



**US Army Corps
of Engineers**
St Paul District

SPONSOR: Gorman Creek LLC
Pete Greenheck

Public Notice

ISSUED: October 2, 2023
EXPIRES: November 1, 2023

REFER TO: MVP-2022-00222-ANM

SECTION:404 - Clean Water Act

1. WETLAND COMPENSATORY MITIGATION BANK PROPOSAL
2. SPECIFIC INFORMATION

SPONSOR'S ADDRESS: Gorman Creek LLC
Pete Greenheck
1846 Fairmount Avenue
St. Paul, MN 55105

SPONSOR'S AGENT WHKS & Co.
Amber Hershey
2905 South Broadway Street
Rochester, MN 55904

PROJECT LOCATION: The project site is located in Section 6, Township 109 North, Range 10 West, and Section 1, Township 109 North, Range 11 West, Wabasha County, Minnesota. The approximate UTM coordinates are Zone 15, N 49022451.495, E 574138.674. Latitude 44.271531, Longitude - 92.071033.

BANK SERVICE AREA: The proposed bank service area (BSA) is the Lower Mississippi River Basin in Minnesota (BSA 8).

DESCRIPTION OF PROJECT: This proposal was previously advertised on public notice on April 7, 2022, and the sponsor has made several revisions to the original proposal. The sponsor is proposing to develop the Gorman Creek Wetland Bank. The proposed bank site is approximately 50.3 acres in size, including upland buffer areas. Prior to 2003 the majority of the site was farmed. In 2003, the Natural Resource Conservation Service funded a restoration project on Gorman Creek along a segment that is located in the proposed bank site. According to the bank sponsor, the restoration included the relocation of Gorman Creek to the west by 100 to 300 feet with a series of meanders and bankfull benches constructed adjacent to the stream channel, and excavation that resulted in 12.7 acres of wetland restoration west of the channel. The area adjacent to the reconstructed stream channel has not been farmed since completion of the stream restoration project, while 11.3 acres of the site's easternmost portion is consistently planted with crops and is characterized as farmed wetland. The bank sponsor proposes to restore native wetland vegetation to the portion of the property that has remained in crop production. A Conservation Reserve Program (CRP) easement expires in 2026 for wetland areas adjacent to Gorman Creek. The site currently includes 49.5 acres of wetland, 0.6 acres of upland, and 0.2 acres of public water.

NEED AND OBJECTIVE OF PROJECT: Wetland credits are in high demand as a result of community development. Specifically, seasonally flooded and fresh (wet) meadow credits are in higher demand. The bank sponsor states the site would result in the restoration of 11.3 acres of farmed fresh (wet) meadow, the continued protection of 12.7 acres of wetlands previously restored under CRP that could

be put back into farm production in 2026 when CRP expires, the restoration of 14.8 acres of wetland around the perimeter of the site, and the restoration of 0.6 acres of upland buffer.

ESTABLISHMENT, OPERATION AND MANAGEMENT: The bank sponsor proposes to restore 11.3 acres of fresh (wet) meadow wetland through vegetative restoration of a wetland area that has been in crop rotation for over 20 years, to restore 14.8 acres of wetland around the perimeter of the site, to protect the 12.7 acres of wetland areas that were previously restored under Conservation Reserve Program (CRP), and to restore 0.6 acres of upland buffer.

OWNERSHIP AND LONG-TERM MANAGEMENT: The bank sponsor would maintain ownership of the land and credits. Gorman Creek LLC would also be responsible for the long-term maintenance of the site and proposes to use the proceeds from the sale of wetland credits to fund any long-term maintenance of the property.

TECHNICAL FEASIBILITY AND QUALIFICATIONS: Gorman Creek LLC has been maintaining the property for the last 20 years. WHKS has assisted numerous wetland and stream mitigation projects for a variety of clients and has two certified Minnesota wetland professionals on staff and has experience as a former NRCS Area Engineer and from serving as the Local Government Unit (LGU).

ECOLOGICAL SUITABILITY: The property consists almost entirely of wetlands and is located at the base of a valley. The stream restoration project in 2003 removed a drainage system and restored hydrology to the site. The stream restoration project also restored the connection between Gorman Creek and its floodplain, which restored the hydraulic connection to the adjacent wetlands.

HYDROLOGY: The site is supported by groundwater and surface water and is almost entirely wetland. The estimated drainage area of Gorman Creek at the northern limits of the bank site is 5 square miles.

CURRENT LAND USES: Currently, the parcel is comprised of agricultural meadow wetland. Surrounding land use is comprised of woody areas and agricultural land. The site is bordered by 618th Street to the north and 202nd Avenue to the west.

COORDINATION WITH RESOURCE AGENCIES: The Corps is coordinating this proposal with the following members of the Interagency Review Team (IRT) and other resource agencies: the Minnesota Department of Natural Resources, the U.S. Environmental Protection Agency, and the Minnesota Board of Water and Soil Resources.

3. FEDERALLY-LISTED THREATENED OR ENDANGERED WILDLIFE OR PLANTS OR THEIR CRITICAL HABITAT

None were identified by the bank sponsor or are known to exist in the action area. However, Wabasha County is within the known historic range for the following Federally-listed species:

Northern Long-Eared Bat	Hibernates in caves and mines – swarming in surrounding wooded areas in autumn. Roosts and forages in upland forests during spring and summer.
Higgins eye pearlymussel	Mississippi River.

The Corps is coordinating this notice with the U.S. Fish and Wildlife Service. We will consider any comments it may have concerning Federally-listed threatened or endangered wildlife or plants or their

critical habitat in our final assessment of the described work, and consult as necessary with USFWS before a final decision.

4. JURISDICTION

This proposal is being reviewed in accordance with the practices for documenting Corps jurisdiction under Sections 9 & 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act.

5. HISTORICAL/ARCHAEOLOGICAL

The Corps will review information on known cultural resources and/or historic properties within and adjacent to the project area. The Corps will also consider the potential effects of the project on any properties that have yet to be identified. The results of this review and the Corps' determination of effect will be coordinated with the State Historic Preservation Officer independent of this public notice. Any adverse effects on historic properties will be resolved prior to the Corps authorization of the work in connection with this project.

6. PUBLIC HEARING REQUESTS

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, in detail, the reasons for holding a public hearing. A request may be denied if substantive reasons for holding a hearing are not provided or if there is otherwise no valid interest to be served.

7. REPLIES/COMMENTS

The Corps invites interested parties to submit to this office written facts, arguments, or objections by the expiration date above. These statements should bear upon the suitability of the location and the adequacy of the project and should, if appropriate, suggest any changes believed to be desirable. The Corps will forward comments received to the sponsor and consider all comments during our evaluation. Interested parties can find a copy of the full revised prospectus in the RIBITS Cyber Repository at the following link:

https://ribits.ops.usace.army.mil/ords/f?p=107:278::::RP,278:P278_BANK_ID:6324

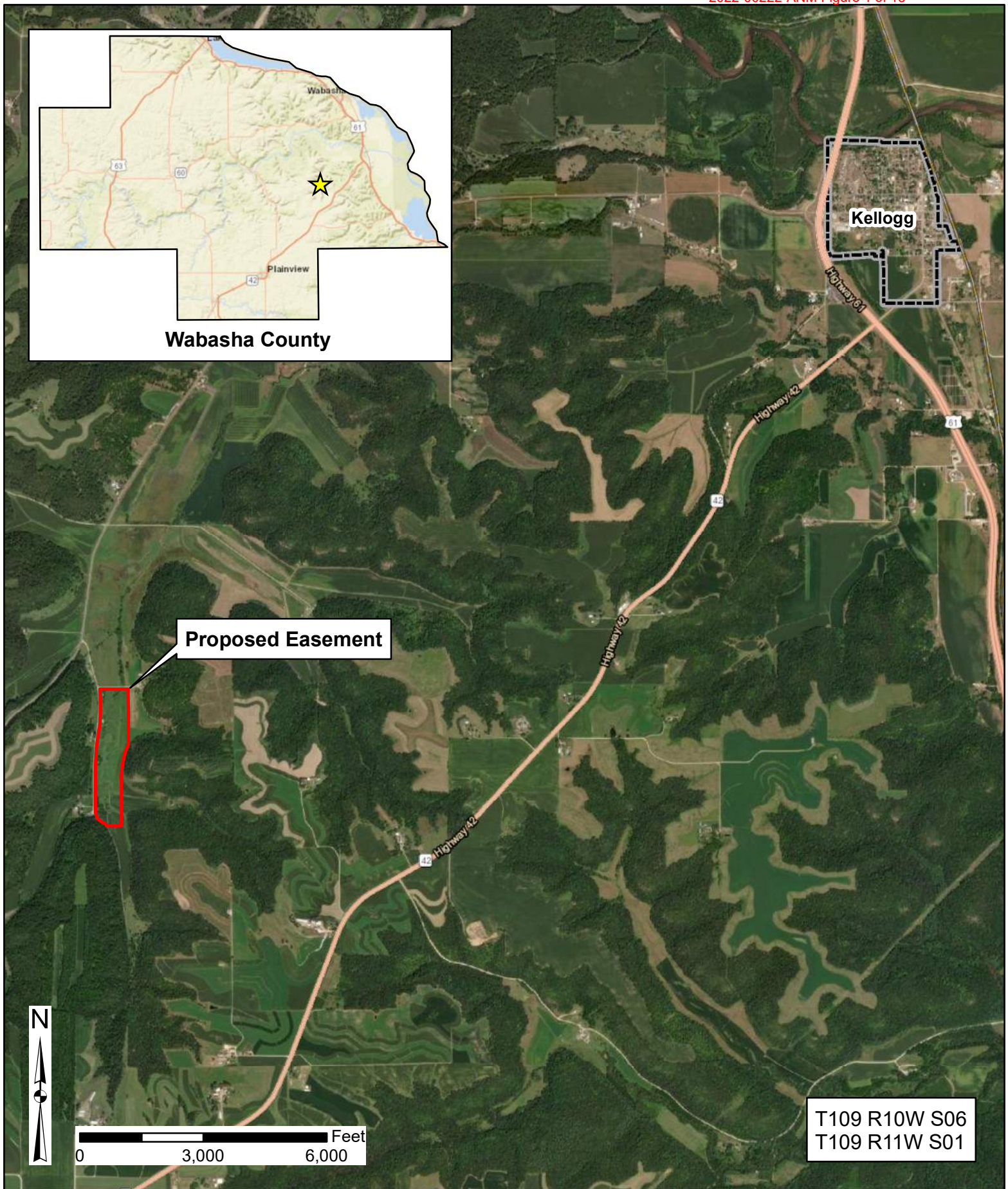
Comments should send comments to the mailing address below or by email to April Marcangeli at April.N.Marcangeli@usace.army.mil:

Regulatory Division
St. Paul District Corps of Engineers
332 Minnesota Street, Suite E1500
St. Paul, MN 55101-1323

Or, IF YOU HAVE QUESTIONS ABOUT THE PROJECT, call April Marcangeli at the Brookfield, Wisconsin, office at (651) 290-5731 or email April.N.Marcangeli@usace.army.mil

To receive Public Notice notifications, go to: <https://www.mvp.usace.army.mil/Contact/RSS/> and subscribe to the RSS Feed for which you would like to receive Public Notices.

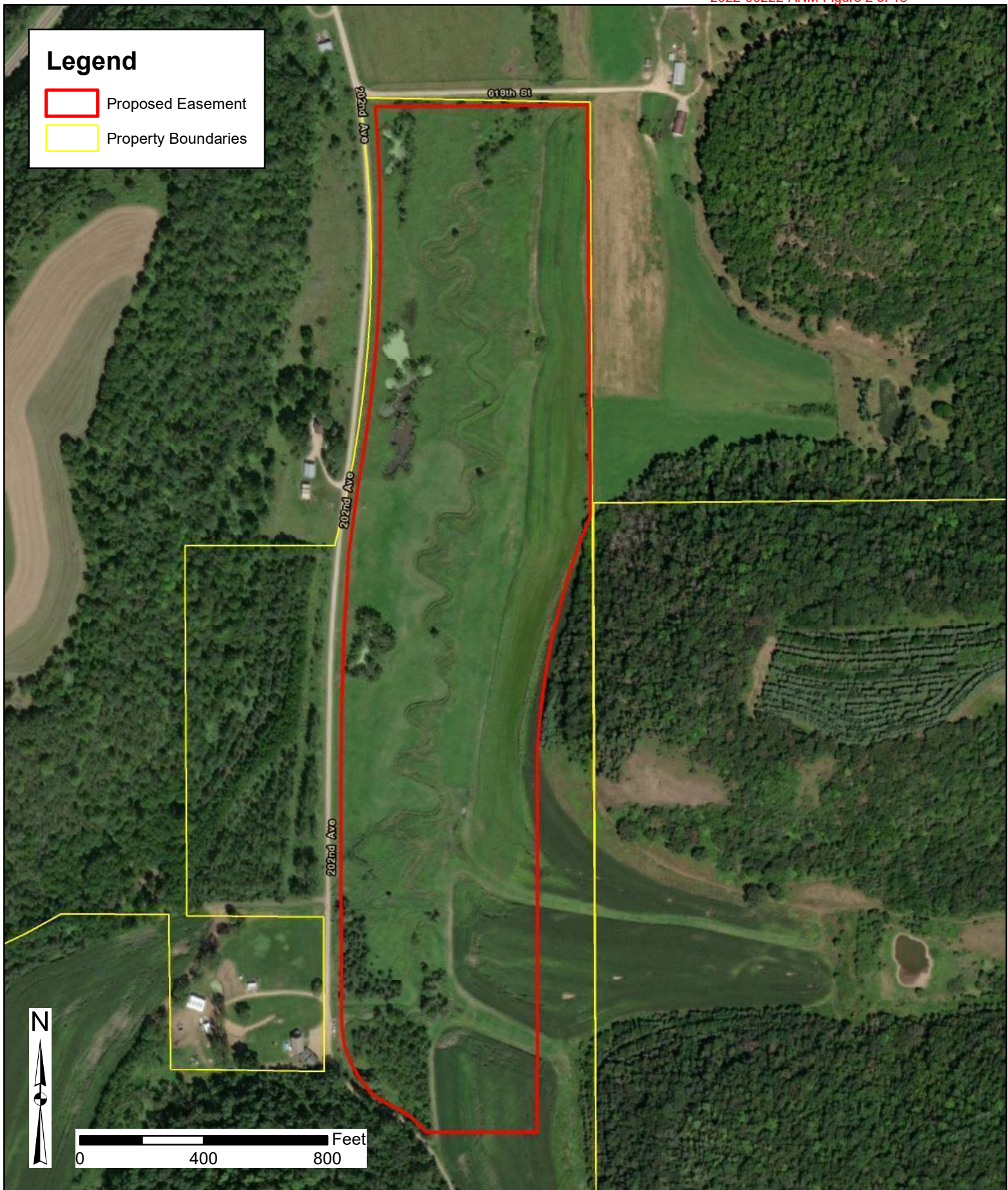
Enclosure(s)
PN Figures 1-13



Gorman Creek Wetland Bank

WHKS No. 9387

Figure 1
Project Location



Gorman Creek Wetland Bank

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Figure 2

Proposed Easement

Legend

- Proposed Easement
- Property Boundaries

National Land Cover Database

- Open Water
- Developed, Open Space
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, High Intensity
- Barren Land (Rock/Sand/Clay)
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Scrub
- Grassland/Herbaceous
- Pasture/Hay
- Cultivated Crops
- Woody Wetlands
- Emergent Herbaceous Wetlands



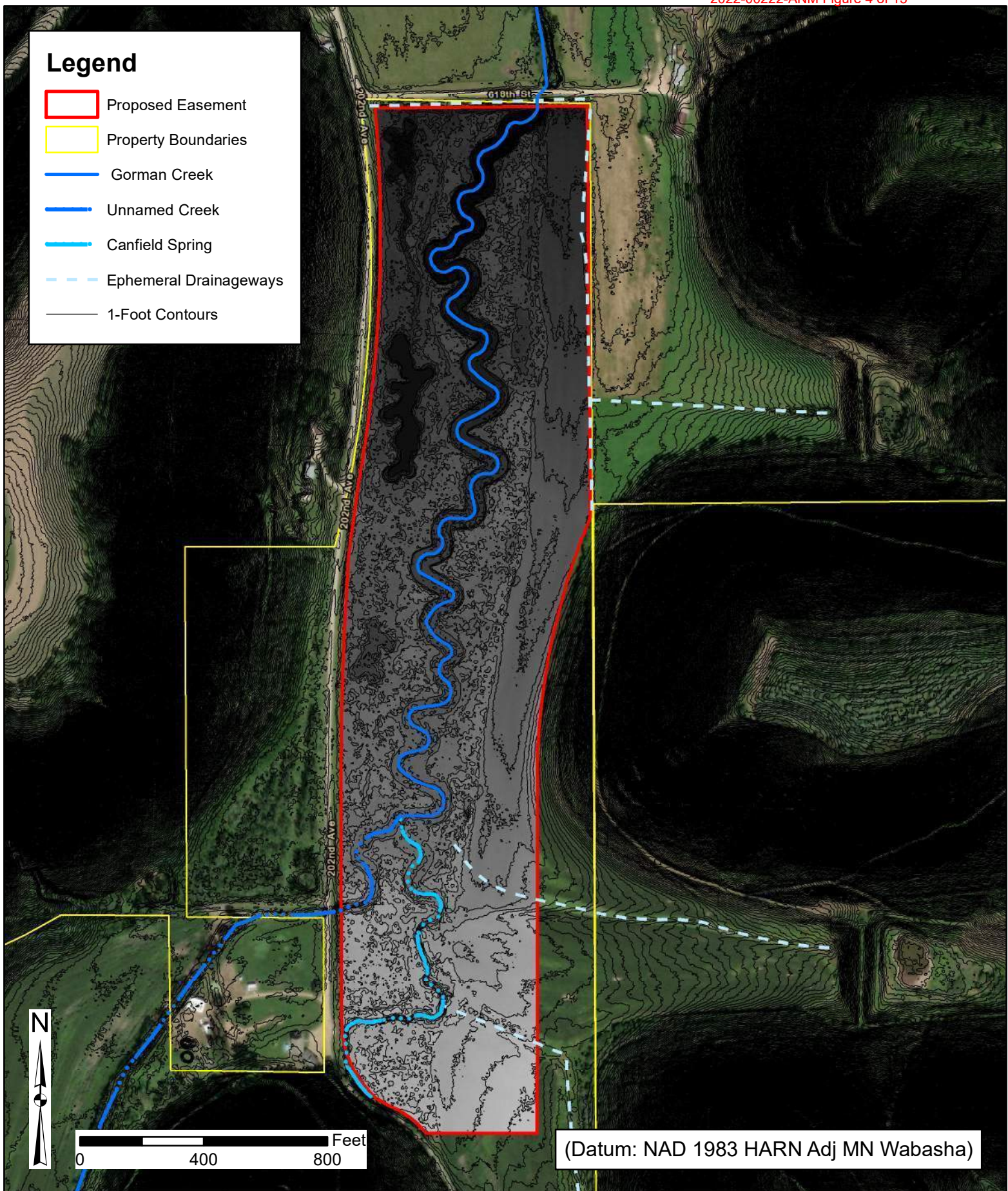
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Gorman Creek Wetland Bank

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Figure 3

Land Use

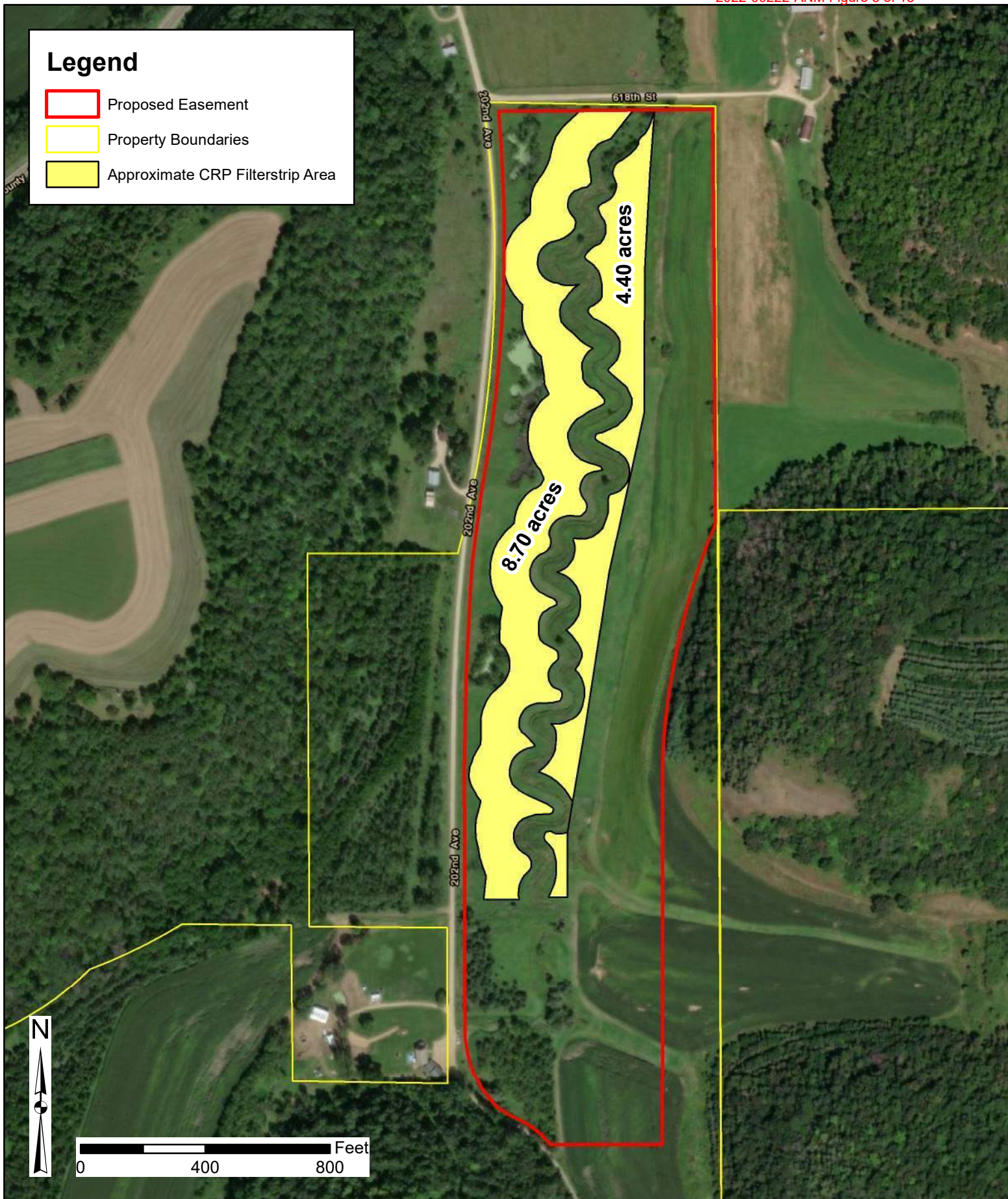


Gorman Creek Wetland Bank

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Figure 4

LiDAR Topographic Map



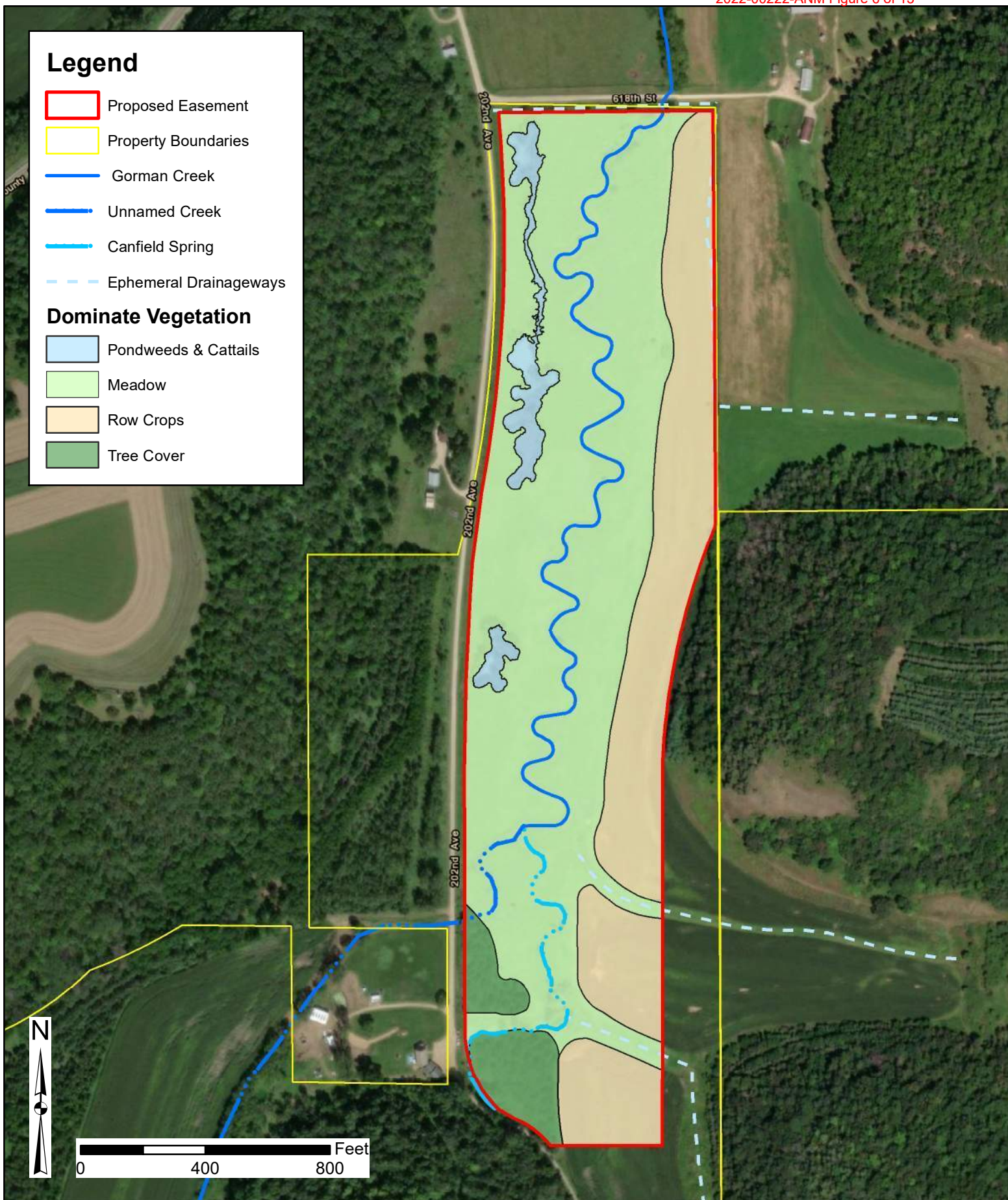
Gorman Creek Wetland Bank

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Figure 5

Approximate CRP Boundary**whks**

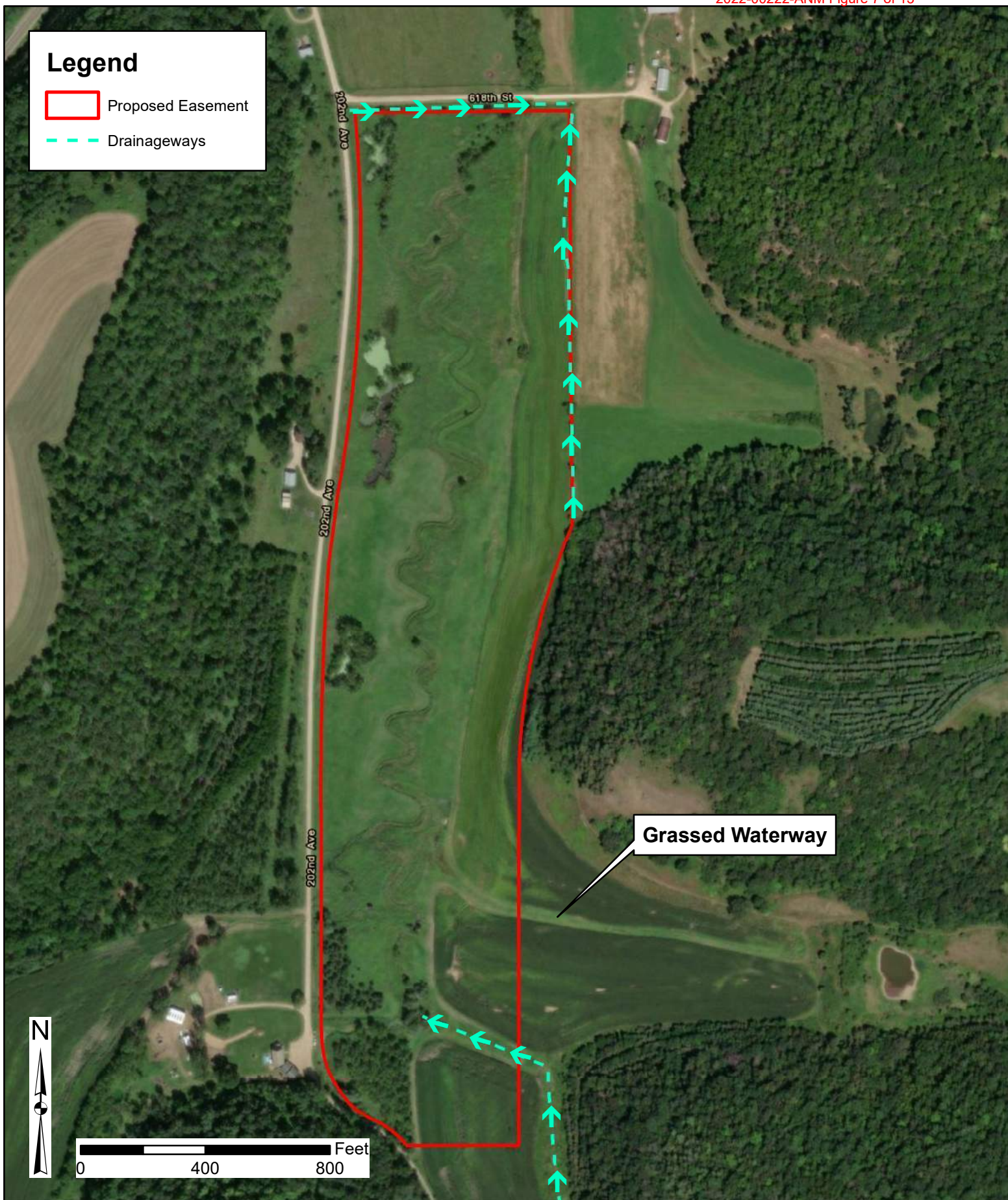
engineers + planners + land surveyors



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Figure 6
Existing Vegetation



Gorman Creek Wetland Bank

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Figure 7

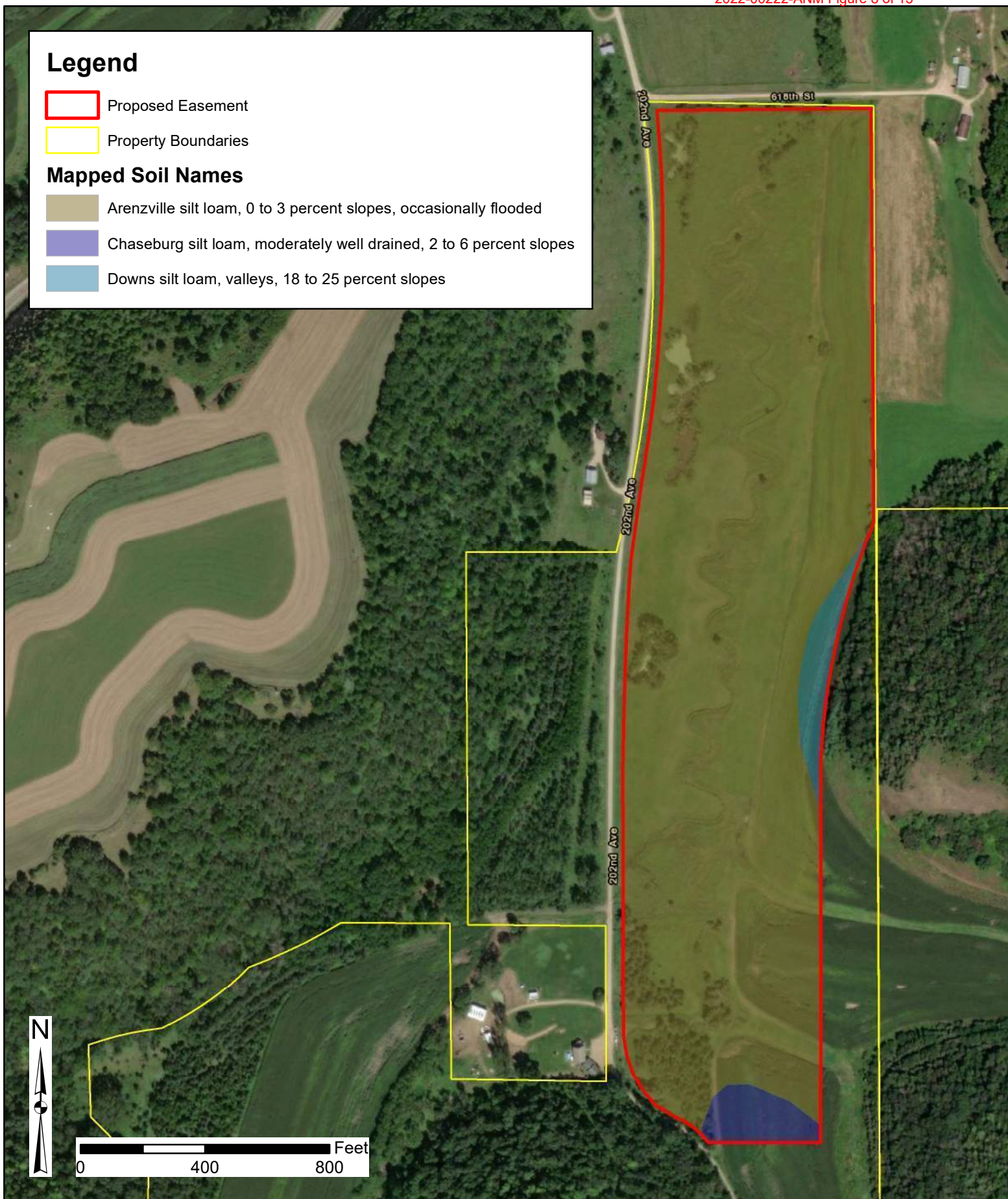
Hydrologic Alterations

Legend

- Proposed Easement
- Property Boundaries

Mapped Soil Names

- Arenzville silt loam, 0 to 3 percent slopes, occasionally flooded
- Chaseburg silt loam, moderately well drained, 2 to 6 percent slopes
- Downs silt loam, valleys, 18 to 25 percent slopes

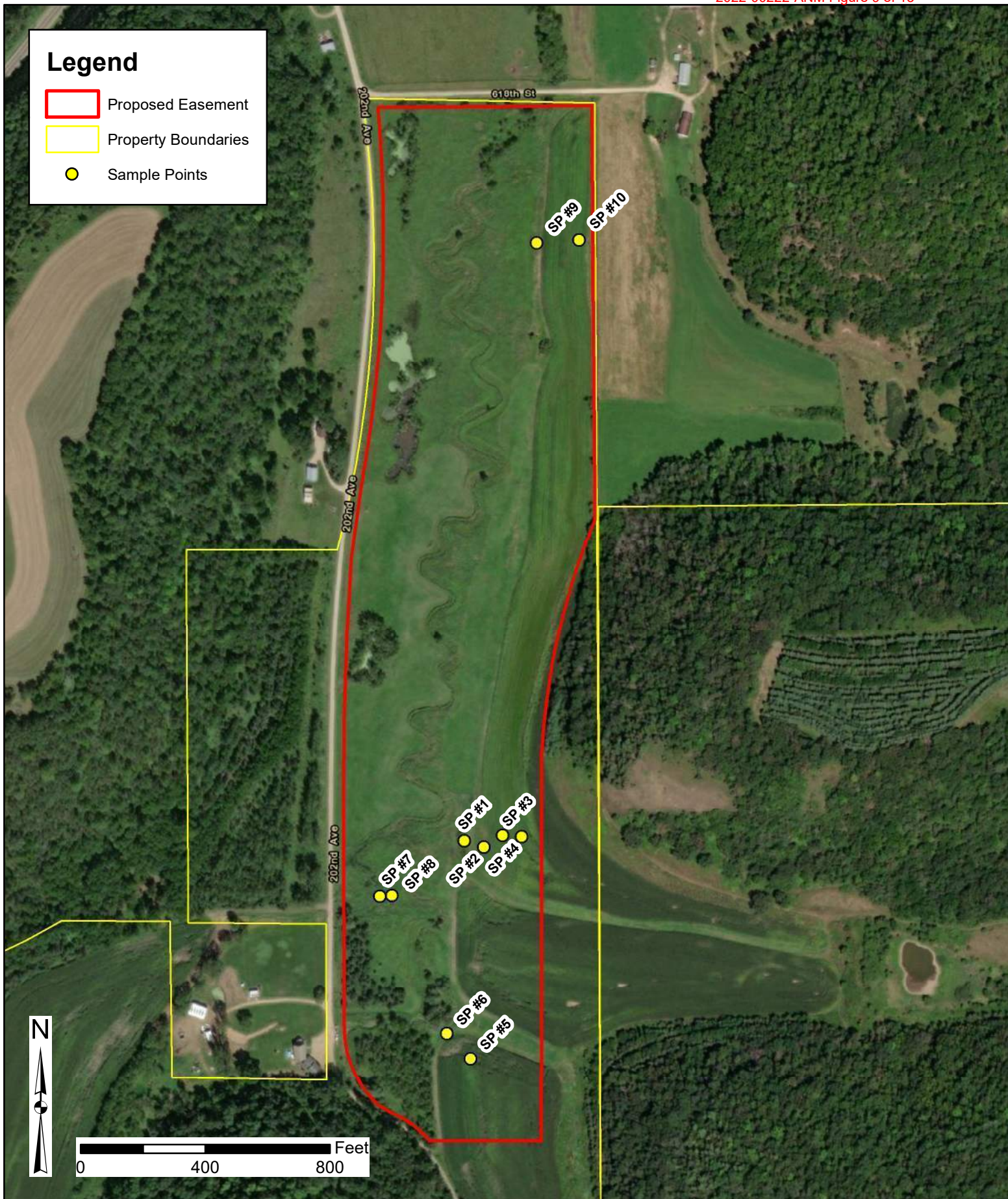


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Figure 8

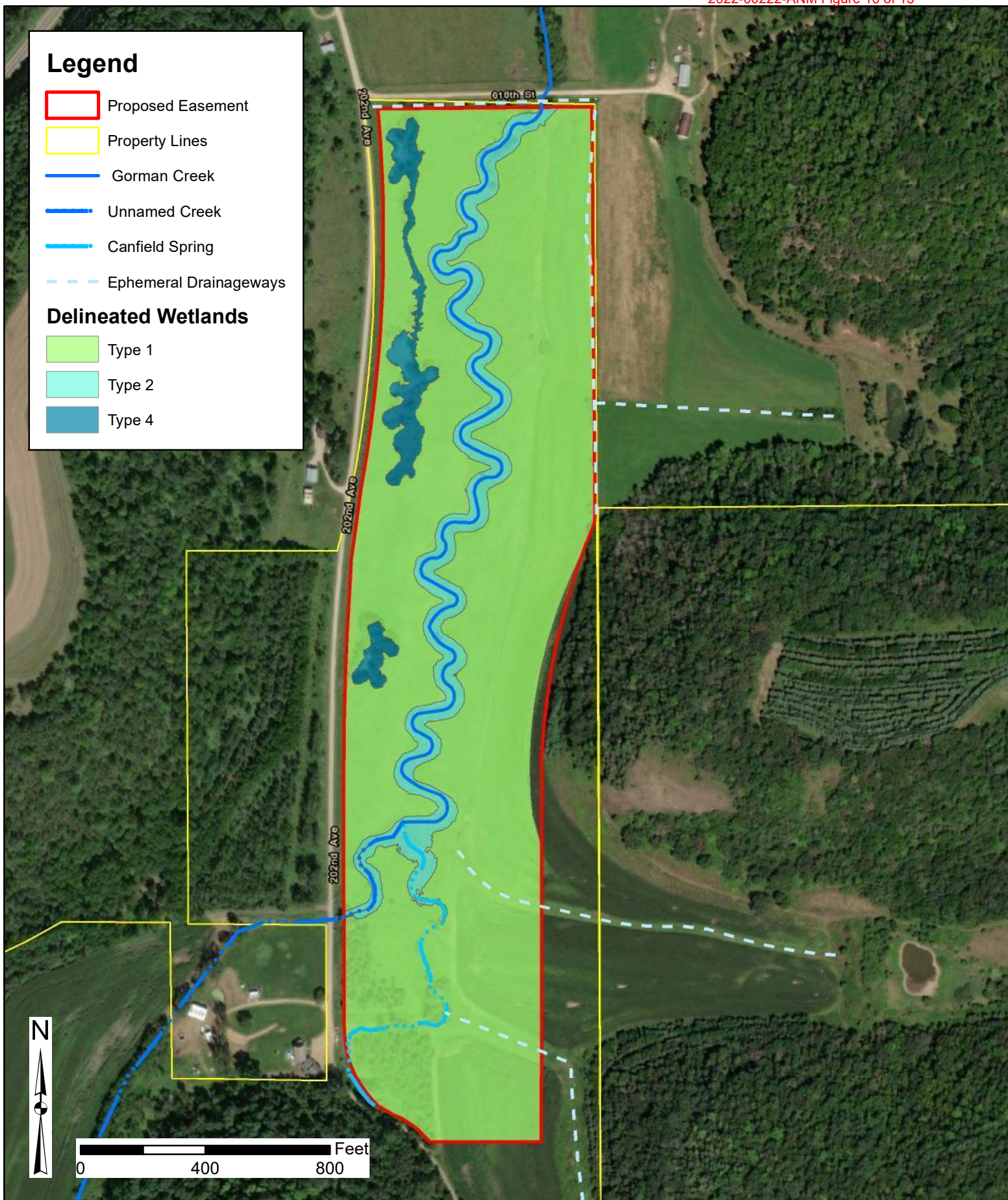
Web Soil Survey Map



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Figure 9
Sample Points



Gorman Creek Wetland Bank

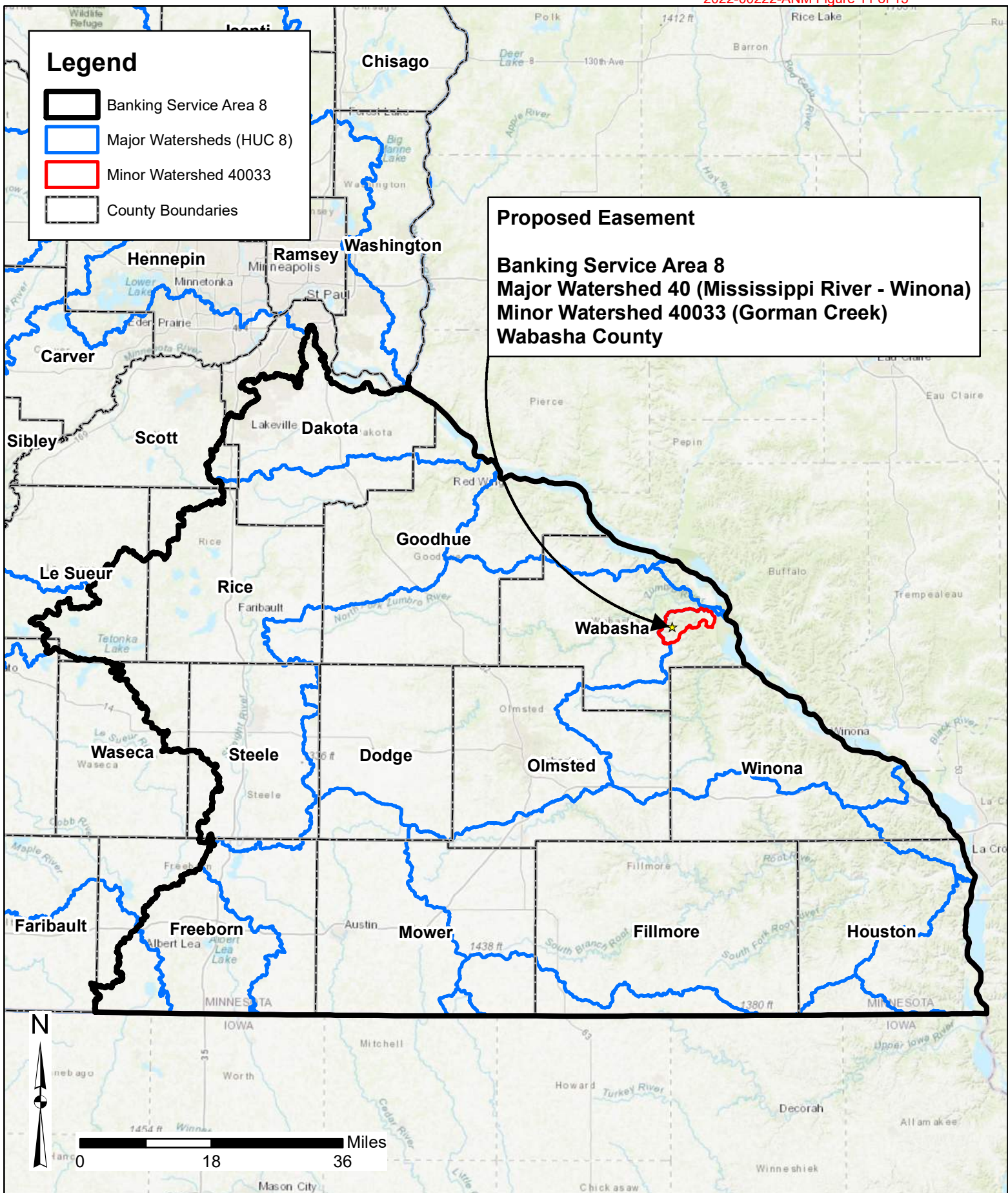
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Figure 10

Existing Wetlands

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Figure 11
Watershed Map

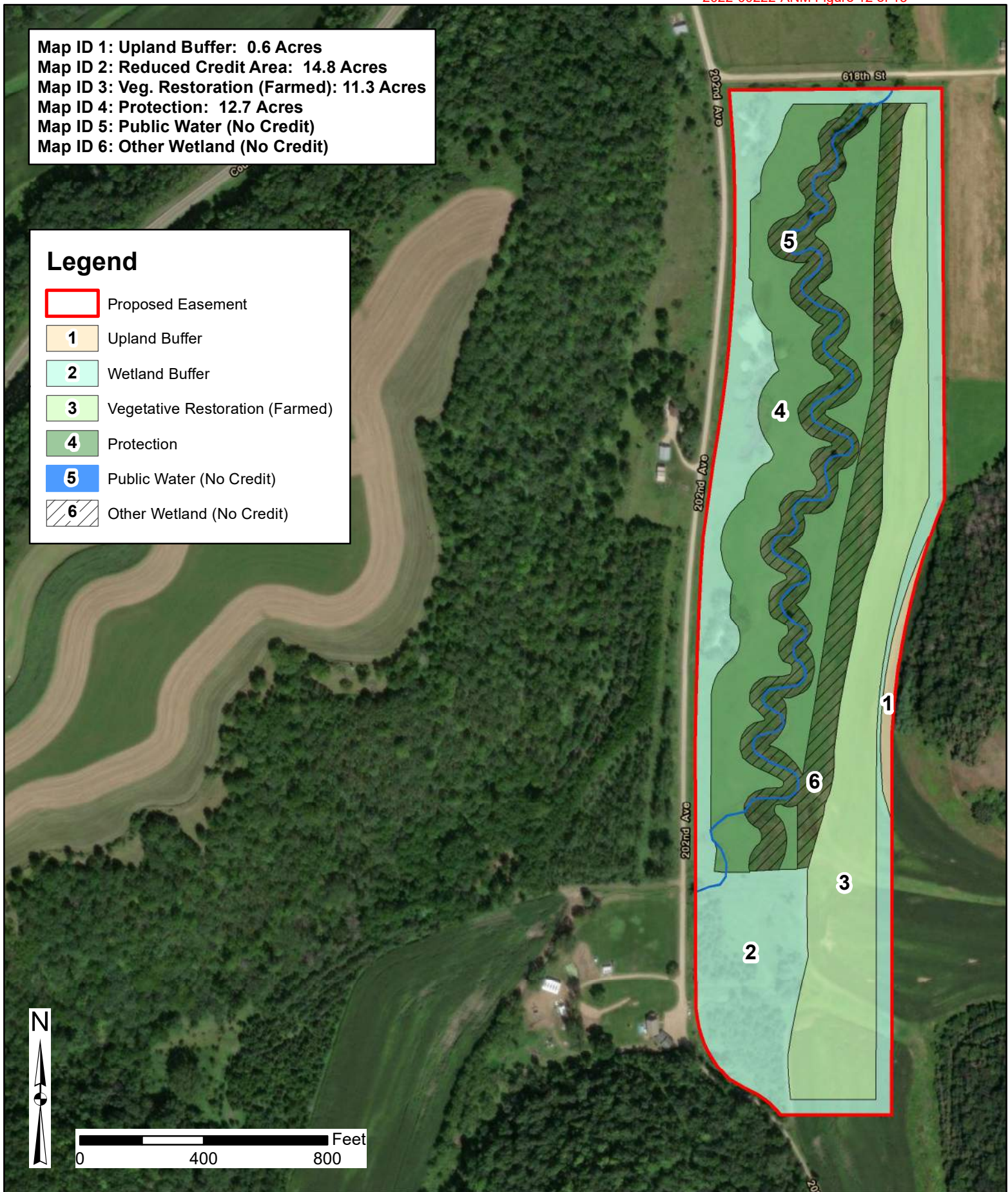
Map ID 1: Upland Buffer: 0.6 Acres
 Map ID 2: Reduced Credit Area: 14.8 Acres
 Map ID 3: Veg. Restoration (Farmed): 11.3 Acres
 Map ID 4: Protection: 12.7 Acres
 Map ID 5: Public Water (No Credit)
 Map ID 6: Other Wetland (No Credit)

Legend

- Proposed Easement
- 1 Upland Buffer
- 2 Wetland Buffer
- 3 Vegetative Restoration (Farmed)
- 4 Protection
- 5 Public Water (No Credit)
- 6 Other Wetland (No Credit)



0 400 800 Feet



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Figure 12
Credit Areas



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Figure 13
Vegetation Plan