

FYI on NDR

National Disaster Resilience

OCTOBER 2019



25 Property Owners Receive GIN Letters and Informational Meeting Invitation on Involuntary Acquisitions

After receiving an infusion of \$12 million in state match funds, the National Disaster Resilience Grant staff sent letters to notify property owners in two new smaller buyout areas in southeast Minot about the city's need to acquire 25 properties for future flood control projects. This effort is being done, in compliance with the federal requirements under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). These letters are called a General Information Notice, or GIN letters.

The letters include an invitation for these property owners to attend an informational meeting with staff that includes a question and answer period. This meeting is scheduled for Thursday, Oct. 24 at the Trinity Health Center-Riverside, Education Center, Auditorium Room from 6:30 to 7:30 p.m.

The properties receiving letters include some in the 1500 to 1700 block of Burdick Expressway East, some along 16th Street SE, 1st Avenue SE, or 8th Avenue SE, and others in nearby neighborhoods. Not all of these properties are needed in their entirety; some involve only a portion of the property. The property boundaries are determined as needed for specific flood control projects through a joint effort including the Souris River Joint Board, the City of Minot, and federal agencies, including the U.S. Army Corps of Engineers.

As is indicated in the letter, these select properties have been identified for purchase through involuntary acquisition, which is mandated by the federal URA.

The letter is not a contractual offer or a commitment to purchase; it is a general notice about the city's intent and an invitation to learn more at the informational meeting.

An estimated timeline of how long it might take to purchase a property is laid out in the letter. All dates are best estimates of the various steps in the process.

As the letter states, the City of Minot's goal is to attempt to negotiate amicable agreements for all property acquisitions prior to the use of eminent domain. Only a handful of the 143 properties already

acquired by the city through involuntary acquisition have reached the stage of discussions in court regarding eminent domain with a judge or administrative law clerk.

The letters also included information about the Resilient Homebuyer Program and how low/moderate income property owners might be able to take advantage of the \$60,000 no-interest mortgage buy down through the North Dakota Housing Finance Agency. Additional information on this program will be available to the property owners at the informational meeting and at future one-on-one meetings.



PROJECT HIGHLIGHTS

Acquisition Program

- 145 properties in the first three buyout areas have been acquired to date. These properties are needed to make way for flood mitigation projects.
- The city has demolished 95 properties in these first three buyout areas. The 2019 Round 2 and 3 Structure Demolition and Site Restoration projects have been issued the notice to proceed and work has begun. The 2019 Round 4 Structure Demolition and Site Restoration Project award will go to City Council and is expected to begin work in October.
- The city's structure and salvage auctions continue, and all sales generate program income which will be fed directly back into acquisition program future purchases.

Affordable Housing

- 57 people have applied to the Resilient Homebuyer Program: 25 remain in the process of review and eligibility verification through a lender of their choice, 25 applied for the program but were not eligible or withdrew, and five have closed to date with two more scheduled for October. The program continues to take applications.
- The Minot Housing Authority (MHA) released a Request for Qualifications (RFQ) for architectural services on the Milton Young Towers project in August; MHA has short listed two firms for interviews. MHA hopes to release a construction bid package in early spring 2020.
- One proposal was received for the Infill Mixed Use Affordable Multi Family Rental Housing Request for Proposals, which the city reviewed and approved. The Blu on Broadway mixed-use facility will provide 42 affordable rental units built above ground-level commercial space. The developer agreement is slated to be presented to City Council in October.
- The city entered into a subrecipient agreement with Lutheran Social Services Housing, Inc. to build 17 units of multi-family affordable rental housing; the environmental review process is underway, with a Finding of No Significant Impact (FONSI) likely to be published in early October.
- The broad review environmental assessment was completed in June for the Minot Area Community Land Trust's single-family affordable housing activity; the Land Trust is currently evaluating housing construction options.

Family Shelter

- The City entered into a subrecipient agreement with Lutheran Social Services Housing, Inc. to create a 6-unit family homeless shelter; the environmental review is underway, with a FONSI likely to be published in early October.

Downtown Gathering Place

- Earlier this year, the City extended voluntary acquisition offers to the property owners of the selected site for the Downtown Gathering Place. Negotiations were at a standstill for a number of months, with some tentative agreements reached and other negotiations far apart. The Technical Review Committee met on Oct. 1 and based on cost reasonableness and stalled negotiations with multiple property owners, the committee is providing the City Council with the recommendation to have the NDR team move the focus of the Gathering Place to site 1, the Trinity Health parking lot along Broadway and Second Avenue SW.

City Hall

- The city is currently reviewing various options for a new City Hall location.

CTE

- Stakeholders are meeting to determine next steps. This project is no longer being tied in directly with potential space for a new City Hall location.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions /

Demolitions / Relocations

- a. Total Budget - \$20,031,020
- b. Spent to Date - \$16,672,419

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$2,942,176

B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$1,149,733

C. Gathering Place

- a. Total Budget - \$6,000,000
- b. Spent to Date - \$191,207

D. Family Shelter

- a. Total Budget - \$3,041,500
- b. Spent to Date - \$99,074

Foster Economic Resilience and Diversification

A. Center for Technical Education

- a. Total Budget - \$1,540,000

B. Relocate City Hall

- a. Total Budget - \$3,750,000

Completed Projects

- Affordable Housing Supply & Demand Study
- Souris River Decision Support Tool
- Park South Renovations