

**MINUTES/FLOOD RESPONSE COMMITTEE**

**Thursday, September 18, 1997 - 5:00 p.m.**

I. Call to order:

Members present: Hafner, Glassheim, Polovitz.

II. Matter of additional staffing requests.

Dan Gordon, Human Resources, reviewed request for additional needs which had been submitted to his office and reviewed with the Mayor: 1) Health Department: 2 Flood Insp. Asst. (San.I), to assist with monitoring health and safety issues at schools, restaurants, etc.; 2) Building & Zoning: request to reallocate positions - change 5 Office Clerk to 3 Office Clerk and 2 Office Specialist positions; 3) Planning: this department understaffed, request for 1 Planner I to focus on flood duties; 4) Civic Auditorium: this request has been withdrawn and will be funded under Disaster Assistance program; 5) Recovery Organization: 1 risk management specialist to work on flood insurance issues and DSR's, liaison for City in dealing with FEMA and other agencies; 6) Finance: reallocation of 2 adm. specialists to 1 acct. clerk and 1 acct tech.; and requested approval. It was noted that these are flood-needed and done in coordination with Mr. Schmisek of Tri-chairs. Moved by Polovitz and Glassheim for approval of the additional staffing. Motion carried.

III. Matter of Mortenson update.

Tom Nonweiler, Mortenson, presented tabulation of bids for Senior Citizens Center and recommended acceptance of bids as follows: #1 general construction, received 4 bids, T.F.Powers, \$338,500; #2 mechanical work, received 3 bids, one bid returned unopened because failed to acknowledge addendum, McFarlane Sheet Metal low bidder but notified City immediately after bid opening that he had failed to include \$15,000 bid allowance which would have made him second low bidder, and that they would like to honor McFarlane's request and award to Luneth Plbg. & Htg. in the amount of \$17,270 plus alternate (to capture cost) in the amount of \$29,965 for installation of sprinkler system in lower level and which also includes bringing in new 6" watermain; and #3 electrical work, received 5 bids, one bidder, Hanson Electric, did not acknowledge receipt of addendum and recommended award to Ron's Electric, in the amount of \$64,575, plus alternate for fire alarm system, in the amount of \$16,389. He stated they would anticipate that these items would be eligible. Moved by Glassheim and Polovitz to accept low bids as recommended. Motion carried.

IV. Matter of FEMA update.

Ed Conly, FEMA rep., introduced two technical experts, Tom Saundra, head of FEMA mfg. home operation in Grand Forks, and Tom Bush, on scene mgr. for FEMA infrastructure program. Comm. questioned whether they had come to agreement re. cleaning of sewer lines; and it was noted that they had spent considerable time with Mr. Hanson and City reps. and came to agreement with how to proceed in Area 3 and to conclude Areas 1, 2 and 4.

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V. Matter of request from Dakota Science Center for assistance in

obtaining a temporary location.  
Vera Uyehara, 923 Almonte Avenue, Exec. Dir. Dakota Science Center, stated that considerable things have happened since they approached the Urban Development Committee last week, and presented request to assist them in acquiring some property to begin a capital campaign for a permanent facility, that the property they are interested in is the whole half lot across from the County Court House (the Simmons Adv. property and Adult Abuse property); and her second request is for committee' indulgence to come back when they have a more definite plan for a temporary location. She stated that they were awarded a grant on Monday to allow them to hire a large number of people within the next year, they received a 5-year grant for \$4.5 million, grant starts October 1, and they would like a downtown site for whole host of reasons, have a number in mind but don't have figures for any one of those.

Committee stated they were in favor of the request, would like to see funding for the project but had a problem with the location whether this was going to be coordinated with the downtown development plans, etc. and were reluctant to make any commitments before any decisions were made after recommendations came in from HUD planners and ULI. The committee also stated they want to look at all projects/proposals before committing any CDBG funds and not do piecemeal. The committee stated that there has been considerable discussion re. flood museum and suggested that it would make sense to combine with the Dakota Science Center. Ms. Uyehara stated they need to start their capital campaign but need location in order to start their campaign and if their proposed location doesn't fit in with plans for the downtown they need to know that. The committee stated they don't have a plan.

Mr. O'Leary exhibited map showing location of the property in the proposed request, and downtown properties with 50% or more damage. He also noted that to date they have had three major examinations of the central business district, one by the mayor's re-envisioning committee, the ULI, and the HUD planners, the recommendations coming forth are varying in detail but in principal tie together; he stated the recommendations they are hearing over and over again from all of the groups involved is that they need major tracts of land in order to encourage a significant redevelopment in the central business district (major townhouse development, major retail development) and that kind of development would be in the block proposed by Ms. Uyehara as all of that property has received more than 50% damage. He stated that they have already authorized staff to start negotiation for acquisition of property in City Center Mall, and that he has been contacted by number of property owners asking what City intends to do re. acquiring property under voluntary acquisition, and that decisions need to be made soon by property owners because cold weather soon and they need to get heat back, and then establish tenancy, and if they start to rent

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building, etc. makes process more cumbersome (relocation act, etc.), and make it more difficult to acquire contiguous tracts of land between 3rd and 4th and between Kittson and Bruce. He reported they have asked HUD consultants to look at the three plans and offer concrete implementation steps as to how to begin to implement the suggestions from the various groups, and to give committee a recommended course of action as to how to begin to implement. He also stated that the piece of land Ms. Uyehara has requested is central to this plan in a number of respects, but also noted that the Dakota Science Center would be a great addition to the downtown area.

Mr. Schmisek reminded committee that they have been discussing with council about getting together and looking at whole matrix and setting priorities, that if allocate funds now, that is a priority and does it preclude something else. Glassheim stated he would recommend that it be added to the matrix to be considered but not ready to make commitment today. Committee again stated need to look at big picture.

It was moved by Polovitz to send resolution to the full council to support idea of finding site for the Dakota Science Center

in the central business district.

Moved by Glassheim that we recommend to the council allocate \$1 million towards the development of the Dakota Science Center building and lot, contingent upon their raising at least a 3 to 1 match.

Hafner seconded the motion by Polovitz.

Mr. Glassheim stated that it was his understanding that a final building and lot and developed science center would cost somewhere between \$4 and 5 million, that this would be good shot in the arm for development of the downtown, thinks this is a project very important for the downtown and the city, would be economic development, is another reason to live downtown and bring people downtown.

Mary Beth Kelley Lowe, president of the Dakota Science Center Board, stated they are anxious to find piece of property that they can proceed to go to future funders and explain, are saying they have \$4.5 million commitment and huge project that will mean so much to the city of Grand Forks and the state of North Dakota, and if City could come forward on that basis with a match, that is most powerful thing they can go to funders with - to say that the city is behind them.

Hafner stated they are not prepared to commit dollar amount without discussion with full council, will support some kind of funding but don't know to what level, lot of demands on funds, one of the criticisms city receiving is that they are piecemealing funds away **MINUTES/FLOOD RESPONSE COMMITTEE**  
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and need to look at in broad scope, Tri-chairs going to bring some solid recommendations on how that money should be spent and hoping these kinds of things will have some consideration in the development of downtown.

Upon call for the question, the motion carried.

VI. Matter of interim business assistance program.

Mr. O'Leary distributed copies of Downtown Commercial Rehabilitation Grant Program Administrative Guidelines, and reported that several weeks ago he had asked consultants to draft a suggested policy to assist businesses in the central business district in their recovery efforts. He stated that the consultants suggested they focus resources in the area of

4th Street and DeMers somewhere between 3rd and 5th Streets and 1st Avenue North and Kittson. He reviewed portions of the document with the committee, ie., size of grants within the targeted area. He also reported that they have asked consultants to look at some general design features on how to rehab old buildings, etc. He stated they were not asking for approval today and will put on agenda next week to look at again.

#### VII. Matter of Flood History Project.

Dr. Kimberly Porter, UND Department of History, presented proposal which had been created in part by the ND Museum of Art and stated they are asking for funding for a partial flood history, Phase I, of what conceptually could be a 2 or 3 part history of the flood, that the ND Museum of Art is currently undertaking a history of the flood (broad scale history), Wapeton to Winnipeg study, and they would like to begin study which focuses specifically on governmental leadership and decision making in a national disaster, and would also provide them with the opportunity to conduct approximately 60 oral histories and to gather large quantities of information essential from historians' perspective of ever producing a full scale later day history. She stated that Mayor Owens has given her recommendation or encouragement of this, and given that the ND Museum of Art has already begun a different approach to an oral history project, they have offices and have offered to continue their assistance with equipment, etc. She stated time is of the essence, need to gather materials now. She stated that this is a two phase project, first phase would be the conducting of oral interviews of governmental leaders, city leaders throughout the process and needs to be gathered from an historian's perspective.

Committee asked who would own this research; Dr. Porter reported that the ND Museum of Art has been clearing house, gathering site of oral history cassettes as they've been collected and currently stored at ND Museum of Art and it is her understanding that if a flood museum is ever created, information would be donated to the flood museum. She stated that up to that time would be maintained

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by the ND Museum of Art with qualified or interested researcher's access to them depending upon the individuals who had participated, they can put minor restrictions (cannot be used for specific number of years), etc.

Glassheim stated that the City would get a transcript of all the interviews so would be available, would be put in Library and State Historical Museum, local library and UND Library. There was some question re. funding, and it was noted that this would qualify for CDBG funding.

Glassheim stated that in addition to this proposal, KCNN has 30 days' worth of 24-hour/day tapes, which are not organized and do not have dates, and if City wanted them to do that for an additional \$7,000 they could listen, categorize, make excerpts, etc.; the City had briefings every day, etc. and more dramatic times (blizzard and during flood), and would be separate. He stated that \$35,000 would make a full project. He also noted that the tapes have been offered to the Museum of Art's disposal and then to the UND Library for permanent archiving.

Moved by Polovitz and Hafner to authorize \$35,000 for Phase I of the proposed analysis of flood in historic perspective, to include the \$7,000 toward deciphering 30 days of KCNN tapes. Motion carried; Glassheim abstained from voting.

VIII. Matter of request for authorization to negotiate for acquisition of properties in the Central Business District.

Mr. O'Leary reported that this is a request for direction from the committee, that there are some properties south of the tracks that they need to give some sense of direction to the property owners, area is block between 3rd and 4th Streets north of Bruce and south of the RR tracks, the block on the east side of S. 3rd Street between Division and Bruce, and parcel on the corner of Kittson and S. 3rd Street, that there are probably other areas throughout the central business district that it might be appropriate to acquire now if feel reasonably certain that these are areas they will want to focus redevelopment on or areas where seems very unlikely where see private sector reinvestment in. He stated that the area between Division and Bruce and 3rd and 4th Sts., they will do a more detailed analysis on those buildings, whether rehab or demolish; have budgeted \$6 million in matrix for acquisition and demolition of buildings in central business district and these areas seem good examples. He stated they have already determined the east side of city center mall should be demolished.

There was some discussion re. properties east of city center along DeMers (Colborns, etc.) sustained lot of damage but were

not included in city center mall demolition.

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Moved by Polovitz and Glassheim that we recommend to staff to begin negotiation with those downtown property owners willing to negotiate with City for buyout of their property. Motion carried.

IX. Matter of plan for mowing grass on bought out properties.

Glassheim questioned status of this matter, Tri-chairs were go come back with plan, that lots need to be maintained where City has removed house, that one of the items was that health dept. handled pre-flood but don't have funds to do and need Tri-chairs to come up with plan or funding. Mr. O'Leary reported that the first number of houses purchased aren't a big issue because in the process of demolition, but as move into areas where houses salvageable and where acquired through CDBG need to develop program for the disposition of those houses (stabilizing the houses, shutting off gas and water, keeping grass cut and securing houses so don't invite nuisances, and they are in the process of completing number of activities through the engineering office which required inspection, and have discussed at Tri-chairs, the possibility of moving some inspectors over to do detailed analysis of houses they are buying to see if any are worthy candidates to relocate, and if it turns out to be cost-effective to move any of those house, will come back with proposals on how to accomplish that; for those beyond repair, will proceed with maintenance of facility until demolished (keeping grass cut, debris off site, etc.) and also to proceed with demolition asap; and his office will take care of that. Polovitz stated that there will be large amount of property to maintain, etc. until dike/diversion takes place, and need plan to maintain grass, streets, sidewalks, etc. Mr. O'Leary stated he has asked staff to discuss whole process with the Park Department and to establish plan for the long term. Hafner noted that all the street signs have been removed and asked where they were, whether souvenirs, etc. Mr. O'Leary reported that Mr. Hanson has them.

X. Other business.

Christi Stonecipher reported that some of the HUD consultants who came to assist in flood recovery efforts and what resulted from weeks of their work was the first season recovery action plan for the goals they felt needed to be accomplished between June 1 and November 1 of this year, there

will be subsequent seasons of recovery and will begin working on second season in next several months, council reviewed draft of the first season recovery and approved it several months ago and now have final version, and will be distributing to council.

The next meeting of the committee is scheduled for Wednesday, September 24, 1997 at 5:00 p.m.

Meeting adjourned at 6:35 p.m.

Alice Fontaine, City Clerk  
Dated: 9/22/97.