

# FYI on NDR

National Disaster Resilience

February 2021



## Construction Update

Despite dropping temperatures, Minot's Action Plan for the National Disaster Resilience (NDR) program's construction projects has maintained momentum into the new year. The ongoing construction projects have continued on a course where all the funds are on track to be spent by the grant deadline.

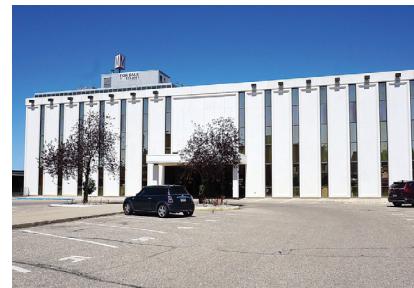
### City Hall

In November of 2020, Minot City Council approved an offer of \$2.6 million to purchase the former Wells Fargo building to relocate Minot City Hall and the purchase agreement is currently in review.

The new location will offer more space, bring together city offices, and open space for other departments to expand. The new site meets the National Disaster Resilience grant requirement to rehabilitate an existing building in Minot's downtown core.

The city received the Phase II Environmental Site Assessment report which was reviewed and approved by the North Dakota Department of Environmental Quality.

The city has informed the current tenants of the change of ownership.



Former Wells Fargo Building



Blu on Broadway

### Blu on Broadway

Construction continues to move quickly at Blu on Broadway, a 5-story mixed-use development that broke ground this summer. Construction will proceed through the winter with roofing, exterior windows, and interior work. The opening date is expected in mid-to-late summer.

Blu on Broadway meets two key goals of the NDR program: providing quality housing for low-or-moderate-income residents and leveraging funding sources.

### Milton Young

Milton Young Tower (MYT), owned and managed by the Minot Housing Authority (MHA), will be undergoing extensive renovations that include updates to mechanical systems, power backup systems, waste stack replacement, and high efficiency plumbing and lighting installation. New windows will be installed for energy efficiency and noise reduction on the first floor of the building. Renovations will result in 18 additional two-bedroom apartments in the building to meet the needs of the Minot area.

The work to replace the waste stacks will be completed in phases and residents will be temporarily relocated to another apartment within Milton Young Tower while construction is completed. A unique GIS-based construction and relocation model was developed for the project to manage the temporary relocation process. To the greatest extent possible residents will be relocated to a unit on their floor making it easier for tenants. A professional packing and moving company has been hired to manage each move, provide the level of packing services required for each tenant and move the residents' belongings to their temporary residence and then back to their apartment once the renovations in their area are completed.

MHA is preparing a monthly newsletter for all MYT residents to keep them up to date on the renovation progress and each phase of tenants who are temporarily relocated will receive bi-weekly communication from MHA on the project. Residents can also meet with on-site MHA staff if they have questions or concerns. A meeting with the initial phase of residents to be relocated was held last week, MHA provided masks and proper social distancing was maintained for those who attended. Staff met one-on-one with the remaining residents to ensure their questions were answered as well. Ongoing communications and regular reminders about fire and safety protocols will help to ensure everyone's health and safety through the project. MHA has been working closely with First District Health Unit to ensure state and CDC COVID-19 guidelines are followed during the entire project to keep residents, workers, and MHA staff healthy and safe.

Construction work on the interior of the building will begin March 1.



Milton Young Tower

# PROJECT HIGHLIGHTS

## Acquisition Program

- Overall, the City of Minot has acquired 172 properties to date: 81 properties using NDR-CDBG funds and 91 properties using State Water Commission Funds; 7 properties included in the 81 NDR properties were partially funded with State Water Commission funds. These properties are needed for on-going or upcoming flood mitigation projects.
- The City has demolished 141 properties in the first three buyout areas. All demolition activities have been completed for the 2020 demolition season. Demolition work will resume in the spring of 2021.
- 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

- 142 people have applied to the Resilient Homebuyer Program: 58 remain in the process of review and eligibility verification through a lender of their choice, 54 applied but were not eligible or withdrew, and 30 have closed to date. The program continues accepting applications.
- Construction is slated to begin in late January on Milton Young Towers (MYT) rehabilitation project; Minot Housing Authority (MHA) Board will begin with first floor renovations, which do not affect residents.
- Construction is ongoing on the Blu on Broadway mixed-use affordable rental housing facility; with the mild winter weather, construction continues to move forward.
- The City entered into a subrecipient agreement with Essential Living to build 22 affordable housing units, which will be known as Park South II; project work is planned to resume in the spring.

## City Hall

- In April, Council approved the Wells Fargo building as the new City Hall location. The Phase II Environmental Site Assessment (ESA) is complete and acquisition of the site is forthcoming.

## Center for Technical Education

- Minot State University, Dakota College at Bottineau, and Minot Area Chamber EDC are working to move the purchase of the Trinity building forward.

# PROJECT OVERVIEW

## Reduce Flood Risk/ Improve Water Management

- A. Buyouts / Acquisitions / Demolitions / Relocations**
  - a. Total Budget - \$20,054,616
  - b. Spent to Date - \$18,490,592

## Build Affordable Resilient Neighborhoods

- A. Multi-Family Affordable Housing**
  - a. Total Budget - \$20,897,000
  - b. Spent to Date - \$6,157,317
- B. Single-Family Affordable Housing**
  - a. Total Budget - \$12,807,750
  - b. Spent to Date - \$2,869,791
- C. Family Shelter**
  - a. Total Budget - \$3,041,500
  - b. Spent to Date - \$790,273

## Foster Economic Resilience and Diversification

- A. Center for Technical Education**
  - a. Total Budget - \$3,540,000
  - b. Spent to Date - \$40,230
- B. Relocate City Hall**
  - a. Total Budget - \$7,750,000
  - b. Spent to Date - \$30,190

## Completed Projects

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