on-site location (1-800-252-1166).

COORDINATE SYSTEM

Minnesota State Plane North,
NAVD88, NAD83, U.S. Feet

DIGITAL FILE DISCLAIMER:

THIS PLAN REPRESENTS A TRUE AND ACCURATE SURVEY OF THE PREMISES BASED UPON ALL AVAILABLE INFORMATION SUPPLIED TO THE SURVEYOR. THIS DOCUMENT AND DIGITAL FILE MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUED AT THE SURVEY DATE WITH ITS SURVEYOR SEAL TO INSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER INSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE. NO RELIANCE SHOULD BE MADE ON THIS SUPPLIED DIGITAL DOCUMENT GENERATED BY, TRANSMITTED BY AND/OR REFORMATTED BY COMPUTER SOFTWARE/HARDWARE OR OTHER ELECTRONIC MEANS UNLESS FIRST COMPARED TO THE ORIGINAL SEALED DOCUMENT ISSUED TO THE ORIGINAL CLIENT AT THE TIME OF THE ORIGINAL SURVEY. THE DIGITAL FILE OF THIS PLAN IS BEING SUPPLIED FOR REFERENCE ONLY. ANY ACTUAL DETAILED FIELD MEASUREMENTS FOR DESIGN OR CONSTRUCTION PROJECTS MUST BE PERFORMED OR VERIFIED AT THE TIME. BAKER ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY DIMENSIONS. MEASUREMENTS AND/OR LINES COMPUTED WITHIN THIS DIGITAL FILE.

UNITED STATES
MINNESOTA
COOK COUNTY

GRAND PORTAGE BAND CHIPPEWA INDIANS

PROPERTY ACQUISITION:

TAX MAP #	GRANTOR	GRANTEE	DOC/PAGE	DATE	RECORDED	COMMENTS
59-429-2300 59-436-1100 59-987-1000	United States of America in trust for the Grand Portage Band of Chippewa Indians	Minnesota Department of Highways & General Services Administration	Doc. No. 8769 Bk. 26, Pg. 209	05-22-1917	05-22-1917	Torrens Property

SUBJECT TO:

The parcel shown on this plan is subject to any easements and other encumbrances as recited in the LandAmerica Commercial Search Services Order No. 20040200861 (GPM), Effective Date: April 30, 2004.

NOTES:

1. Taxes for Parcel Identification No. 59-429-2300, 59-436-1100 and 59-987-1000, are exempt.

Inconclusive fee or leased owned area limits due to
absence of government documents

SEC. 29, T. 64 N. R. 7 E.

GOV'T LOT 5

BOUNDARY & UTILITY SURVEY

Grand Portage, Minnesota
Cook County

Date: 07 / 27 / 2005

Moore Engineering, Inc.
PO Box 382, 47 North Broadway
Pelican Rapids, MN 56572

Dan W. Skinner
Professional Land Surveyor
Reg. No. 40827
Sheet 1 of 1

SCALE: 1"=50'

FILENAME:

GPM_Final.dwg

DRAWN BY: DATE:

RM 7-01-05

APP'D: DATE:

RJK 7-25-05

CHECKED: DATE:

DWS 7-27-05

PROJ. ENGR.: DATE:

Prepared By:

Baker

Engineering & Energy

Challenges

Michael Baker, Jr., Inc.

4301 Dutch Ridge Road
Beaver, Pennsylvania 15009

SURVEYOR'S CERTIFICATION

TO: THE GENERAL SERVICES ADMINISTRATION

This is to certify that this map or plat and the survey on which it is based were made by following the guidelines of this project and where applicable, the "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Item 1.2 & 11b of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

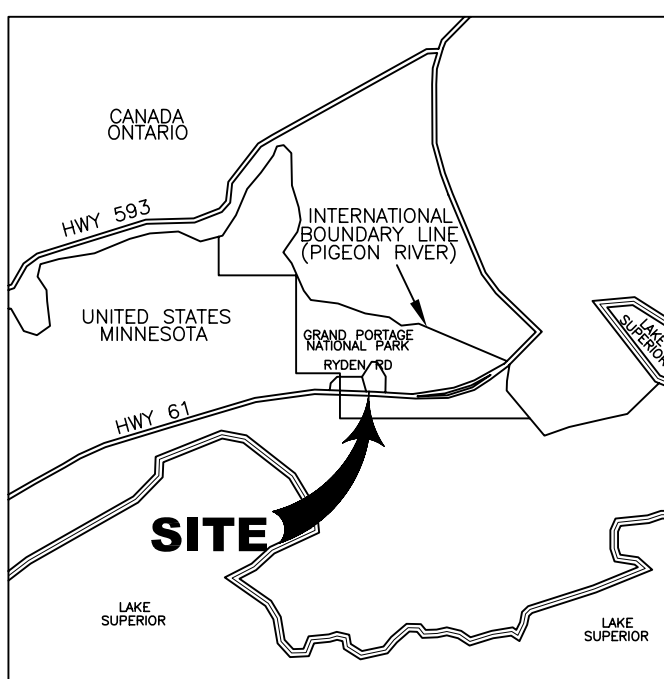
Daniel W. Skinner

Reg. No. 40827

7-27-05

Date

The term "certify" (or its derivatives) shall mean a statement signed and/or sealed by a surveyor representing that the surveyor's knowledge, information and belief, in accordance with commonly accepted procedures consistent with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied.



LOCATION MAP

NOT TO SCALE

---	INTERNATIONAL BOUNDARY LINE
---	PROPERTY LINE (MAIN)
---	EASEMENT / RIGHT-OF-WAY LINE
---	ADJOINING PROPERTY LINE
---	INTERIOR PROPERTY LINE
---	STREAM/POND/LAKE EDGE
---	RIVER EDGE
---	FENCE
---	STORM SEWER LINE
---	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
---	ELECTRIC LINE (BURIED)
---	TELEPHONE LINE (BURIED)
---	COMMUNICATION/CABLE (BURIED)
---	ELECTRIC LINE (OVERHEAD)
---	GUIDERAIL
---	TREE LINE
---	RAILROAD

LEGEND

CM	CONCRETE MONUMENT
Bc	BRASS CAP (SET)
□	SURVEY POINT
IP(S)	IRON PIN w/CAP (SET)
IP(F)	IRON PIN (FOUND)
REBAR	REBAR SURVEY POINT
RR Spike	RAILROAD SPIKE
P.O.B.	POINT OF BEGINNING
(S)	(SET)
(F)	(FOUND)
□	JUNCTION BOX
□	ELECTRIC BOX
□	TELEPHONE BOX
□	TELEPHONE BOOTH
□	TOWER
□	ELECTRIC LINE (OVERHEAD)
□	GUY WIRE
□	UTILITY POLE
□	LIGHT POLE
□	TRAFFIC LIGHT/POLE

○	GAS MANHOLE
○	SANITARY SEWER MANHOLE
○	WATER MANHOLE
○	STORM SEWER MANHOLE
○	TELEPHONE MANHOLE
○	COMMUNICATION MANHOLE
○	GAS VALVE
○	WATER VALVE
○	WATER METER
○	MONITOR WELL
○	GAS METER
○	CATCH BASIN
○	DROP INLET
○	CLEANOUT
○	FIRE HYDRANT
○	GUARD POST
○	SIGN
○	SENSOR EQUIPMENT
○	BORING
○	HANDICAP SYMBOL
○	TRAFFIC LIGHT POLE

GRAND PORTAGE
MINNESOTA

Land Port of Entry



US-VISIT

ZONING REQUIREMENTS

SETBACKS for all of the General Commercial District

REAR YARD 25 FEET

SIDE YARD 10 FEET

ROAD SETBACKS (from centerline)

State Highways	
Commercial Uses	100 Feet
Residential Uses	130 Feet
Private Garages	100 Feet
County Road	50 Feet
Other public & private roads	50 Feet
Or 35 feet from the right-of-way, which is greater	
Maximum Building Height	35 Feet

All site restrictions where obtained per the Cook County Planning and Zoning Department.

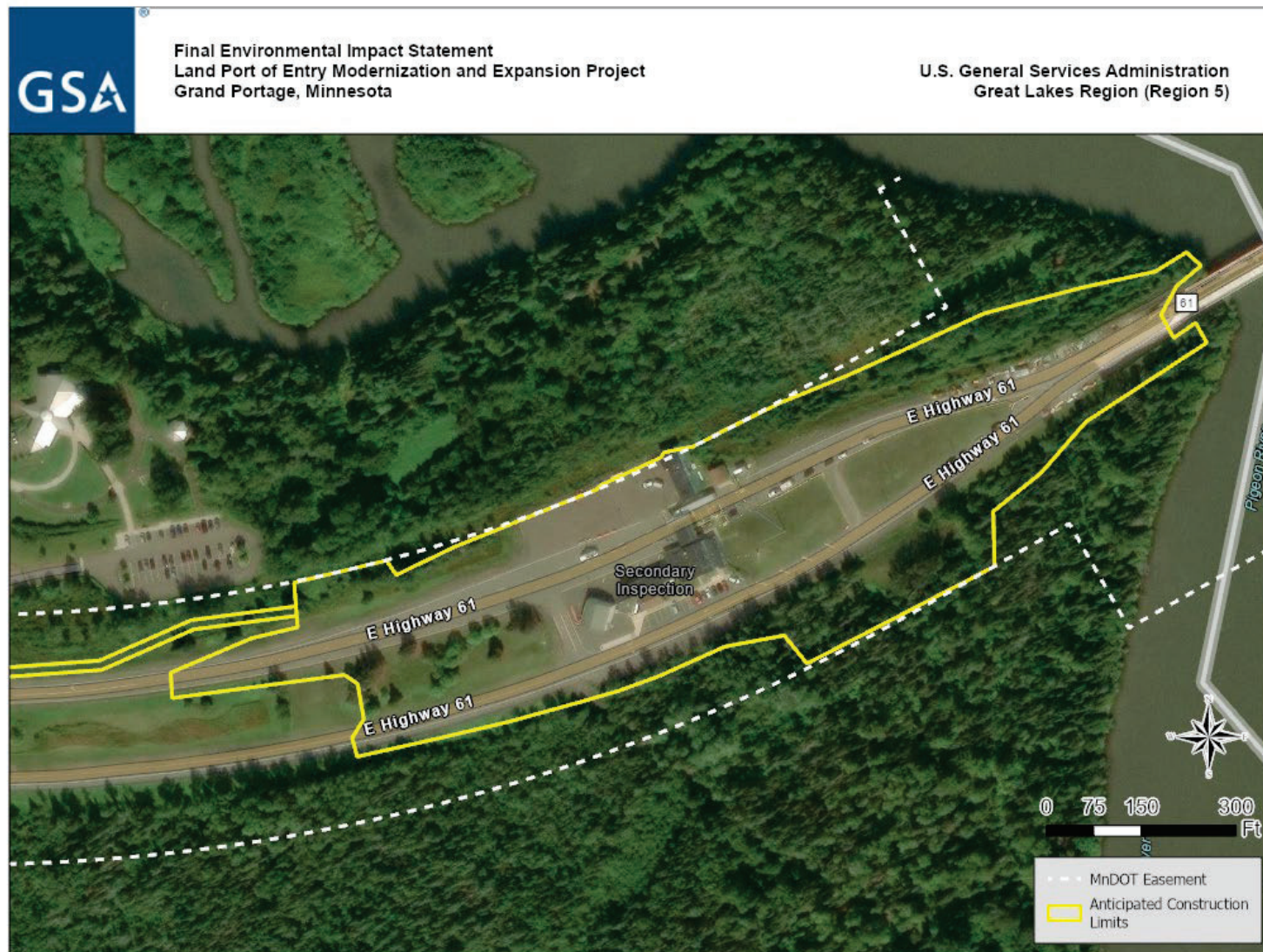


Figure 2.2-1. Proposed Action Footprint

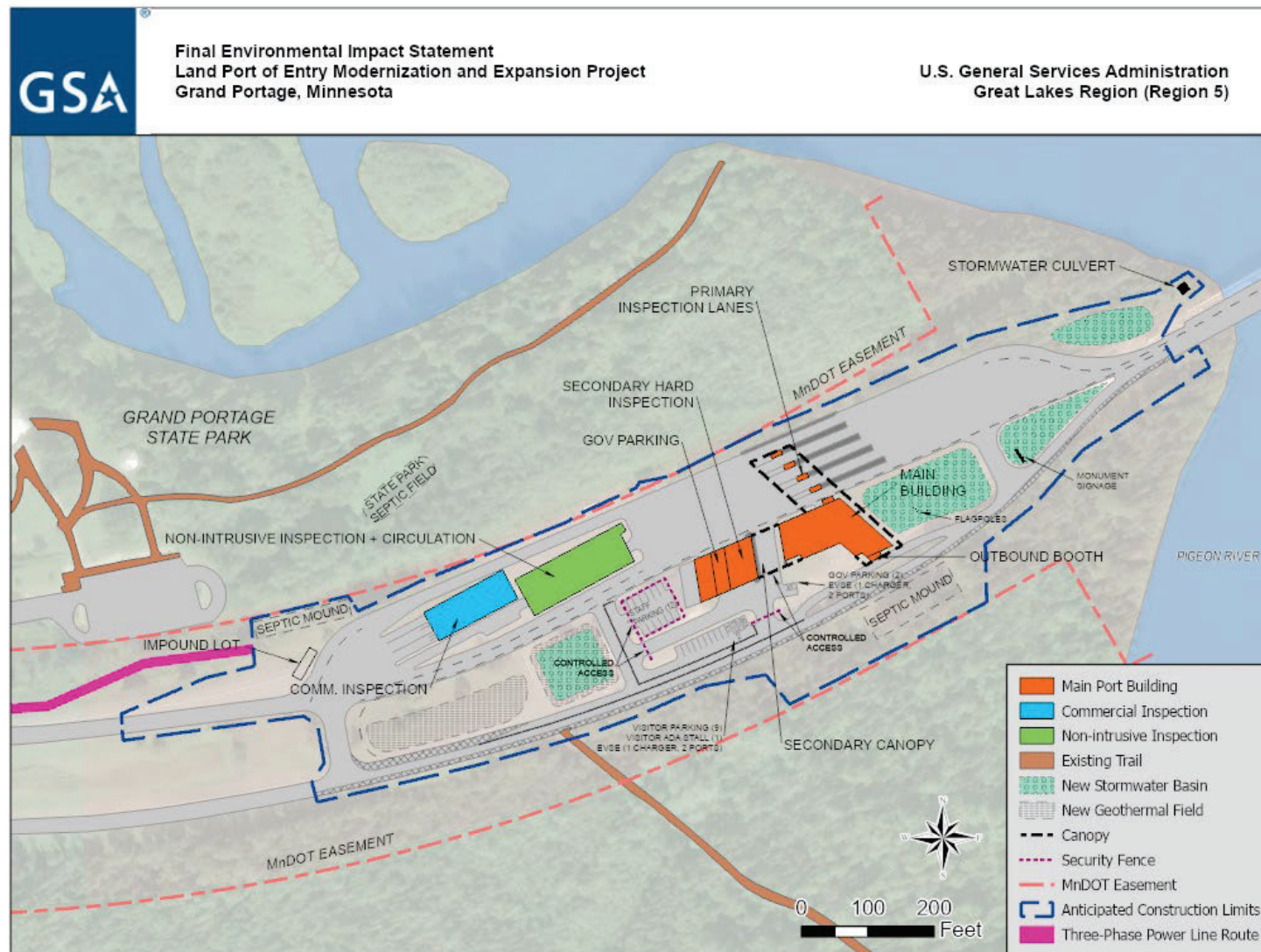


Figure 2.2-2. Proposed Action Layout

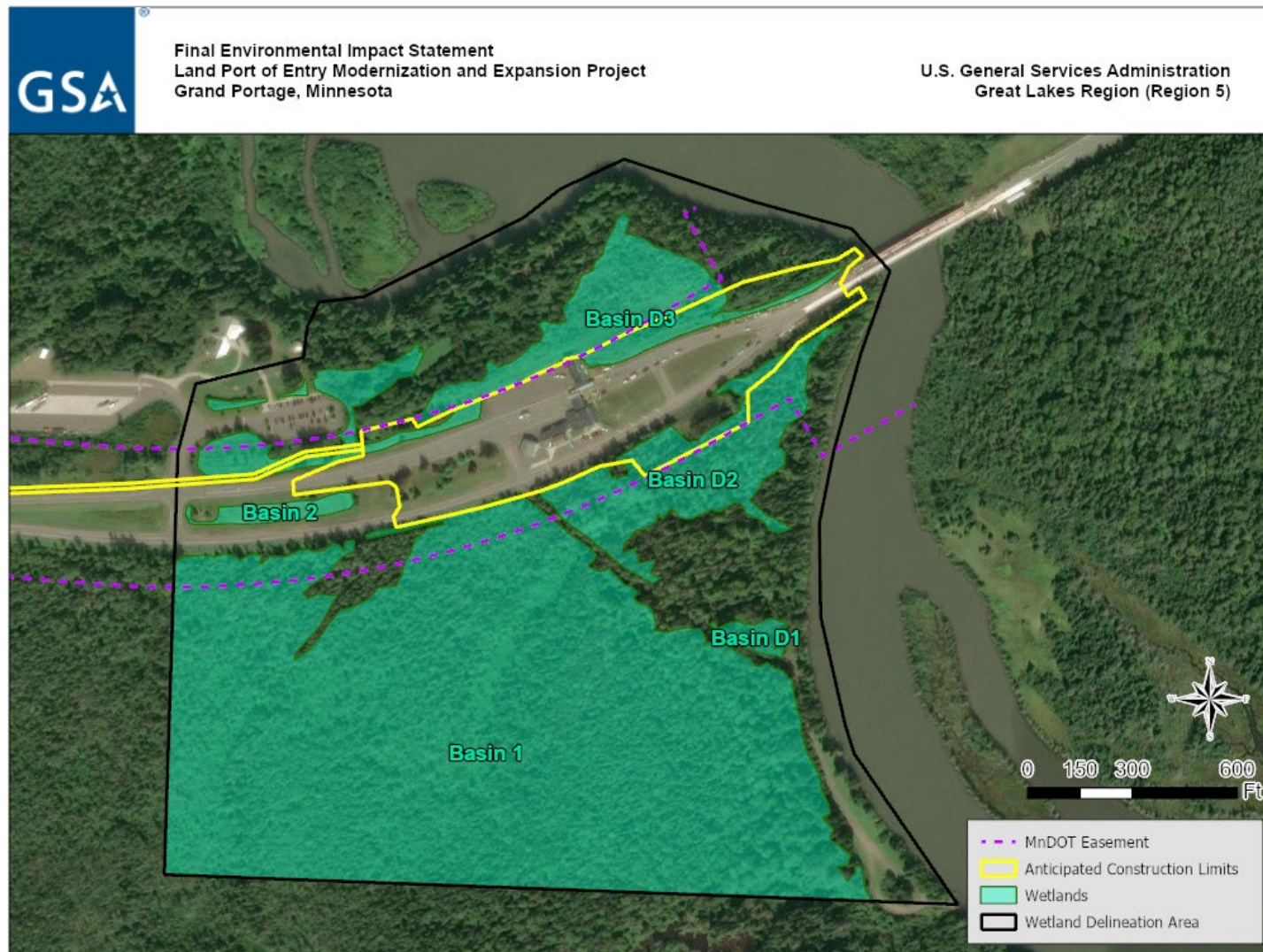


Figure 3.3-1. Wetlands Near the Existing Grand Portage LPOE

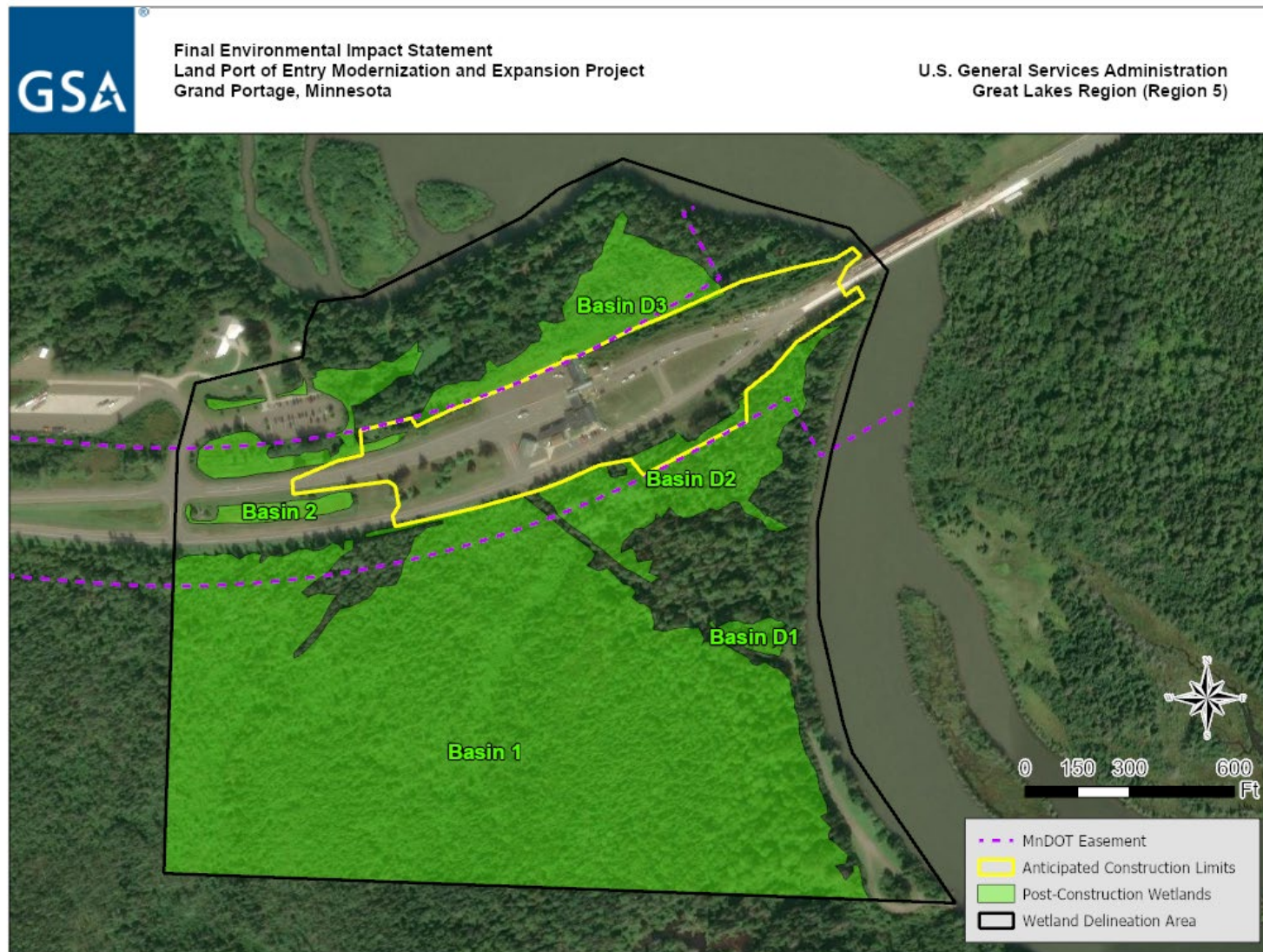


Figure 3.3-2. Post-Construction Wetlands at the Grand Portage LPOE

Permanent Fill 2.16 Acres
Temporary Fill 1.06 Acres