

FYI on NDR

National Disaster Resilience

NOVEMBER 2019



Gathering Space focus shifts to new site in downtown

The Minot City Council continues to press forward with the Downtown Gathering Space project under the NDR Action Plan. The council voted on Oct. 7 to shift attempts to secure a location that would be as close as possible to two acres from Site #2 to Site #1. The voluntary acquisition process that had been on-going for the past eight months from Site #2, on the northeast corner of First Avenue SE and First Street SE, resulted in the city and potential sellers being approximately \$900,000 apart on negotiations.

The property on Site #1 is the parking lot owned by Trinity Health, just south of ReStore on South Broadway, between Second Avenue SW and Third Avenue SW. According to information provided by City Assessor Kevin Ternes, the property is likely to be valued at approximately \$867,000. Since Trinity Health is a non-profit entity, this block doesn't have a history of assessed values and is not currently being assessed any taxes.

According to the City's Action Plan with the U.S. Department of Housing and Urban Development (HUD), the Gathering Space was long envisioned as a public space where residents can enjoy special attributes of Minot and the surrounding region. By creating a place where people can come together, this gathering place promotes a more vibrant and resilient downtown and will have a collective impact on various economic backgrounds which comprise the Minot community.

To provide historical context, the city held a series of public meetings in 2017, 2018 and 2019 to garner ideas and support for potential locations to become a community gathering space. Three sites that qualified as potentially meeting the project's needs, were considered and evaluated by a community Gathering Space Technical Review Committee. The City Council accepted the committee's recommendations



The Trinity Health parking lot in this photo is the site the City would now like to purchase for a Downtown Gathering Space.

in 2018 and agreed at that time to the priority order; 1. Site #2, 2. Site #1, 3. Site #3. Since the process required using voluntary acquisition and a cost benefit analysis, the council agreed to progress down the line of these possible sites if the top option didn't pan out.

The first step in working toward the voluntary acquisition of Site #1, the Trinity Health parking lot property, has been executed, as NDR Grant Program Manager and Chief Resilience Officer John Zakian sent a letter to Trinity Health CEO John Kutch. In the letter, Zakian asked to gauge Trinity's interest in discussions with the City of Minot regarding the site becoming the location of the Gathering Space. Should there be interest in discussion, the City of Minot and Trinity Health would meet to review the required process and parameters as laid out by HUD for the project.

Wayfinding planning finished

Planning category NDR funding was used recently to provide the city with a key development tool, the strategic framework for

wayfinding signs both within the downtown and leading to the downtown from other parts of the city. The work was done by Ackerman-Estvold and presented to the City Council by NDR Grant Program Manager John Zakian on October 21. In the report are 92 strategic locations for potential signs throughout Minot. This includes locations along principal arterial roads entering the city, at key intersections throughout the city near major attractions, and various types of signs within the downtown itself.

Zakian presented a range of potential costs to implement the project, from \$160,000 to \$750,000 or more, depending on the exact type of wayfinding signs. In his presentation Zakian emphasized that additional planning dollars under NDR cannot be used as a source of money for implementing the study's recommendations.

The City Council unanimously accepted the report's findings and implementation options are expected to be explored in the future.

PROJECT HIGHLIGHTS

Acquisition Program

- Overall, the City of Minot has acquired 139* properties to date: 79 properties using NDR-CDBG funds and 60 properties using State Water Commission Funds; 7 properties included in the 79 NDR properties were partially-funded with State Water Commission Funds. These properties are needed for on-going or upcoming flood mitigation projects. *In past tabulations, some of the properties were double counted due to the complexity of funding sources. 139 is the accurate number of properties acquired to date.
- The city has demolished 104 properties in the first three buyout areas. The 2019 Rounds 2, 3 and 4 Structure Demolition and Site Restoration projects have been issued the notice to proceed and work has begun.
- 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: 27 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. The program continues to take applications.
- The Minot Housing Authority released an RFQ for architectural services on the Milton Young Towers project in August and two architectural and engineering firms were interviewed. Firm selection is forthcoming.
- The Blu on Broadway mixed-use affordable rental housing facility came in response to the city's request for proposal and will provide 42 rental units built above a ground-level commercial space. The developer agreement has been drafted and is under review. Presentation of the agreement to the City Council for approval is anticipated to be in early December.
- Minot entered into a sub-recipient agreement with Lutheran Social Services Housing, Inc. to build 17 units of multi-family affordable rental housing; the environmental review process is nearing completion.
- 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 sub-recipient agreement with Lutheran Social Services Housing, Inc. to create a 6-unit family shelter; the environmental review process is nearing completion.

City Hall

- The city is currently reviewing options for a new City Hall location, as the Engineering Department is assessing two downtown properties.

CTE

- Stakeholders are reviewing potential locations for the CTE.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions /

Demolitions / Relocations

- a. Total Budget - \$20,031,020
- b. Spent to Date - \$16,686,005

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