

# FYI on NDR

National Disaster Resilience

December 2021



## 2021 A Milestone Year for NDR Program in Minot

As Minot passed the ten-year mark in flood recovery efforts, the City's NDR program celebrated many accomplishments on the road to making the community stronger and more disaster resilient.



### Minot City Hall

During the 2011 flood, extraordinary efforts were required to protect City Hall and the central emergency communications system. While those efforts were successful, the City chose to eliminate potential risk by relocating City Hall and the emergency communication system. On February 23rd, the City took a major step towards relocating city hall with the purchase of the former Wells Fargo Bank building in downtown Minot; City staff is managing the rehabilitation and retrofitting activities on the property with \$7.75 million of NDR funds allocated towards the project.



### Milton Young Towers

Along with the celebration of its 50th Anniversary, the Milton Young Towers apartment complex is experiencing a major upgrade thanks to its NDR funding. The City has allocated \$5 million, and Minot Housing Authority leveraged an additional \$800,000 towards resilient building renovations. These renovations include updates to mechanical systems, fire safety, power backup systems, waste stack replacement, and high-efficiency plumbing and lighting installation. Renovations will result in 18 additional two-bedroom apartments in the building to meet the Minot area's needs.

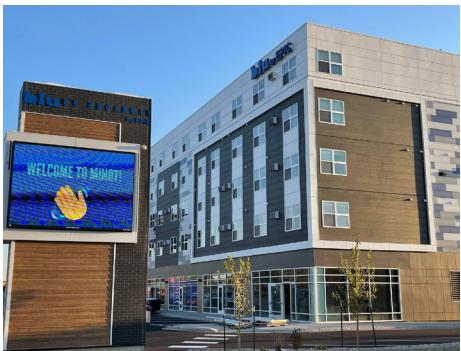


## Center for Technical Education

In October, the City acquired Trinity's downtown property, which will become the new Center for Technical Education (CTE). Minot State University (MSU) and Dakota College at Bottineau (DCB) will provide programming and management for the CTE. MSU and DCB will work with schools to develop post-secondary training options for targeted career programs. Discussions on initial programming have centered around courses in hospitality, computer related fields and training for Certified Nursing Assistants.



The City has earmarked \$3.54 million in NDR funding for the project, which will foster economic resilience and diversification and bring Minot in line with other larger communities like Fargo, Bismarck and Grand Forks which have similar facilities.



## Blu on Broadway

Blu on Broadway, a master-planned mixed-use development, celebrated its grand opening in October. This development is a 5-story building that includes main level commercial space, and long-term affordable housing units on the upper floors.

This project is made possible by the partnership between EPIC Companies, and the City of Minot, utilizing NDR funding for the affordable housing component. X-Golf, a state-of-the-art golf simulator company with over 30 franchise locations around the U.S., opened its first location in North Dakota in the lower level of Blu on Broadway.



## Resilient Homebuyer Program

The successful NDR Resilient Homebuyer program, which provides financial assistance to low-to-moderate income (LMI) Minot households affected by the 2011 flood, celebrated its 50th closing in July, and looks to close on more than 60 homes by the end of 2021. Encouraged by its success, Council approved the allocation of an additional \$1.5 million in NDR funding to this single-family affordable housing program.

## Acquisition of Flooded Properties Program

Since the initial HUD grant of \$67.5 million to the City of Minot in 2012, the City has worked with the Souris River Joint Board in partnership with the State Water Commission to use their leverage funds and HUD grant funds including NDR to acquire 475 flood-damaged properties throughout the valley and move these residents and businesses out of harm's way, allowing for the construction of the phases of the Mouse River Flood Protection Plan.

# PROJECT HIGHLIGHTS

## Acquisition Program

- Overall, the City of Minot has acquired 207 properties to date: 81 properties using NDR-CDBG funds and 126 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.
- So far, the City has demolished 187 properties in the first five buyout areas; the demolition contractor is continuing with demolition activities on assigned properties. A new demolition contract will be advertised and awarded in spring 2022 to continue demolition activities in the buyout areas. 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

- 183 people have applied to the Resilient Homebuyer Program (RHP): 60 RHP applicants have purchased a home under the program; 26 RHP applicants are in the project pipeline (i.e., working with lender or realtor, looking for a property, etc.), 97 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 on schedule; project principals have scheduled a meeting to revisit timeframes and make sure it is still on track to complete June 2023. The City is reviewing two draw requests by the contractor.
- Construction is ongoing on Park South II, a 22-unit affordable housing development. The project is on schedule; all utilities are in and housing units should be framed in before winter. It is anticipated that substantial construction work will resume Spring 2022.
- Construction is underway on Souris Heights, a 54-unit affordable senior housing complex.
- The City continues to work with Project BEE to move the development of the 17-unit affordable housing development forward; the revised subrecipient agreement between the City and Project BEE was approved by Council in September. Project BEE (formerly YWCA) is working to get their SAM.gov registration completed in their new name prior to beginning any work.

## Family Homeless Shelter

- The City continues to work with Project BEE to move the development of the family homeless shelter forward; the revised subrecipient agreement between the City and Project BEE was approved by Council in September. Project BEE (formerly YWCA) is working to get their SAM.gov registration completed in their new name prior to beginning any work.

## City Hall

- Tenant relocation activities at the new City Hall are underway and tenants should be relocated by the end of this month. Following the bid specs' approval at the November 1 Council meeting, a pre-bid conference was held on November 18. The City is renting space to I-Help Inc. to conduct a holiday food drive at the building; food drive goes November 11 thru December 26.

## Center for Technical Education

- The purchase of the Trinity building closed on October 8th. A lease agreement was executed between Minot State University, Dakota College at Bottineau, and Minot Area Development Council. Council approved the subrecipient agreement at the November 15th meeting.

# PROJECT OVERVIEW

## Reduce Flood Risk/ Improve Water Management

### A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total NDR Funds Budgeted - \$21,055,768
- b. Spent to Date - \$18,512,478

## Build Affordable Resilient Neighborhoods

### A. Multi-Family Affordable Housing

- a. Total Budget - \$23,903,487
- b. Spent to Date - \$10,072,781

### B. Single-Family Affordable Housing

- a. Total Budget - \$8,807,750
- b. Spent to Date - \$4,790,759

### C. Family Shelter

- a. Total Budget - \$3,058,012
- b. Spent to Date - \$990,200

## 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 - \$2,901,434

## Completed Projects

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