

FYI on NDR

National Disaster Resilience

May 2022



NDR Acquisitions Aid in Flood Mitigation

The primary goal of Minot's National Disaster Resilience (NDR) program is to reduce flood risk and increase resilience, which the City works to accomplish through its acquisition efforts. This program focuses on getting residents and businesses in the valley out of harm's way by purchasing their property and providing relocation services to safer, more resilient locations.

"Acquiring these properties not only helps to relocate citizens out of the flood zone. We have cleared areas in the valley that are now used for flood prevention construction, saving more homes and properties from future flood events," said Justin Redding, Construction Manager with CDM Smith. "As we near the end of NDR Acquisitions, it's easy to see this program's impact in Minot. Properties that were once in danger of flooding now aid in creating a more resilient community, and citizens have found safer homes."

The City of Minot follows a process that prepares acquired properties for flood mitigation and protection projects, helping to meet the critical goals of the NDR program. Once a property is purchased, the first step is to perform an asbestos inspection and determine if any asbestos materials will need to be abated before structure demolition. Next, a walkthrough is conducted of all acquired structures to determine auction or salvage potential. After

this walkthrough, recommendations are made based on the presence of hazardous materials, age, condition, relocation ability, and urgency of demolition timeline. Several factors can influence if a structure will be sent directly to demolition, which include presence of asbestos, dilapidated structures, or if the land is urgently needed for the advancement of a flood control project. On the other hand, if the structure is in good condition with no asbestos and the timeline allows, the structure is typically sent to auction. If the main structure is in poor condition, but items left have some value, it is typically sent to the salvage process.

The auction process begins with opening sealed bids for a structure. Bidders vie for the opportunity to relocate eligible structures from a property at their own expense and in a time-sensitive manner. Each structure is placed for bid three times, with minimums corresponding to property value and round of bidding. If no bids are received via the auction process, the structure is sent to item salvage, which allows the winning salvage bidder to remove items from the structure at their expense. Over the years, items eligible to be removed have included windows, doors, cabinets, fixtures, and other furnishings within a home; HVAC units, boilers, furnaces, and even garage doors also have been salvaged.

Once auctioned structures and salvaged items are removed from a property,

it is assigned to the demolition contractor. The demolition contractor must perform an asbestos abatement (if needed), demolish any structures, remove concrete, dispose of debris, backfill the land, replace and add topsoil, seed the ground, and remove any utility connections; the demolition is complete when a smooth lot with grass growth is all that remains. The contractor relinquishes control of the property back to the City, who now assumes responsibility for its maintenance, as it's ready for future flood control construction or as a floodwater retention area.

Under the NDR Program, the City has demolished 149 properties, with 66 of those being funded by NDR-CDBG funds; the City is preparing to demolish another 18 properties this spring and summer.



A purchased lot in SW Minot acquired as part of the NDR Action Plan, in the middle of filling the basement an bringing the site up to grade

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.
- Under the NDR Program, the City has demolished 149 properties, with 66 of those being funded by NDR-CDBG funds; the City is preparing to demolish another 18 properties this spring and summer. Bids were opened for the new demolition contract on April 22nd and will be recommended for award at the May 2nd Council meeting 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

- In April, a letter was distributed to Minot realtors to inform them of the Resilient Homebuyer Program's (RHP) July 1st end date for applications. So far, 201 people have applied, while 67 applicants have purchased a home under the program; 19 applicants are in the project pipeline (i.e., working with lender or realtor, looking for a property, etc.), and 115 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) renovations continue to move forward in a timely fashion; the next group of temporary tenant relocations is now underway. The overall project has been smooth, with minimal change orders on a project of this size and import.
- Construction is moving forward on Park South II, a 22-unit affordable housing development; the current scheduled completion date is in August.
- Construction is underway on Souris Heights, a 54-unit affordable senior housing complex; a draw request was submitted at the end of April and is under review by city staff.
- The City continues to work with Project BEE to move the development of the 17-unit Broadway Circle affordable housing complex forward. Project BEE opened bids on April 19th and is planning to award the contract to the lowest bidder.

Family Homeless Shelter

- The City continues to work with Project BEE to move the development of the Family Homeless Shelter forward. Project BEE opened bids on April 19th and is planning to award the contract to the lowest bidder.

City Hall

- Construction continues at the new City Hall location. Framing work is done on the second and third floors and nearing completion on the first floor. The contractors will soon begin sheetrocking the second floor.

Center for Technical Education

- CTE parties are currently soliciting proposals for a construction manager; a selection should be forthcoming in May.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total Budget - \$21,085,967
- b. Spent to Date - \$20,139,546

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$23,912,137
- b. Spent to Date - \$15,637,268

B. Single-Family Affordable Housing

- a. Total Budget - \$8,807,750
- b. Spent to Date - \$5,425,402

C. Family Shelter

- a. Total Budget - \$3,364,198
- b. Spent to Date - \$1,004,072

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 - \$8,222,593
- b. Spent to Date - \$3,249,886

Administration

- a. Total Budget - \$3,752,270
- b. Spent to Date - \$2,270,602

Completed Projects

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