

Grantee: Minot, ND Grant: B-13-MS-38-0002

LOCCS Authorized Amount: \$ 74,340,770.00
Grant Award Amount: \$ 74,340,770.00 **Status:** Modified - Resubmit
When Ready

Estimated PI/RL Funds:

Total Budget: \$ 74,340,770.00

DRGR Action Plan

Substantial Amendment # 4

Summary:

This amendment deletes the Downtown Public Gathering Space project (page 22 DRGR Action Plan) as an Activity and reallocates the \$6 million set aside for this project by adding \$4 million to Public Facilities Relocation (Page 29 DRGR Action Plan) (City Hall/police communication center) and \$2 million to Center for Technical Education (Page 27 DRGR Action Plan).

Capacity and Soundness of Approach:

The Grantee does not find that this amendment alters in any way its capacity or soundness of approach in carrying out any of the remaining activities and projects funded under this Action Plan. The intent and purpose of this amendment is accepting that it is unrealistic to accomplish the Downtown Public Gathering Space project because of both economic and space availability factors making it prudent to shift the funds set aside for this project to two other existing capital projects which ultimately have the same purpose and favorable beneficial impact of creating sense of community resilience focused on the heart of the City which is the downtown area, to increase the volume of activity in the downtown to promote sustainable growth, and to, in the case of City Hall, create a permanent, stable location that the community can gather in the future should another disaster befall Minot. Adding \$4 million to the relocation of City Hall brings the total allocation to \$7,750,000 and adding \$2 million to the Center for Technical Education brings the total allocation to \$3,540,000. The addition of funds to relocation of City Hall does not change the scope, size, or plans for the project but, rather, reduces the need for non-CDBG-NDR funds to cover remaining costs. The addition of funds to the Center for Technical Education meets the projected renovating, retrofitting and equipping needs of a selected facility to house the Center based on cost projections developed by Minot State University and Dakota College which are identified in the Action Plan as partners for this project. Since the addition of funds to both projects does not entail expanding upon the scope and purpose as originally envisioned in the Action Plan, there is no adverse impact to the Action

Plan established capacity and soundness of approach envisioned as necessary and appropriate to carry out the two projects.

Benefits and Costs (BCA)

Factors associated with the Downtown Public Gathering Space, relocating City Hall, and the Center for technical education were very similar and all jointly focused on specific benefits to the downtown as well as more universal benefits to the community as a whole.

The original BCA associated with Economic Revitalization grouped all three of these projects as one category which means leaving the funds based on the planned reallocation within this group does not alter the baseline assessment.

By retaining allocation of funds within the same group of activities, there is no adverse impact on the BCA associated with the five key NDRC categories of Lifecycle Costs, Resilience Value, Environmental Value, Social Value and Economic Revitalization.

Social values associated with the investment of the Downtown Public Gathering Space centered on creating primarily open space setting which can be a source of community activities and a sense of focal point of safe space in the face of future disasters can be to a reasonable extent met through relocating City Hall into the heart of the downtown. The underlying benefit would be to promote community cohesion by creating a safe central location where citizens can interact. City Hall can certainly serve as a focal point of safe space for community coming together in the face of future disasters. It can also serve as safe space where citizens can interact. However, the social value connected with coming together for a wide variety of activities associated with a large park like area will be more limited in potential through City Hall location but will have value.

Economic Revitalization associated with the investment of the Downtown Public Gathering Space centered on drawing people to the downtown both through activities which would occur in the open space as well as just spending time in the park like setting. While City Hall relocation and Center for Technical Education both being in the downtown will not generate the same potential number of people into the downtown as would a Gathering Space, both projects offer sufficient potential for such drawing of new people to reasonably be projected to mitigate any change in benefit from not proceeding with the Downtown Public Gathering Space. The added funds for the Center for Technical Education is expected to result in additional classroom space and training capabilities to serve more trainees which will be an income and revenue generation partial offset to projected similar benefits from the Downtown Public Gathering Space. Increased daily foot traffic in the downtown resulting from City Hall relocation was not a factor in the original Action Plan but both day and night citizen visits to City Hall can create income and revenue potential as well to be an offset to the Downtown Public Gathering Space.

There is no change in the BCA with regards to Lifecycle Costs, Resilience Value, and Environmental Value.

**Chart reflecting movement of funds among budgets No
funds are being moved (Red=delete, Blue=add)**

CDBG-NDR Revised Budget Allocation Table		
NDR Project 1 Reduce Flood Risk	-Acquisition related activities	\$20,017,778
	-Ecological Restoration	\$ 357,525
	-Souris River Decision Tool	\$ 599,697
TOTAL		\$20,975,000
NDR Project 2 Build Resilient Neighborhoods	-Multi-Family Affordable Rental	\$20,897,000
	-Single-Family Affordable Home	\$12,807,750
	-Downtown Gathering Space	
	<u>Acquisition</u>	\$ 2,500,000
	<u>Construction</u>	\$ 3,500,000
		\$ 0
	-Family Homeless Shelter	\$ 3,041,500
	-Affordable Housing Masterplan	\$ 299,250
TOTAL		\$43,045,500
		\$37,045,500
NDR Project 3 Foster Economic Resilience:	-Center for Technical Education	\$ 1,540,000
		\$ 2,000,000+
		\$ 3,540,000
	-Public Facilities Relocation:	\$ 3,750,000
		\$ 4,000,000+
		\$ 7,750,000
TOTAL		\$ 5,290,000
		\$11,290,000
NDR Project 4 Planning	-Housing Supply/Demand Study	\$ 299,025
	-Economic Resilience Plan	\$ 299,025
	-Vulnerable Population Study	\$ 306,675
	-IMPLAN Economic Model	\$ 99,900

	-Funding Strategies Plan	\$ 273,375
TOTAL		\$ 1,278,000
NDR Project 5 Administration		\$ 3,752,270
TOTAL BUDGET		\$74,340,770