



Proposed Downtown Gathering Place Status Update

Project Purpose

The proposed Downtown Gathering Place project would develop a public park, which can serve as a focal point in downtown Minot for programs and activities and be a gathering space for all residents of Minot. Based on input received from community meetings, the proposed project location is the northeast corner of the intersection at First Street SE and First Avenue SE.

Status Update

The City of Minot has completed the environmental review, the Release of Funds for the proposed Downtown Gathering Place has been approved and offers have been sent to property owners. The purpose of the environmental review is to ensure that the proposed project does not cause adverse environmental impacts to the proposed site, surrounding environment, or end users (the general public visiting the park).

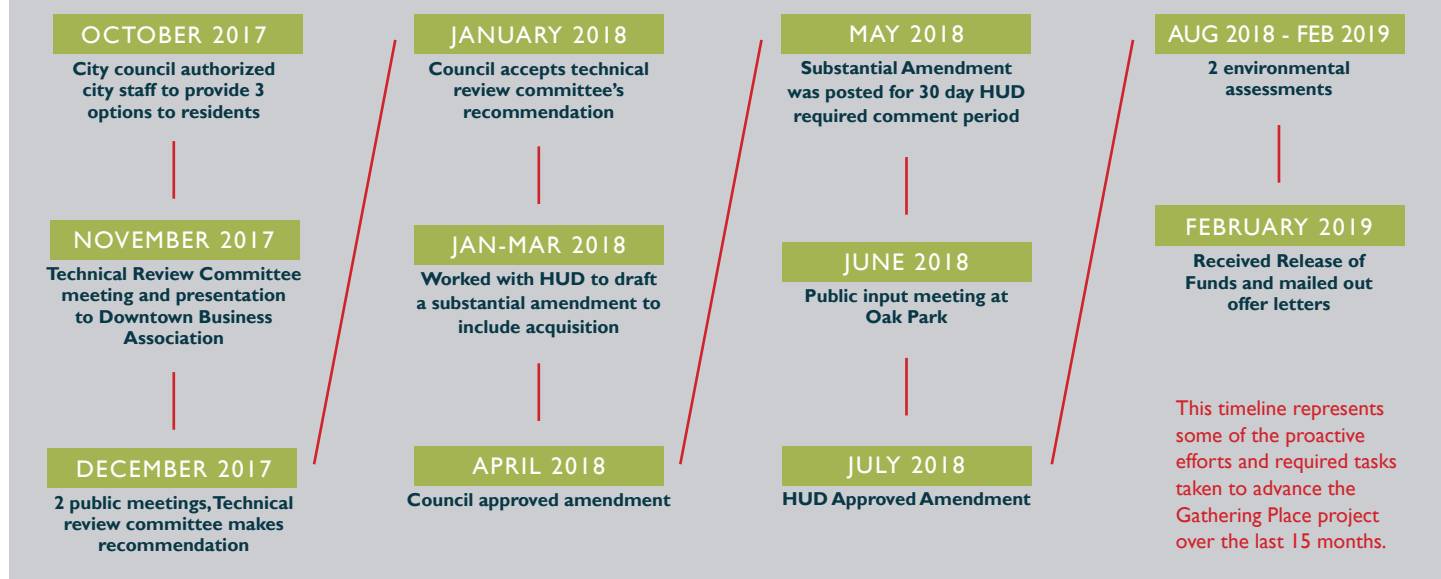
The required process to get the release of funds approved was a combined public notice, a Finding of No Significant Impact (FONSI), and a Notice of Intent to Request Release of Funds (RROF). The RROF was published, as required, in the Minot Daily News in November 2018. There was a required 15-day public comment period, during which, comments were received. Those comments were incorporated into an updated environmental review. Once the comments were incorporated, a new combined public notice was published in the Minot Daily News in January 2019. A new, required 15-day public comment period started, and no additional comments were received. The City of Minot then sent the completed RROF, signed by Mayor Shaun Sipma, to HUD.

The city has now proceeded with offers to purchase property – eight properties would be needed, under

seven different owners. Acquisitions of property in the proposed gathering place footprint must be on a voluntary basis. This means if a property owner does not agree to sell, the city cannot exercise eminent domain authority. The offer amount is based on the city's assessed value plus 10 percent. Since it is a voluntary acquisition, assistance for relocation is only required if there are tenants. The city has identified \$2.5 million from the CDBG-NDR funds for acquisition, demolition and site restoration.

It is hoped that voluntary acquisitions can be finalized in mid-2019. The city would then propose to enter into an agreement with the Minot Park District, which would be responsible for design, procurement of architectural and construction services, etc. of the gathering place under HUD guidelines.

Condensed Gathering Place Timeline



PROJECT HIGHLIGHTS

Acquisition Program

- 123 properties in areas 1, 2, and 4 have been acquired to date. These properties are being acquired to make way for active and designed flood mitigation projects.
- The city has demolished 86 properties in areas 1, 2, and 4. Four separate demolitions of commercial properties should be completed by July. The 2019 Demolition Request for Bids will be advertised in March. The goal is to have a recommendation to award at the April 15th City Council Meeting.
- The city's structure and salvage auctions continue, and all sales generate program income which will be fed directly back into the acquisition program for future purchases.

Affordable Housing

- A kick off meeting for the Milton Young Towers Project was held with the Minot Housing Authority. This project is for up to \$5 million in resilience improvements to the Milton Young Towers.
- The City Council approved a subrecipient agreement with the Minot Area Community Land trust (MACLT) at the February 4th City Council Meeting. The MACLT was awarded up to \$2,069,845 for 10 low-and moderate-income (LMI) single family homes located within the city limits and outside the likely, new FEMA flood zone. The kick off meeting was held on March 1st.
- The Resilient Homebuyer program for LMI households has had 32 applicants: 12 remain in the process of review and eligibility verification through a lender of their choice, 18 applied for the program but opted out, and 2 have closed to date. The program continues to take applications. A listening meeting was held in February with local brokers, realtors and lenders to discuss ways to increase awareness of the program.
- Two potential projects are under review to support multi-family housing rehabilitation or additions. These projects include the following locations or partners: Parker Suites located in downtown Minot; and Park South Phase II. These projects would provide quality, affordable housing in Minot for LMI households.

Planning

- The City Council approved a Downtown Wayfinding Request for Proposals (RFP) at the January 21st City Council Meeting. The RFP was advertised three times in February. A pre-bid meeting was held on February 20th with three firms in attendance.

PROJECT OVERVIEW

Reduce Flood Risk/

Improve Water Management

A. Buyouts / Acquisitions / Demolitions / Relocations

- Total Budget - \$20,024,935
- Spent to Date - \$11,644,483

Build Affordable Resilient Neighborhoods

A. Multi-Family Affordable Housing

- Total Budget - \$20,897,000
- Spent to Date - \$2,684,710

B. Single-Family Affordable Housing

- Total Budget - \$12,807,750
- Spent to Date - \$877,775

C. Gathering Place

- Total Budget - \$6,000,000
- Spent to Date - \$163,633

D. Family Shelter

- Total Budget - \$3,041,500
- Spent to Date - \$97,589

Foster Economic Resilience and Diversification

A. Center for Technical Education

- Total Budget - \$1,540,000

B. Relocate City Hall

- Total Budget - \$3,750,000

Completed Projects

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