

# FYI on NDR

National Disaster Resilience

July 2021



## Turning Plans into Actions

Ever since the National Disaster Resilience (NDR) grant was awarded to the City of Minot, these funds and resources have served as a catalyst for progress towards a resilient and thriving community. Having federal dollars and guidelines to spend those funds has served the community well in helping develop comprehensive and effective plans and then leveraging dollars to spur real investment and development in Minot. As we look back at a decade of recovery, we recognize the impact these programs have had in the community.

## International Economic Development Council Report

Following an immersive and thorough assessment of the City of Minot with an emphasis on Minot's downtown, the International Economic Development Council (IEDC) issued a report identifying economic development needs within the city and strategies for fostering economic growth and resiliency.

The IEDC report identified among Minot's strengths its diversified economy, downtown assets and attractions as a regional destination. It also called out a population getting younger on average and a downtown ready for redevelopment, entrepreneurship growth and assets such as an airport. This report detailed several recommended steps and initiatives for the committee to pursue.

One major milestone reached from the partnership of the National Disaster Resiliency funds and recommendations from the IEDC is the One Brand Minot marketing effort. Stakeholders were engaged and together created a consistent and strong brand for the community. The Minot Area Chamber EDC, Visit Minot and the City developed a new logo, brand and marketing plan that was implemented in 2020. Those efforts can be seen in new logos for both Visit Minot and the Minot Area Chamber EDC as well as sense-of-place signage and a new monument in downtown Minot.

The IEDC report and recommendations continue to be a tool utilized by the community to develop and take advantage of resources for Minot to grow and thrive as a resilient community.

## Downtown Opportunity Zone

Minot is one of 25 North Dakota communities approved for an Opportunity Zone as part of a new tax incentive program through the U.S. Department of Treasury; Minot's Opportunity Zone includes the downtown business district. The tax incentive will provide capital gains tax exemptions from the federal government on investments into economic development, boosting financing of commercial and business activities in the downtown.



*The One Brand logo installed permanently in downtown Minot.*

An Opportunity Zone is an investment initiative in the 2017 Tax Reform Act passed by Congress and signed by then President Donald Trump in December 2017. Doug Burgum included the city's downtown census tract as one of North Dakota's 25 census tracts submitted for the Opportunity Zone designation.

The federal law allowed each government to nominate a fixed number of census tracts. Upon review by the U.S. Department of Treasury of the nominated census tracts the nominated areas were approved as Opportunity Zones.

The downtown census tract also contains the state Renaissance Zone. The Renaissance Zone combined with the Opportunity Zone designation has given the city solid market opportunities to entice additional investments.

For the NDR grant, additional capital gains tax breaks have encouraged investments from the private sector in federal grant projects in downtown.



*This historic fountain was reinstalled as part of the Downtown Minot revitalization work.*

## Economic Development Administration Planning and Infrastructure Upgrades

The U.S. Department of Commerce's Economic Development Administration (EDA) initially awarded a \$387,500 grant to the city of Minot and the Souris Basin Planning Council in North Dakota to help develop a disaster recovery plan and strategy that would support the long-term economic resiliency of the city.

In May 2013, EDA awarded the City \$18 million to rebuild and upgrade the deteriorated public infrastructure in a 26-block area of downtown Minot. The investment funded the replacement of water, sewer and lighting infrastructure and replacement of all curb, gutter, sidewalks, streets and traffic lights within downtown Minot. The improvements also increased accessibility to the North Hill retail corridor and supported development of approximately 13-acres of retail space and construction of an additional 13-acres adjacent to the site for commercial and mixed-use development.

With improved infrastructure in place, the businesses and residents who call downtown their home have a brighter future ahead. And today, North Hill now houses a grocery store, gas station, hardware store, clinics and many other new businesses providing the city with increased resiliency in the event of another major disaster. To date, it is estimated that new businesses have created more than 225 jobs. Additional commercial buildings continue to be built.

## Blu on Broadway Welcomes X-Golf as First Tenant

X-Golf, a state-of-the-art golf simulator company with over 30 franchise locations around the U.S., plans to open its first location in North Dakota in the lower level of Blu on Broadway. X-Golf Minot will feature six golf simulator stations where golfers hit into a soft screen depicting one of over 50 golf courses. Golfers will also be able to eat and drink during their round of golf with a full-service bar and small kitchen.



*Blu on Broadway, future home of X-Golf.*



## PROJECT HIGHLIGHTS

### Acquisition Program

- Overall, the City of Minot has acquired 189 properties to date: 81 properties using NDR-CDBG funds and 108 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 146 properties in the first four buyout areas. The demolition contractor is continuing with demolition activities on assigned properties.
- 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

- 176 people have applied to the Resilient Homebuyer Program (RHP): 46 RHP applicants have purchased a home under the program, two (2) additional closings are ready to be scheduled; 50 RHP applicants are in the project pipeline (i.e., working with lender or realtor, looking for a property, etc.), 78 RHP applicants have withdrawn their application (i.e., moved away, lender determined they were not eligible, etc.). The program continues accepting applications.
- Milton Young Towers (MYT) renovation project continues. The contractor has experienced some minor material delays; however, it is anticipated this will be resolved over time as manufacturing increases.
- Construction advances on Blu on Broadway mixed-use affordable rental housing facility; occupancy is slated for this October.
- Construction on Park South II resumed in the spring and is making progress.

### Family Homeless Shelter

- City staff is meeting with interested parties to assume construction and operation of the Family Homeless Shelter.

### City Hall

- A schematic design of the new city hall complex was presented to Council at the June 21st meeting; environmentally friendly and efficient design will be a component of the future location. The substantial amendment to the Action Plan to relocate the tenants in the building was posted on the City website for a 30-day comment period and has been sent to HUD for their review and approval.

### Center for Technical Education

- Minot State University, Dakota College at Bottineau, and Minot Area Development Council are working to move the purchase of the Trinity building forward, anticipating an agreement later this summer.

## PROJECT OVERVIEW

### Reduce Flood Risk/ Improve Water Management

#### A. Buyouts / Acquisitions /

#### Demolitions / Relocations

- a. Total Budget - \$20,055,768
- b. Spent to Date - \$18,506,650

### Build Affordable Resilient Neighborhoods

#### A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$7,850,869

#### B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$3,903,326

#### C. Family Shelter

- a. Total Budget - \$3,052,260
- b. Spent to Date - \$811,715

### Foster Economic Resilience and Diversification

#### A. Center for Technical Education

- a. Total Budget - \$3,540,000
- b. Spent to Date - \$30,190

#### B. Relocate City Hall

- a. Total Budget - \$7,750,000
- b. Spent to Date - \$2,717,207

### Completed Projects

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