

FYI on NDR

National Disaster Resilience

August 2023



Broadway Circle Comes Together as Summer Sees Remarkable Progress

In an inspiring turn of events, Project BEE's Broadway Circle Family Shelter and Affordable Housing construction activity is well underway to improving Minot's future resilience. More than a decade ago, in response to the devastating 2011 flood, the Minot community expressed its need for a family shelter and low-income housing options. This transformative project, which gained momentum with additional funding in 2021, has made noteworthy advancements throughout the summer and since the featured update on the project in April. Through the dedicated work of Mattson Construction and its local subcontractors, Project BEE, and the City of Minot's National Disaster Resiliency (NDR) Program, the community's vision is becoming a tangible reality.

Launched in December 2022, Broadway Circle's construction activities have achieved substantial headway since the project's kickoff. This multi-phased project is divided into three distinct buildings; each building has been assigned specific functions dedicated to Minot's evolving needs. Building A, the commercial space next to Oishii Ramen restaurant, involved gutting and revamping this facility into a space that will house the Lord's Cupboard Food Pantry and Soup Kitchen, as well as some Project BEE administrative offices. Throughout the winter and early spring, Mattson and its subs completed electrical and plumbing rough-ins, installation of

a new commercial kitchen, as well as energy-efficient insulation, and mudding in new drywall. Late spring and summer brought about the finalization of interior renovations with new flooring and paint, which are complemented by stunning exterior enhancements, as evidenced by the decorative brick and stonework highlighted in recent images. Aside from minor punch list items, construction is almost complete.

As everyone in North Dakota knows, summer days equal construction days, and Broadway Circle is no exception. The project gained substantial momentum when groundwork was started on Building B, which is the future 6-unit family shelter; its infrastructure work is done, foundation poured, and it is currently being framed. A notable hallmark of this phase is utilizing pre-wired and prefabricated components to ensure timely progress and help achieve significant milestones. Additionally, progress on Building C, which is the 17-unit apartment complex, has been made with footings in place and its foundation taking shape.

Time is always of the essence in construction, and with these summer months passing quickly, Broadway Circle has various enhancements underway, one of which includes an overhaul of the Broadway-facing commercial parking lot. This activity involves grading measures and resurfacing to mitigate flooding concerns.

With less than a month left in summer, one can see that the Broadway Circle project has used every one of these long workdays to bring this entire project to fruition. Beyond the construction crews' dedicated efforts, there is a lot of administrative work taking place behind the scenes: revising engineering plans as needed, timely review and processing of invoices and payments, implementing HUD Labor Standards compliance measures, and general oversight of the entire development. There are many moving parts to make this collective endeavor successful, but eventually, all the hard work will benefit Minot's most vulnerable citizens.



PROJECT HIGHLIGHTS

Acquisition Program

- Overall, the City of Minot has acquired 226 properties to date: 91 properties using NDR-CDBG funds and 135 properties using State Water Commission Funds; 8 properties included in the 91 NDR properties were partially funded with State Water Commission funds. These properties are needed for on-going or upcoming flood mitigation projects.
- The City anticipates the demolition of five (5) acquired properties later in the year. Auction and salvage of acquired properties continues. Overall, the City has demolished 163 properties, with 79 of those being funded by NDR-CDBG funds.

Affordable Housing

- All apartments have been rehabilitated at Milton Young Towers (MYT); completed apartments are being cleaned and new appliances are being installed. Renovations of first floor common areas are almost complete. A grand opening of MYT is tentatively slated for September.
- Construction of the Broadway Circle 17-unit affordable housing complex continues; the foundation was poured in early August.

Family Homeless Shelter

- Construction of the Broadway Circle 6-unit Family Homeless Shelter continues; the foundation is completed, and framing is underway. Construction is almost complete on the remodel of the multi-purpose commercial building, which will accommodate the community kitchen and food pantry.

City Hall

- Operations are well underway at the new City Hall location; the Police Department is currently outfitting the Dispatch Center with its communications systems.

Center for Technical Education

- Excellent progress is being made on the construction of the CTE; electrical, mechanical, drywall, and plumbing work continue.

PROJECT OVERVIEW

Reduce Flood Risk/ Improve Water Management

A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total Budget - \$21,085,967
- b. Spent to Date - \$21,069,731

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- a. Total Budget - \$27,466,685
- b. Spent to Date - \$24,611,338

B. Single-Family Affordable Housing

- a. Total Budget - \$6,296,429
- b. Spent to Date - \$6,179,365

C. Family Shelter

- a. Total Budget - \$3,364,198
- b. Spent to Date - \$1,696,053

Foster Economic Resilience and Diversification

A. Center for Technical Education

- a. Total Budget - \$3,540,000
- b. Spent to Date - \$482,115

B. Relocate City Hall

- a. Total Budget - \$8,222,593
- b. Spent to Date - \$7,265,036

Administration

- a. Total Budget - \$2,965,450
- b. Spent to Date - \$2,528,575

Completed Projects

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