

# FYI on NDR

National Disaster Resilience

June 2022



## Construction Continues on Schedule

*All National Disaster Resiliency funds to be spent by September 30, 2023.*

Throughout the almost decade-long span of Minot's disaster recovery projects and National Disaster Resilience (NDR) activities, one thing is certain: North Dakotan winters eventually bring all outdoor construction to a halt. Fortunately, due to the nature of many current NDR construction projects, substantial progress was able to be made indoors during the winter and spring. As the summer construction season commences, demolitions of acquired properties can resume for flood control activities, as well as other NDR projects with exterior construction features. Even with seasonal interruptions, NDR funds are slated to be spent by September 30, 2023.

### **Milton Young Tower**

Milton Young Tower (MYT), owned and operated by the Minot Housing Authority (MHA), continues to undergo its extensive renovations that include updates to mechanical systems, power backup systems, waste stack replacement, and the installation of energy-efficient noise-reduction windows on the first floor of the building. Moreover, renovations will create 18 two-bedroom apartments and 10 handicapped-accessible apartments, which further serve some of Minot's most vulnerable individuals.

The work has been done in phases, with residents temporarily relocated to other apartments within the building

while construction is completed. Another round of tenant moves was completed in May, and construction has started on the next phase of renovations.

### **Park South Phase II**

Park South Phase II is an affordable housing development in southeast Minot, which creates 22 twin homes situated around the Park South Phase I apartment complex. Situated on 7.55-acres, this property was originally established as a convent more than 70 years ago; when the convent's operations ceased, its 3-story building was converted into a 35-unit apartment complex. Essential Living, Inc., a non-profit entity, completed the Phase I renovation of 41 apartment units in August 2018; Phase II is scheduled to be completed in August 2022.

### **Souris Heights**

Construction continues on Souris Heights, a Beyond Shelter affordable housing development. Located near Ramstad Middle School and Sunset Ridge apartments, this 55+ complex, will have 54 housing units, which include nine two-bedroom units and 12 handicapped-accessible units. The project is currently on schedule for completion this fall.

### **City Hall**

In 2020, Council moved forward with the purchase of the former Wells Fargo building to relocate Minot City Hall. Moving downtown centralizes city

offices and makes space available for the Minot Police Department and Dispatch to expand. Construction activities began in early 2022; the project continues to stay on schedule.

### **Center for Technology and Education (CTE)**

The Center for Technical Education (CTE) supports the City's NDR objective to foster economic resilience and diversification; locating the CTE site downtown works towards sustainable economic growth by drawing faculty and students as potential consumers to support downtown businesses. Minot State University (MSU) and Dakota College at Bottineau (DCB) partnered to provide programming and management for the CTE by developing post-secondary training options for targeted career programs. The CTE will offer one- and two-year certificate programs, customized technical training for area businesses, and associate degree programs.

In June, a bid for the site's asbestos abatement will open, which is the first step towards renovating and rehabilitating the space. To meet the Department of Housing and Urban Development (HUD) standards and qualify for the NDR funds, the CTE must operate for ten years from the date of the certificate of occupancy is granted by the City of Minot.

# 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. The new demolition contract was awarded at the May 2nd Council meeting to continue demolition activities in the buyout areas; the Notice to Proceed was issued on May 17th. 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

- So far, 207 people have applied, while 72 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 116 applicants have withdrawn their application (i.e., moved away, lender determined they were not eligible, etc.). The program will accept applications until July 1.
- Milton Young Towers (MYT) renovations continue to move forward in a timely fashion; the next group of temporary tenant relocations is now underway. So far, 73 apartments have been rehabilitated.
- Construction is moving forward on Park South II, a 22-unit affordable housing development; the current scheduled completion date is in August, prior to the Labor Day holiday.
- Construction is underway on Souris Heights, a 54-unit affordable senior housing complex; it is scheduled for completion in the fall.
- The City continues to work with Project BEE to move the development of the 17-unit Broadway Circle affordable housing complex forward. Project BEE has an executed agreement for construction services and will be scheduling a pre-construction meeting once their funding strategy is completed.

## Family Homeless Shelter

- The City continues to work with Project BEE to move the development of the Family Homeless Shelter forward. Project BEE has an executed agreement for construction services and will be scheduling a pre-construction meeting once their funding strategy is completed.

## City Hall

- Construction is underway at the new City Hall location. Demolition was completed during the month, as well as framing; mechanical and electrical work are moving ahead. Overall, the contractor is making good progress and submitted their first pay request.

## Center for Technical Education

- CTE parties currently are advertising for asbestos abatement services, bid opening is scheduled for June 7, 2022.

# PROJECT OVERVIEW

## Reduce Flood Risk/ Improve Water Management

### A. Buyouts / Acquisitions / Demolitions / Relocations

- a. Total Budget - \$21,085,967
- b. Spent to Date - \$20,224,166

## Build Affordable Resilient Neighborhoods

### A. Multi-Family Affordable Housing

- a. Total Budget - \$23,912,137
- b. Spent to Date - \$17,714,119

### B. Single-Family Affordable Housing

- a. Total Budget - \$8,807,750
- b. Spent to Date - \$5,740,733

### C. Family Shelter

- a. Total Budget - \$3,364,198
- b. Spent to Date - \$1,021,093

## 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 - \$5,191,719

## Administration

- a. Total Budget - \$3,752,270
- b. Spent to Date - \$2,318,140

## Completed Projects

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