

Grantee: Minot, ND

Grant: B-12-MT-38-0001

April 1, 2025 thru June 30, 2025 Performance Report

Grant Number: B-12-MT-38-0001	Obligation Date:	Award Date:
Grantee Name: Minot, ND	Contract End Date:	Review by HUD: Submitted - Await for Review
Grant Award Amount: \$67,575,964.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$67,575,964.00	Estimated PI/RL Funds: \$317,997.95	
Total Budget: \$67,893,961.95		

Disasters:

Declaration Number

FEMA-1981-ND

Narratives

Disaster Damage:

The City of Minot, North Dakota, the county seat for Ward County, was inundated with flood waters on June 22, 2011. Concern about flooding began as early as January 2011, when Governor Jack Dalrymple declared a state emergency to provide flood protection in the Devils Lake Basin. By May 20th, President Obama had issued an emergency management declaration and two major disaster declarations for Public Assistance in North Dakota. All involved snow or water and all included Ward County and the City of Minot.

The eastern portion of Saskatchewan, Canada, like North Dakota, received above normal precipitation during the summer and fall of 2010, which left the ground saturated. This was followed by above normal snowfall in the winter of 2010-2011. Water levels were high throughout the Souris River Basin.

The Mouse River (as it is referred to in North Dakota), in the Minot area, started to rise in April 2011, and continued to rise throughout May. On May 23rd, emergency levee operations began and on May 31st the City ordered the first mandatory evacuation of thousands of people. The river crested approximately one foot lower than expected and residents were allowed to return to their homes. Subsequently, the river continued to rise.

On June 22nd, water began to overtop levees in Burlington and Minot, evacuation sirens were activated and mandatory evacuation orders were given for Burlington and Minot. At the Sherwood gauge, the first one south of the Canadian border, the Mouse River peaked at 29,700 cubic feet per second (cfs), surpassing the previous record of 14,800 cfs in 1976.

The geographic impacts included approximately 11,456 acres of land in Ward County inundated with anywhere between two and fifteen feet of water, impacting more than 4,800 structures throughout the valley. This includes the City of Minot, where the flood impacted the four mile area located in the center of town residing in the Mouse River Valley. This area was the oldest and most heavily developed portion of the City and included the downtown business district.

The damage to the City included 4,100 homes flooded with 3,100 lost or extensively damaged. There were 11,000 individuals displaced. Six public schools were severely damaged with two being completely lost. Twelve of 27 sanitary lift stations and all City water wells were inundated. This flood has left lasting damage to the City of Minot and its citizens including damage to eight river storm pump stations, 277 street lights, as well as many other vital components to infrastructure. An assessment completed by the Army Corps of Engineers states that "an estimated \$600 million of property and infrastructure damage" resulted from the flood. The City of Minot was declared eligible for federal assistance under FEMA 1981-DR.

Recovery Needs:

HOUSING The City of Minot has extensive unmet needs for housing. Based on the most recent data, SBA has approved \$185,653,100 at an average of \$103,601 per loan. There are 857 loans yet to be approved. Using the average of \$103,601 per loan there is an estimated \$88,786,057 in unmet needs. This corresponds to the FEMA/SBA/HUD formula which identifies an estimate of \$49,885,535.22 in unmet needs for major and severe damages. Based on the current data, the minimum unmet need for housing is at least \$49,885,535.22 and as high as \$88,786,057. The projected housing impact combines the \$185,653,100 that SBA has approved in loans plus \$88,786,057 in remaining unmet needs for a total of \$274,439,157. As of the writing of the Action Plan, FEMA reported that a total of 1,478 households were still in FEMA temporary housing units. Of these, 1,086 are homeowner households and 392 are renter households. It has become almost impossible for renter households to find available rental units as the City of Minot has a less than 1% vacancy rate. When a rental unit does become available the costs are almost triple the pre-flood rate and outside the means for low-and-moderate income households.

INFRASTRUCTURE Impacts to infrastructure resulted in 2,923 FEMA project worksheets obligated for the DR-

1981-ND FEMA disaster. Obligated public assistance funds equal \$173,207,650. Infrastructure and public facility damage estimates totaled approximately \$368,187,378. After FEMA assistance, approximately \$178,977,378 remained in unmet needs. The following list of flood damages was reported by the City of Minot, Minot Public Schools, and the Minot Park District to the State of North Dakota Legislators in the fall of 2011: 6 Minot Public Schools severely damaged to include the complete loss of 2 schools 51 Park buildings damaged 5 baseball fields damaged 29 zoo buildings damaged, causing the zoo to close Roosevelt pool and bathhouse lost Oak Park splash pad and mechanical building lost 9 playgrounds damaged 12 churches damaged 20 plus water system breaks 12 of 27 sanitary lift stations inundated with water 13 (all) water wells inundated with water 8 river pump stations damaged 30 to 40 sink holes from ground water 3 pedestrian bridges damaged 2 highway/street bridges damaged 277 street lights damaged 16 electrical feed points damaged 10 traffic lights damaged 1,000 traffic signs were damaged 51 miles of roads, sewer and water lines were damaged 33 miles of storm sewers damaged ECONOMIC Businesses located along the Mouse River were significantly impacted by flood waters directly through property loss and interruption of daily operations. These losses had an immediate impact on the lives of residents, the operations of the City of Minot, and the future healthy economic development of the region. Recovery from the flood event of 2011 is critical for the businesses of the City of Minot. Strong employment, continuous services and business growth will result if steps are taken to assist in the recovery of the business sector. A surveyinesses showed the most pressing current needs identified by the impacted businesses in Minot (in order of importance) are construction, manufacturing, wholesale, restaurant/bar, hotel/motel, transportation, and retail workers. It appears from the report their major concern was "appropriate staffing" and housing for employees. Businesses that have rebuilt cannot find available housing for their employees. It is estimated approximately \$52,498,621 remains in unmet needs. ACTION PLAN AMENDMENT #1 The City will be deleting one of its original proposed projects identified in the approved Action Plan: "3rd Street Sewer System Improvements". The project is being removed due to time sensitive issues which will not allow the projects to move forward using CDBG disaster recovery funding. The City deleted the 3rd Street Sewer System Improvements and transferred the funds to the Master Lift

Public Comment:

The City received 68 official comments on the proposed 2012 CDBG Disaster Recovery Action Plan during the public comment period. Comments were received by e-mail during the official comment period of June 26, 2012 through July 3, 2012. The Proposed 2012 CDBG Disaster Recovery Action Plan was posted on the City's websites. The Public Hearing was held on June 28, 2012, at City Hall. Approximately 77 people attended the hearing and the transcript from the hearing, as well as all received comments, are included in the Action Plan.

Amendment #1 - No public comments were received.

Amendment #2 - No public comments were received.

Amendment #3 - No public comments were received.

Amendment #4 - No public comments were received.

Amendment #5 - No public comments were received.

Amendment #6 - Five official public comments were received.

Amendment #7 - One official public comment was received.

Amendment #8 - No public comments were received.

Amendment #9 - No public comments were received.

Amendment #10 - No public comments were received.

Amendment #11 - No public comments were received.

Amendment #12 - No public comments were received.

Amendment #13 - No public comments were received.

Amendment #14 - No public comments were received.

Amendment #15 - No public comments were received.

Amendment #16 - No public comments were received.

Amendment #17 - No public comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$67,893,961.95
Total Budget	\$0.00	\$67,893,961.95

Total Obligated	\$127,157.61	\$65,511,445.37
Total Funds Drawdown	\$127,157.61	\$65,511,445.37
Program Funds Drawdown	\$127,157.61	\$65,193,447.42
Program Income Drawdown	\$0.00	\$317,997.95
Program Income Received	\$0.00	\$317,997.95
Total Funds Expended	\$127,157.61	\$65,511,445.37
HUD Identified Most Impacted and Distressed	\$127,157.61	\$65,511,445.37
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
CDM Smith	\$ 0.00	\$ 859,275.00
City of Minot	\$ 127,157.61	\$ 64,652,170.37

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	50.00%	53.59%	53.59%
Minimum Non Federal Match	\$.00	\$.00	\$.00
Overall Benefit Amount	\$31,569,271.54	\$33,833,584.69	\$33,833,411.41
Limit on Public Services	\$10,136,394.60	\$.00	\$.00
Limit on Admin/Planning	\$13,515,192.80	\$4,755,418.87	\$3,751,773.13
Limit on Admin	\$3,378,798.20	\$3,377,382.14	\$2,420,099.00
Most Impacted and Distressed	\$67,575,964.00	\$67,893,961.95	\$65,511,445.37

Overall Progress Narrative:

The City continues to close out completed projects. Overall, the Disaster Recovery Program is maintaining compliance with the performance metrics established in the Performance Schedule outlined in the Action Plan.

As of the submission of this narrative, the Internal Auditor had not completed the CDBG-DR quarterly website monitoring; therefore, no written report was available. The Small Rental, Rehabilitation, & Reconstruction Program (SRRRP) is being narrowed down as recipients reach the end of their subrogation agreement terms; however, it continues to be reviewed, with steps maintained for compliance and to remedy any noncompliance. Any updates on the SRRRP will continue to be entered into the DRGR system under the Compliance/Monitoring section. A flood project timeline is being documented to verify compliance with the policies of acquisition projects and is being monitored by the Internal Auditor. The Internal Auditor will continue to provide technical assistance as needed to address emerging issues.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01-Admin, Administration	\$20,903.67	\$3,377,382.14	\$2,407,997.82
02-ISP, Public Infrastructure	\$0.00	\$20,161,239.90	\$20,161,172.37
03-Housing, Homeowner Housing	\$1,363.00	\$25,608,471.37	\$24,090,045.44
04-Rent, Rental Housing	\$104,890.94	\$8,322,443.23	\$8,322,383.23
05-Relo, Relocation	\$0.00	\$259,390.51	\$259,390.51
06-Plan, Planning	\$0.00	\$1,378,036.73	\$1,286,819.98
07-ECO REV, Economic Revitalization	\$0.00	\$8,786,998.07	\$8,665,638.07
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Project # /	01-Admin / Administration
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Grantee Activity Number: 01-0010001

Activity Title: City of Minot Admin

Activity Type:	Activity Status:
Administration	Under Way
Project Number:	Project Title:
01-Admin	Administration
Projected Start Date:	Projected End Date:
06/18/2012	12/31/2025
Benefit Type:	Completed Activity Actual End Date:
N/A	
National Objective:	Responsible Organization:
N/A	City of Minot

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$2,518,107.14
Total Budget	\$0.00	\$2,518,107.14
Total Obligated	\$20,903.67	\$1,560,824.00
Total Funds Drawdown	\$20,903.67	\$1,560,824.00
Program Funds Drawdown	\$20,903.67	\$1,548,722.82
Program Income Drawdown	\$0.00	\$12,101.18
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$20,903.67	\$1,560,824.00
City of Minot	\$20,903.67	\$1,560,824.00
Most Impacted and Distressed Expended	\$20,903.67	\$1,560,824.00

Activity Description:

Administration of disaster recovery grant and oversight of contractor procured to assist with program development and implementation.

Amendment 8, Moved \$24,000 to project delivery for cost of Class III studies on demos for State Historic Preservation Office.

Amendment 10, Reduced program administration budget. Funds were moved to Acquisition of Flooded Properties activity.

Amendment 17, Funds from various activities moved into Administration budget.

Location Description:

City of Minot, ND

Activity Progress Narrative:

This activity is used to pay the expenses incurred by the City as it administers the grant funds. Activities include creation of vouchers, drawing down funds from DRGR and other administrative duties associated with the grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 03-Housing / Homeowner Housing

Grantee Activity Number: 03-0050001

Activity Title: Reconstruction of Flooded Properties

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

03-Housing

Projected Start Date:

06/20/2012

Benefit Type:

Direct (HouseHold)

National Objective:

Low/Mod

Activity Status:

Under Way

Project Title:

Homeowner Housing

Projected End Date:

12/31/2025

Completed Activity Actual End Date:

Responsible Organization:

City of Minot

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$1,363.00	\$5,520,316.50
Total Budget	\$1,363.00	\$5,520,316.50
Total Obligated	\$1,363.00	\$5,520,316.57
Total Funds Drawdown	\$1,363.00	\$5,520,316.57
Program Funds Drawdown	\$1,363.00	\$5,520,216.57
Program Income Drawdown	\$0.00	\$100.00
Program Income Received	\$0.00	\$10,761.96
Total Funds Expended	\$1,363.00	\$5,520,316.57
City of Minot	\$1,363.00	\$5,520,316.57
Most Impacted and Distressed Expended	\$1,363.00	\$5,520,316.57

Activity Description:

The purpose of this program is to assist thirty-one (31) low-and-moderate income homeowners who had severe damage to their homes as a result of the flood, and are unable to repair the home thus requiring a complete reconstructon. Funds available for reconstruction will be capped at \$195,000 per single-family structure. The funds will be made available as a forgivable loan, forgiven over a five-year compliance period. The award amount will be reduced by any duplicated benefits (DOB) received by the homeowner from FEMA, SBA, or other programs for the purpose of making repairs to the home. Where documentation exists supporting funds used to repair the home, no DOB will be deducted. The completed reconstructed home will be built to the 2009 International Building Code. Priorities will be determined and included in the Rehabilitation Policy. This will help the City recover from the flood by rebuilding homes to ensure the City does not have neighborhoods blighted or turn into slums. It will also help the city retain citizens.

Amendment 3, Itemized project delivery amount added to the activity.

Amendment 7, Monies transferred into Housing Rehabilitation from Housing Reconstruction to account for greater amount of rehabilitations than originally planned. Changed proposed beneficiaries from 49 to 31 to account for the transfer of allocated funds. Additional funds moved to Downtown Water and Sewer Improvements activity, Demolition and Affordable Senior Apartments.

Amendment 9, Funds being moved from Rental Rehabilitation to Reconstruction of Flooded Properties. Project

delivery amount adjusted.

Amendment 10, Project costs were higher than anticipated.

Amendment 11, Project complete.

Amendment 14, Activity amount adjusted.

Amendment 17, Funds reallocated to Aquisition of Spot Blight Properties activity.

Location Description:

City of Minot, ND

Activity Progress Narrative:

The City is working to formulate a plan regarding the four remaining properties within the Homeowner Rehabilitation and Reconstruction Program that are not in compliance.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	31/31

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	31/31
# of Singlefamily Units	0	31/31

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	22/0	9/31	31/31	100.00
# Owner	0	0	0	22/0	9/31	31/31	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:None

Project # / 04-Rent / Rental Housing

Grantee Activity Number: 04-0050001

Activity Title: Broadway Circle

Activity Type:
Construction of new housing

Project Number:
04-Rent

Projected Start Date:
11/04/2022

Benefit Type:
Direct (HouseHold)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
Rental Housing

Projected End Date:
09/30/2025

Completed Activity Actual End Date:

Responsible Organization:
City of Minot

Overall	Apr 1 thru Jun 30, 2025	To Date
Total Projected Budget from All Sources	\$0.00	\$1,783,960.00
Total Budget	\$0.00	\$1,783,960.00
Total Obligated	\$104,890.94	\$1,783,960.00
Total Funds Drawdown	\$104,890.94	\$1,783,960.00
Program Funds Drawdown	\$104,890.94	\$1,783,960.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$104,890.94	\$1,783,960.00
City of Minot	\$104,890.94	\$1,783,960.00
Most Impacted and Distressed Expended	\$104,890.94	\$1,783,960.00

Activity Description:

This activity was created through Action Plan Amendment #17. It is for new construction of Low/Moderate Income housing. This project consists of 17 units of rental housing for LMI households and is to be located immediately next door to the Family Homeless Shelter.

Location Description:

1901 South Broadway Ave.
Minot, ND 58701

Activity Progress Narrative:

Construction of the Broadway Circle 17-unit affordable housing complex was substantially completed earlier in the quarter, with minor punchlist items remaining. On May 5th, the Minot City Council authorized the NDR team to proceed with developing a subrecipient agreement with Pathfinder Services of North Dakota (PSND) to operate the LMI apartment complex, Family Homeless Shelter, and commercial space, along with reassigning the existing commercial leases to PSND. For almost four decades, PSND has provided support and advocacy to families and individuals experiencing homelessness. Their proven track record in providing family support services, housing assistance, and workforce development initiatives aligned with Minot's goal of finding a responsible subrecipient to operate and manage the Family Homeless Shelter and the LMI apartment complex; Minot and PSND have agreed on a lease-to-own contract for the next 20 years. To celebrate the new facility, a ribbon-cutting and open house will take place at the end of July; PSND anticipates operation startup by August 15, 2025.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Total Labor Hours	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	17	17/17
# of Multifamily Units	17	17/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	17	0	17	17/17	0/0	17/17	100.00
# Renter	17	0	17	17/17	0/0	17/17	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents:	None
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Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	107
Monitoring Visits	0	41
Audit Visits	0	12
Technical Assistance Visits	0	2
Monitoring/Technical Assistance Visits	0	52
Report/Letter Issued	0	91