

MINUTES/URBAN DEVELOPMENT COMMITTEE
Wednesday, October 14, 1998 - 12:15 p.m.

Members present: Glassheim, Beyer.

1. Matter of 1999 CDBG Program (open 30-day public comment period).

Sue Redman, Urban Development, presented matter of proposed annual action plan for HUD funds, that last year allowed for stream-lined process and continuing that this year but have to allow for 30-day comment period, looked at projects and funding which is based on the 1998 CDBG funds and est. program income or \$759,000 but exact amount will not be known until the federal budget is approved and program income received: 1) renovation of multi-family housing, \$357,000, 2) payment of special assessments, \$70,000, 3) GF Affordable Housing Program, \$70,000, 4) Unprogrammed funds, \$125,000, and 6) administration, \$150,000. She stated they do not know program income amount; the official notice will be published starting tomorrow. She reported that two public hearings would be held to receive comments on the proposed Annual Action Plan and the City's performance in administration of its CDBG activities; that the first hearing will be held at the meeting of Urban Development on Tuesday, November 10, 1998 at 12:15 p.m., and hearing before city council on Monday, November 16, at 7:00 p.m. when council will make final decision.

There was some discussion re. CDBG payment of special assessments on projects for low/mod. income people on N. 6th Street between Fenton and Conklin Aves.; that because of protests (50-505) council denied the project, and project would have to be started over again. It was also noted that Admin. funds are 18-20% of \$759,000 and if income goes down so would Adm.funds. It was noted that under 1) Renovation of multi-family housing - moving of two multi-family buildings from Michigan, ND and for rehabbing of three tentative apartment buildings: 118 Belmont Road, 505 North 3rd Street and 310 5th Avenue North.

Moved by Beyer and Glassheim for approval to go out for public comment period. Motion carried.

2. Matter of additional Rental Rehab Program.

Terry Hanson, Urban Development, reported that few months ago approached from individuals for additional monies for 1-4 family units and council voted to end the RR Rehab Program and

all projects be closed by October 9, and open application period for this portion and listing of applications received requesting additional funding. He reviewed funding for the program which will only cover wet units, and stated they had 76 applications submitted (number by same parties) with total 172 units or an additional 141 units, totaling \$1,826,471.48 with \$1,063,185.00 awarded and \$915,676.56 received to date less duplication of funds through insurance, SBA, FEMA, and other, for total of \$769,884.78 requested.

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Moved by Beyer and Glassheim that we approve up to \$5,000 in additional funding per wet unit, upon availability of funding. Motion carried.

3. Matter of feasibility study for Metropolitan Opera House.

Lonny Winrich, local Historical Society, reported that the first study on the building was due October 6, and YHR Partners, Moorhead are requesting an extension to November 6, 1998. It was noted that there had been a delay in awarding the contract; and there would be no additional funding. He reported that they are in the process of scheduling meeting with him and steering committee.

Moved by Beyer and Glassheim to approve time line extension to November 6, 1998. Motion carried.

4. Matter of historical district survey for the Central Business

District.

Gary Christianson, Urban Development, reported that the selection committee met (included Bouley, Polovitz and Marsha Gunderson), had proposals from 2 companies and interviewed by phone; IMA and 106 Group, and recommended accepting proposal from 106 Group to do survey of downtown commercial buildings.

Mr. Siewert reported they did a Memo of Agreement as part of Corporate Center and agreed to pay for historical study to see if enact to become district and review on buildings within boundary (from Red River on the east, University Avenue on the north, Fifth Street on the west and Division Avenue on the south), shouldn't take long and know historical buildings within district eligible. It was noted there is a six-week completion date on the proposal.

Moved by Beyer and Glassheim that the city council select and enter into an agreement with The 106 Group to complete an historical district survey for the Central Business District. Motion carried.

5. Matter of Phase III Housing Rehab Program.

Keith Lund, Urban Development, reported that Park South Condos, 3210 Cherry Street, has 15 lower level units that were damaged in excess of 50% from the flood, that they were told that their units were not eligible for Phase III Housing Rehab Program because the building as a whole was not 50% damaged, and when the Phase V Housing Rehab Program was opened in mid-July 1998 through September 15-198 several owners of the condos applied and because they were all damaged in excess of 50% were not eligible for that program.

It was noted that they have money available in Phase III and would do duplication of benefits.

Moved by Beyer and Glassheim to approve appeal and make an exception for those condominiums who qualify for Phase III. Motion carried.

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6. Change order for parking lot at 3rd Street and 2nd Ave.N.

Curt Siewert presented matter of drainage and gravel for the parking lot, will do change order to Molstad Excavating's current contract on city center mall and will do this winter so functional for this winter, and do further discussion on it. Lisa Johnson, Advanced Eng., reported soil testing okay. It was noted that DDC had approved parking lot for this area. Mr. Siewert stated he didn't have figures with him today, but would have numbers by Monday.

Moved by Beyer and Glassheim to approve change order to Molstad Excavating, Inc. for drainage and graveling in the amount of \$ Motion carried.

7. Matter of demolition of downtown buildings.

Mr. Siewert presented and reviewed Memorandum of Agreement to the Programmatic Agreement between the Department of Housing and Urban Development, The city of Grand Forks, the Advisory Council on Historical Preservation, and ND State Historic Preservation Office, re. HUD disaster assistance to Grand Forks. He stated that the City has determined that 27

buildings will have an adverse effect upon two properties listed on the National Register of Historic Places (205 DeMers and 215 S. 3rd St.) and 9 properties eligible for the Register (105/107 DeMers, 119 DeMers, 121 DeMers, 202 DeMers, 1 South 3rd Street, 132 S. 3rd Street, 135 S. 3rd Street, 137 S. 3rd Street and 213 S. 3rd Street) and that the following buildings will be demolished (202, 119, 121, 207/209 DeMers, 1, 7, 9, 11, 23, 24, 101, 107, 120, 124, 126, 128, 132, 135, 137, 208, 209/211, 210, 213, 214, 215, 216, 217/219 South 3rd Street); and that the City has consulted with the North Dakota State Historic Preservation Officer (SHPO) pursuant to regulations implementing Section 106 of the National Historic Preservation Act, and that the City and SHPO agree that the undertaking shall be implemented in accordance with the following stipulations: 1) City will provide assistance in rehab of storefronts of 2, 4, 8, 12, 16, 22, 28, 15, 25, 31 S. 3rd Street; 2) the City will provide assistance in removing the eastern additions, 15 S. 3rd St. (Phoenix Block) and 31 S. 3rd St. (Panovitz Bldg); 3) the City will issue a request for proposal for the sale of 15, 25 and 31 S. 3rd Street for private development, and reevaluate the rehab if there is no private sector proposals; 4) the City will request and receive approval of stipulations 1 And 2 from the US Corps of Engineers; 5) the City will provide assistance in relocation rehab. of 201 S. 3rd Street; 6) the City will document in accordance with documentation requirements 205 DeMers Avenue and 215 S. 3rd Street; 7) the City will proceed with the demolition of 205 DeMers, 215 S. 3rd Street, 105/107 DeMers, 119 DeMers, 121 DeMers, 202 DeMers, 1 S. 3rd St., 135 S. 3rd St., 137 S. 3rd St. , 125 S. 3rd St. and 213 S. 3rd St.; and 8) salvage requirements for removal of significant features prior to demolition.

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It was noted that the Viets Hotel is not a part of this agreement.

as they do not have a location for it, and that there is a building next to the Viets Hotel that is also historical building.

Moved by Beyer and Glassheim to approve the Memorandum of Agreement for demolition of buildings in central business district. Motion carried.

Meeting adjourned at 1:15 p.m.

Alice Fontaine
City Clerk

Dated: 10/15/98