

FYI on NDR

National Disaster Resilience

February 2022



Minot Kicks Off New City Hall Project

When the City of Minot was awarded \$74.3 million as part of the Housing and Urban Development National Disaster Resilience (NDR) competition, one of the projects in the City's action plan was relocating Central Dispatch and City Hall away from a potential flood zone and into an existing building in downtown Minot. The original NDR allocation for the project was \$3.75 million. Another \$4M was added to the project by a substantial amendment that eliminated the Downtown Public Gathering Space project. Through action at the January 2022 city council meeting a substantial amendment added an additional \$472,593 to the city hall project, bringing the total NDR project allocation to \$8,222,593. The project is being managed by City of Minot Engineer, Lance Meyer.

A lot has taken place during the last few years to bring the project to fruition. Lance Meyer shared, "The project is moving quickly, and I'm pleased with the collaboration and teamwork to get us where we are today with bids awarded and plans for construction of the new City Hall moving forward." Meyer added, "The current City Hall isn't conducive for good public business. It will be exciting to be in the heart of Downtown Minot and be more accessible to the public in which we serve."

In 2020, City staff and members of Minot City Council toured two potential locations for a new City Hall – the Wells Fargo building and the Big M building. Both buildings provided enough space for the City's current and future needs, but the Big M building would need substantial repair and renovations to fit the City's needs. It was estimated the purchase and renovations to the Big M building would exceed more than \$30 million. So, the decision was made to move forward with the purchase of the Wells Fargo building and on February 23, 2021, the City of Minot purchased the former Wells Fargo building downtown using Community Development Block Grant NDR funds to complete the \$2.601 million purchase.



Lance Meyer
City of Minot Engineer



WELCOMING

- Encourage civic engagement.



STEWARDSHIP

- Maximize the impact of taxpayer resources; stay on budget.



TOP TALENT

- Facility as a tool to recruit and retain the best staff.



COLLABORATION

- Foster collaboration and teamwork amongst departments.



FLEXIBILITY

- Spaces that adapt to ever-changing technological and staffing needs.



USER FRIENDLY

- City Hall as a 'one-stop-shop' for citizens.



JLG was selected as the architectural firm by a selection committee that included four City staff members and Council President, Lisa Olson. As part of the project, the architects led a 2-day kick-off workshop in March of 2021, with the goals of establishing basic project parameters, gathering information, and identifying department needs and wants. During that process, discussion involved project goals and aspirations of the building committee to help define what success looks like. These goals are the foundational benchmark on which all decisions will be based moving forward. Throughout the project, the design team and building committee will revisit these often in order to ensure the project stays on course.

Rolac Contracting, Inc was selected as the low bid on the project and was awarded a 450-day contract. The City targeted spring of 2023 to move into their new location. Total cost is estimated at \$15.75 million, which includes construction and other project expenses.

The new location will provide a safe site away from any potential flooding for the emergency dispatch center, which is one of the primary goals of this project. The relocation will also help many of the City staff members work more efficiently and provide proper space for employees who are currently working in cramped quarters at City Hall or in offices in other buildings.

PROJECT HIGHLIGHTS

Acquisition Program

- Overall, the City of Minot has acquired 213 properties to date: 87 properties using NDR-CDBG funds and 126 properties using State Water Commission Funds; 7 properties included in the 87 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 172 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

- 193 people have applied to the Resilient Homebuyer Program (RHP): 64 RHP applicants have purchased a home under the program; 28 RHP applicants are in the project pipeline (i.e., working with lender or realtor, looking for a property, etc.), 101 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 to make progress; and is about 40% complete. The lessons learned during phase I of the project have prepared all parties for phase II temporary relocations and renovations of the units to move forward expeditiously.
- Construction is ongoing on Park South II, a 22-unit affordable housing development. Substantial construction work will resume Spring 2022.
- Construction is underway on Souris Heights, a 54-unit affordable senior housing complex. A quarterly report and draw request were recently received by the City and are under review.
- The City continues to work with Project BEE to move the development of the 17-unit affordable housing complex forward; A/E revisions to the original design plans are being completed by EAPC.

Family Homeless Shelter

- The City continues to work with Project BEE to move the development of the Family Homeless Shelter forward; A/E revisions to the original design plans are being completed by EAPC.

City Hall

- A pre-construction meeting occurred on January 18th. Due to construction bids being significantly more than the engineer's estimate, a substantial amendment was approved by city council for public comment prior to submission to HUD. The substantial amendment directs additional funding to the project from planning activities that will not be completed under NDR.

Center for Technical Education

- The City, CTE parties, and the ND university association are revising some details in the subrecipient agreement, which will be addressed at a February Council meeting. A contract for A/E services is forthcoming.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total Budget - \$21,057,016
- b. Spent to Date - \$19,715,800

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$23,912,136
- b. Spent to Date - \$12,037,063

B. Single-Family Affordable Housing

- a. Total Budget - \$8,807,750
- b. Spent to Date - \$5,188,592

C. Family Shelter

- a. Total Budget - \$3,058,012
- b. Spent to Date - \$996,477

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 - \$3,103,954

Administration

- a. Total Budget - \$3,752,270
- b. Spent to Date - \$2,190,265

Completed Projects

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