

# FYI on NDR

National Disaster Resilience

FEBRUARY 2020



## Success in Strategic Buyout process near Burdick Expressway

All property owners in southeast Minot who were notified in late 2019 of the city's need to acquire them for future flood control projects have completed the initial intake process – with the first handful of owners receiving their purchase offers the week of January 20. The process, which started in October 2019, has been smooth. The city identified the need for these 24 properties as part of future flood projects on the east side of town. This round of involuntary acquisitions is being made possible thanks to an infusion of \$12 million in state match funds from 2019, alongside the National Disaster Resilience Grant funding.

Nearly all properties have had their initial walk-through and visual assessment from an independent appraiser. With more purchase offers coming in the next 30 to 60 days, property owners have options when it comes to considering the city's offer. Residents can accept the offer or counteroffer/negotiate. If they choose to counteroffer, they can

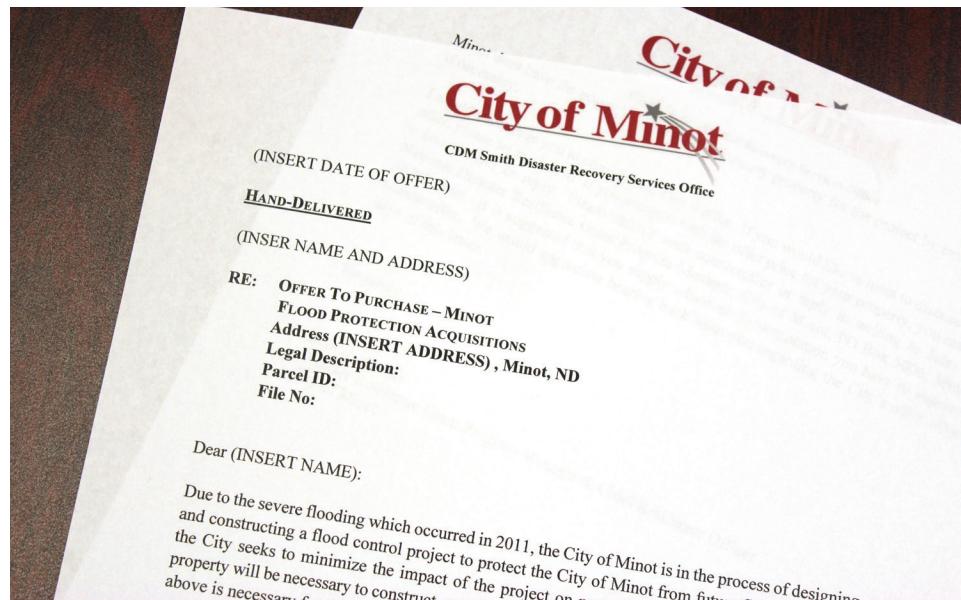
do so by writing a letter to John Zakian. Some property owners, at their own cost, choose to get their own appraisal done. Any counteroffer or new appraisal should highlight items that would be considered new information, outside of the independent appraisal.

When the property owners are presented their offer, their relocation benefits are explained as well.

The City of Minot's goal is to attempt to negotiate amicable agreements for all property acquisitions prior to the use of

eminent domain. Only a handful of the 140+ properties already acquired by the city through involuntary acquisition have reached the stage of discussions in court regarding eminent domain with a judge or administrative law clerk.

Depending on income, some of the property owners will be eligible to take advantage of the Resilient Homebuyer Program, which provides up to \$60,000 in a no-interest mortgage buy down through the North Dakota Housing Finance Agency. This is discussed in more detail at the offer meetings.



# PROJECT HIGHLIGHTS

## Acquisition Program

- Overall, the City of Minot has acquired 143 properties to date: 80 properties using NDR-CDBG funds and 63 properties using State Water Commission Funds; 7 properties included in the 80 NDR properties were partially funded with State Water Commission funds. These properties are needed for on-going or upcoming flood mitigation projects.
- The city has demolished 126 properties in the first three buyout areas. The 2019 Rounds 2 and 3 Structure Demolition and Site Restoration projects have been completed and the Round 4 project will be completed in summer 2020.

## Affordable Housing

- 64 people have applied to the Resilient Homebuyer Program: 30 remain in the process of review and eligibility verification through a lender of their choice, 29 applied but were not eligible or withdrew, and 5 have closed to date. The program continues accepting applications.
- The Minot Housing Authority (MHA) has selected a firm to handle architectural services, but no contracts have been signed. The MHA's Board of Directors is meeting with the firm to ask questions and hopes to finalize an agreement in February.
- The Blu on Broadway mixed-use affordable rental housing facility proposal was received in response to the city's request for proposal and will provide 42 rental units built above a ground-level commercial space. The developer agreement was approved by City Council at the January 6 meeting. The environmental review of the property has begun, which keeps the likely construction start on target for the summer/fall 2020.
- Minot entered into a sub-recipient agreement with Lutheran Social Services Housing, Inc. to build 17 units of multi-family affordable rental housing; the future site for the affordable housing project was acquired in early January. LSS is currently drafting an RFQ for Architecture and Engineering services.
- The Minot Area Community Land Trust's single-family affordable housing activity is anticipated to begin in spring 2020.

## Family Shelter

- The city entered into a sub-recipient agreement with Lutheran Social Services Housing, Inc. to create a 6-unit family shelter; the future site for the family homeless shelter was acquired in January. LSS is currently drafting an RFQ for Architecture and Engineering services.

## City Hall

- In December, council members were given a report recommending two possible sites for a new City Hall location in downtown Minot. At the December 16 City Council meeting, members discussed the proposed locations, but voted to hold off pursuing a potential purchase until they have additional time to continue an in-depth review of their options. The City will solicit an Architecture and Engineering firm to do an assessment of the two buildings.

# PROJECT OVERVIEW

## Reduce Flood Risk/ Improve Water Management

### A. Buyouts / Acquisitions /

#### Demolitions / Relocations

- a. Total Budget - \$20,052,016
- b. Spent to Date - \$18,033,511

## Build Affordable Resilient Neighborhoods

### A. Multi-Family Affordable Housing

- a. Total Budget - \$20,897,000
- b. Spent to Date - \$3,646,951

### B. Single-Family Affordable Housing

- a. Total Budget - \$12,807,750
- b. Spent to Date - \$1,258,274

### C. Gathering Place

- a. Total Budget - \$6,000,000
- b. Spent to Date - \$194,076

### D. Family Shelter

- a. Total Budget - \$3,041,500
- b. Spent to Date - \$608,391

## Foster Economic Resilience and Diversification

### A. Center for Technical Education

- a. Total Budget - \$1,540,000
- b. Spent to Date - \$40,230

### B. Relocate City Hall

- a. Total Budget - \$3,750,000
- b. Spent to Date - \$8,842

## Completed Projects

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