Grantee: Minot, ND

Grant: B-13-MS-38-0001

April 1, 2025 thru June 30, 2025 Performance Report

Grant Number:
B-13-MS-38-0001

Obligation Date:

Award Date:

Grantee Name:
Minot, ND

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
$35,056,000.00

Grant Status:
Active

QPR Contact:
No QPR Contact Found

LOCCS Authorized Amount:
$35,056,000.00

Estimated PI/RL Funds:
$82,511.64

Total Budget:
$35,138,511.64

Disasters:

Declaration Number

FEMA-1981-ND
FEMA-1986-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. The damage to the City included 4,100 properties flooded with 3,100 homes lost or extensively damaged. There were 11,000 individuals displaced. Six of Minot's public schools were severely damaged with two being completely lost. Twelve of 27 sanitary lift stations and all of the City's 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 the City's infrastructure. According to the Army Corps of Engineers' assessment, "an estimated $600 million of property and infrastructure damage" resulted from the flood.

On April 16, 2012, the U. S. Department of Housing and Urban Development (HUD) allocated $67,575,964 in Community Development Block Grant Disaster Recovery (CDBG-DR) funds to the City of Minot for the purpose of assisting recovery in the most impacted and distressed areas declared a major disaster in 2011 under Title IV of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.). The Appropriations Act required funds to be used only for specific disaster-related purposes.

The City has diligently implemented the initial Action Plan and has successfully implemented property acquisitions for flood control and open space, rehabilitated and reconstructed flood-damaged homes, repaired and improved City infrastructure, and supported two new housing developments. However, the City realizes in order to fully address the housing crisis, critical infrastructure, planning, and housing development must continue to take place. Even with all of the planning and funding that has occurred a large amount of unmet need still exists.

The City of Minot continued to assess its unmet needs and to inform Congress of the necessity of additional funds to restore the City's housing stock, public infrastructure, and to mitigate future flooding impacts. On May 29, 2013, an additional $35,056,000 was allocated to the City of Minot by the Disaster Relief Appropriations Act, 2013 (Public Law 113-2).

This Action Plan will guide the City in the distribution of $35,056,000 of CDBG-DR funds, and is in response to the HUD Notice of Funding Availability provided in Federal Register/Volume 78, Number 103, Docket No. FR-5696-N-03.

Recovery Needs:

HOUSING

The remaining unmet housing need for the City of Minot takes into consideration all funds received since the HUD Adjusted Unmet Housing Need which was calculated in December 2011, at $127,199,910. Since that time, the Federal Emergency Management Agency's National Flood Insurance Program (FEMA NFIP) Residential Building Claims totaled $47,160,154. Other sources of funding totaled $45,318,553, and the CDBG Home Acquisition and Rehabilitation/Reconstruction activities were $11,096,510 and $15,521,503, respectively. Thus, the total remaining unmet housing need is $8,103,190.

INFRASTRUCTURE

Millions of dollars of critical infrastructure remains damaged and unrepaired including undersized and deteriorating sewer lines and roads flooded for up to one month. Sewer and drainage lift stations need to be repaired and resized to prevent future flooding and environmental concerns. The water distribution system is struggling to keep up with current demands. The regional landfill is almost at capacity after being inundated with debris from the flood. In addition, adjustments to the alignment of the Mouse River need to be completed in and around Minot in order to divert flow within the city and prevent the reoccurrence of a disaster such as the 2011 flood.

The City, in conjunction with FEMA, worked to develop approximately 375 Project Worksheets (PWs) to repair damages caused by the floods. Federal Declaration #1981 was published on Tuesday, May 10, 2011, therefore allowing the process of recovery to begin in Minot. As of June 14, 2013, a total of $81,217,460 has been identified by the City in order to repair and/or replace the necessary facilities. The Presidential declaration for this disaster had a 90 percent cost share leaving 10 percent of all costs obligated to the City. The North Dakota Department of Emergency Services (NDDES) has agreed to assist the City with a 7 percent cost share leaving the City burden at 3 percent. The obligated funds are identified in Categories A-G. Each Category is represented by different functions within the program. Categories A and B are considered Emergency Measures: Category A is specifically for Debris Removal and Category B is for Emergency Protective Measures. Categories C through G are for the Permanent Work groups. Category C is defined for Roads and Bridges. Category D is for Water Control Facilities. Category E addresses damages to Buildings, Contents, and Equipment. Category F is all Utilities and Category G addresses Parks, Recreational and Other Facilities. Out of the 375 PWs obligated for the City there is approximately $4,634,885 remaining costs to be funded by the City.

CATEGORY A - DEBRIS REMOVAL

Several debris removal projects still need to be completed or were deemed ineligible by FEMA. Projects such as debris removal from the aeration pond and sediment removal from the storm sewer lines are critical to the health and safety of the residents of Minot. If these projects are not completed, improper functioning of the wastewater treatment plant and the threat of future flooding from clogged storm piping will result. The unmet need for debris removal is $219,859.

CATEGORY B - EMERGENCY PROTECTIVE MEASURES

There are various emergency protective measures to be taken after the flooding in 2011. These measures ind repairs of multiple sanitary lift stations, anuipment and fuel for emergency vehicles. Several emergency protective measures were not funded or deemed ineligible by FEMA. Projects such as emergency protection of City Hall and the rental of signal lights for one of Minot's most highly traveled roads were not funded. The unmet need for emergency protective measures is $2,216,611.

CATEGORY C - ROADS SYSTEMS AND BRIDGES

Several road system and bridge projects were not funded or deemed ineligible by FEMA. Projects such as repair of the Souris River Levee gravel roadway, a church parking lot, and signal lights for the East Burdick Expressway have yet to be funded. The unmet need for road systems and bridges is $522,599.

CATEGORY D - WATER CONTROL FACILITIES

During the flood of 2011, many of the City's critical drainage facilities were damaged. The proper functioning of a City's drainage system is crucial to protecting the infrastructure of the City and the safety of its citizens from future weather events. At the completion of this report, the City of Minot has not received any funding to address the repairs needed for its water control facilities; a total of 108 storm water outfalls remain damaged as a result of the flood. The unmet need for water control facilities is $44,492.

CATEGORY E - BUILDINGS, CONTENTS, AND EQUIPMENT

As a result of the flooding in 2011, many of the City's important public and private buildings were damaged. A quick and thorough response to repairing these buildings and replacing their contents is critical to Minot's recovery. Several buildings, contents, and equipment projects were not funded or deemed ineligible by FEMA. The unmet need for buildings, contents, and equipment is $1,470,077.

CATEGORY F - UTILITIES

Many of the City's critical utilities were damaged in the flood such as the water and sewer system. A total of 11 drinking wells, 12 lift stations, sanitary sewer piping, storm sewer piping, water mains, and manholes required repair. As of the completion of this report, several utility projects were not funded and have yet to be completed. The unmet need for utilities is $82,869.

CATEGORY G - PARKS, RECREATIONAL, AND OTHER FACILITIES

Many of the City's parks, recreational, and other facilities were damaged. Athletic fields, hockey rinks, bicycle paths, and the grounds to the public library required restoration. The Minot Parks and Recreation Department operates as a separate entity from the City. All repairs accounted for in this category are for City-owned facilities only. In addition, repairs to the City's warning sirens and public access facilities needed to be funded. The unmet need for parks, recreational, and other facilities is $78,379.

FEMA PUBLIC ASSISTANCE UNMET NEED

Due to the damages incurred from the flood of 2011, the City of Minot needs approximately $81.2 million to restore and complete projects identified throughout the community. The goals of these projects are to allow damaged buildings, parks, and other facilities to return to pre-flood conditions. To date, the City of Minot has received $6 million for these projects. As the City continues to repair and rebuild, there is an estimated $4.6 million needed to complete the recovery efforts.

ADDITIONAL TRANSPORTATION PROJECTS

The City of Minot incIds a critical networkof roads, railroads and bridges providing the only access to all surrounding areas in the region. This transportation system also serves as the residents' only access to critical facilities including hospitals, fire and police services, and grocery stores. The transportation system is additionally complex as two rail lines travel from east to west necessitating under and overpasses. This three dimensional network is vulnerable to flooding, which could isolate the population, and impair emergency response and regional assistance.

Floodwaters compromised the foundation of a roadway causing large sections of the road to become washed out or creating sinkholes. After a flood, the roadway needs to be re-graded and the drainage system needs to be rebuilt and adequately sized. The City of Minot has identified various projects needed to restore roadways to pre-flood conditions. These projects include full milling (9.1 miles); edge milling (11.6 miles); and leveling, patching and sealing (10.9 miles) of roadways. In addition, along 16th Avenue, 46th Street, and 14th Avenue, complete sections of the roadway need to be reconstructed as well as the associated storm sewers.

ECONOMIC DEVELOPMENT

The 2011 flood caused a significant disruption to the operations of local businesses both inside and outside the flood zone, including damage to buildings, loss of inventory, and the loss of business revenue during and after the flood. Many of these losses will not be fully reimbursed by insurance, leaving the burden on business owners. In an effort to understand and meet the needs of the Minot business community, the Minot Area Chamber of Commerce (MACC), Minot Convention and Visitors Bureau (MCVB), and Minot Area Development Corporation (MADC) sponsored the Minot, North Dakota Business Recovery Survey. Local businesses were asked about the loss of inventory and business revenue during and after the flood. For the 164 businesses surveyed, the total loss reported was $129.6 million. Of these, 95 businesses did not have insurance.

Due to the boom in the oil and gas industry, it was reported that within six months over half of all businesses expected to meet or exceed pre-flood revenue levels. The most critical factor noted was almost half of all Minot businesses stated they currently are understaffed. The most prominent impediment to filling positions was reported as an inability to find employees. The current unmet need for economic development is defined as the lack of housing for employees, which in turn, has created the city-wide problem of understaffing.

METHOD OF DISTRIBUTION

The City proposes to fund the following activities to address the 2011 flood impacts with the funds provided through the 2013 allocation:

BUYOUTS

The City of Minot proposes using up to $12,891,650 (excluding project delivery) of CDBG-DR funds to provide a 25 percent match for property owners who wish to sell their properties and move out of the Flood Inundation Area delineated by the City. After the flood in 2011, the City contracted with an engineering firm, and delineated aFlodInndatonArewheeheeavesflodigccuredTheCiyas trgeedproerywnes woiveintheFlodInudaioAretopatiemroertowers were severely impacted by the floods and it is the City's intent to move these owners out of harm's way for future events. The acquisition of these poprties will also alow the City to have better access to flood control options. The City is requesting $1,650,000 of the $12,891,650 for Phase 1 of the Acquisition of Flooded Properties be committed at this time. Due to the onset of winter and the delays encountered with obtaining clean title to acquired property, Phase 2 request for funds will not be made until the latter part of winter unless otherwise warranted.

REIMBURSEMENTS

Because of the housing affordability issues in the City, many homeowners have made repairs to their homes in order to make them habitable. After the floods, the vacancy rate in the City was close to zero percent, which forced homeowners to begin home repair immediately because there were no other options available. Homeowners who sustained damage to their primary residential property as a result of the 2011 floods and who have repaired their property may be eligible for reimbursement, in whole or in part, for out-of-pocket funds spent. Only repair expenses incurred within one year of the date of the incident are eligible for reimbursement with CDBG-DR funds. Fifty-one percent of the funding will be allocated for low to moderate income (LMI) households and 49 percent will be set-aside for non-LMI households. The program will be on a first-come, first-serve basis. Reimbursement may not exceed $10,000 per household.

STREET AND ROAD REPAIRS

After the flooding in 2011, the City with the assistance of a contracted engineering firm, delineated a Flood Inundation Area where the heaviest flooding and damage occurred. Within this area many of the roads were damaged and have begun to severely deteriorate. These streets are in need of repairs and improvements for safety purposes due to the floods of 2011. The City proposes to use $9,108,700 to assist in these repairs and improvements.

Funding will be used for repairs and improvements of streets which serve as secondary roadways for a FEMA trailer park.

The roads have severely deteriorated due to the increased use of these streets by residents of the FEMA trailer park. The City is proposing to use $2,546,825 for this project which will serve a low-to-moderate income area. Since the latest census data does not include the residents of the trailer park, the City will conduct an income survey of the area.

ACTION PLAN AMENDMENT #1

The City is making some minor adjustments to the Action Plan for the Second Allocation. Monies have been removed from the acquisition/buyout activity to pay for the demolition of the structures on the properties. In addition, other minor changes have been made to administration and project delivery.

The City would like to request the obligation of an additional $8,869,781.25 to carry-out the activities.

Amendment #1 - No public comments were received.

ACTION PLAN AMENDMENT #2

The City is making adjustments to the Action Plan for the second allocation. Since the reimbursementactivityis complete,left-overmonies havebeen removed from thereimbursementactivity and addedtoprojectdeliverytoacquireadditional properties.Thesemonieswillbeusedtocover attorneyfees, closing costs, title searches, title insurance, etc., for the acquisition of additional properties. In addition, both street projects came in under the bid estimates leaving monies which are being moved into a new street activity which will serve an affordable housing development and a trailer park that was used by FEMA after the floods. Please note demolition costs will be adjusted when they are bid. With Amendment #2, the City would like to request the obligation of additional funds to carry out the activities.

Amendment #2 - No public comments were received.

ACTION PLAN AMENDMENT #3

The City is making adjustments to the Action Plan for the second allocation. The City moved $3,786,115 in Amendment #2 to the Action Plan that had previously been obligated. In Amendment #2 the City moved $19,098 into the 55th Street Crossing Development Project and $2,747,837 into Project Delivery. This left $1,019,180 of obligated funds not specifically identified to a new project. Amendment #3 moves the $1,019,180 into the 55th Street Crossing Development Project and in addition, the City is requesting a new obligation of $1,857,427 for this project.

Included in Amendment #3 is the reduction in total funding for Buyouts of flooded homes by $350,000 into the Planning activity budget for the System Wide Strategic Resiliency Plan and HUD application. The $350,000 will be a new obligation of funds. Amendment #3 requests a new obligation of $100,000 for the City of Minot Administration activity.

Finally, Amendment #3 is moving the funds from the Project – Project Delivery to each project at the recommendation from HUD. These funds have been fully obligated and this does not result in a request for a new obligation of funds.

ACTION PLAN AMENDMENT #4

As projects are being completed, the City is making adjustments to the activity budgets in the Action Plan.

ACTION PLAN AMENDMENT #5

As projects are being completed, the City is making adjustments to the activity budgets in the Action Plan.

ACTION PLAN AMENDMENT #6

As projects are being completed, the City is making adjustments to the activity budgets in the Action Plan.

ACTION PLAN AMENDMENT #7

As projects are being completed, the City is making adjustments to the activity budgets in the Action Plan.

ACTION PLAN AMENDMENT #8

As projects are being completed, the City is making adjustments to the activity budgets in the Action Plan.

ACTION PLAN AMENDMENT #9
As projects are being completed, the City is making adjustments to the activity budgets in the Action Plan.

ACTION PLAN AMENDMENT #10
As the City works towards closeout of this grant, remaining funds are being reallocated from the R4 Anne Street Bridge Planning Study activity to the R4 Administration and R4 Demolition UN activities.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$0.00	$35,138,511.64
Total Budget	$0.00	$35,138,511.64
Total Obligated	$0.00	$35,113,845.83
Total Funds Drawdown	$0.00	$35,113,845.83
Program Funds Drawdown	$0.00	$35,031,334.19
Program Income Drawdown	$0.00	$82,511.64
Program Income Received	$0.00	$82,511.64
Total Funds Expended	$0.00	$35,113,845.83
HUD Identified Most Impacted and Distressed	$0.00	$35,113,845.83
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	$ 0.00
City of Minot	$ 0.00	$ 35,113,845.83

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	23.00%	25.16%	25.16%
Minimum Non Federal Match	$.00	$.00	$.00
Overall Benefit Amount	$7,867,703.12	$8,605,403.76	$8,605,403.76
Limit on Public Services	$5,258,400.00	$.00	$.00
Limit on Admin/Planning	$7,011,200.00	$931,106.78	$907,269.82
Limit on Admin	$1,752,800.00	$554,547.85	$530,710.89
Most Impacted and Distressed	$35,056,000.00	$35,138,511.64	$35,113,845.83

Overall Progress Narrative:

The City continues to close out any outstanding files and prepare closeout documents.

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 process to close out this grant is underway. Substantial Amendment #10 was approved by HUD, and final expenditures of funds are pending a final draw request. Any pending flags in DRGR are under review. This grant is pending final review by the Finance Department before being submitted to HUD for final approval and closeout.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
99 Planning, Planning	$0.00	$0.00	$0.00
99 Relocation - Cancelled, Relocation	$0.00	$0.00	$0.00
9999, Restricted Balance	$0.00	$0.00	$0.00

R1 01 - Admin, R1 Administration	$0.00	$80,000.00	$80,000.00
R1 02 - HH Acq/Buyout, R1 Homeowner Acq/Buyout	$0.00	$4,047,561.92	$4,047,561.92
R1 03 - Reimbursement, R1 Reimbursement	$0.00	$5,655,406.10	$5,655,406.10
R1 038 - Infrastructure, R1 Infrastructure	$0.00	$9,757,198.56	$9,757,198.56
R1 038 Infrastructure [E], R1 Infrastructure [E]	$0.00	$760,899.44	$760,899.44
R2 02 - HH Acq/Buyout/Relo/Demo, R2 Homeowner	$0.00	$5,866,450.91	$5,866,450.91
R2 02 - HH Acq/Buyout/Relo/Demo [E], R2 Homeowner	$0.00	$2,894,339.69	$2,894,339.69
R2 04 - Resiliency, R2 Resiliency	$0.00	$0.00	$0.00
R2 05 - Demolition, R2 Demolition	$0.00	$0.00	$0.00
R2 05 - Demolition [E], R2 Demolition [E]	$0.00	$0.00	$0.00
R3 02 - HH Acq/Buyout/Relo, R3 Homeowner	$0.00	$2,311,568.07	$2,311,568.07
R4 01 - Admin, R4 Admin	$0.00	$474,547.85	$450,710.89
R4 02 - HH Acq/Buyout/Relo/Demo, R4 Homeowner	$0.00	$1,766,527.20	$1,683,186.71
R4 03 - Reimbursement, R4 Reimbursement	$0.00	$0.00	$0.00
R4 038-Infrastucture, R4 Infrastucture	$0.00	$1,147,452.97	$1,147,452.97
R4 04 - Resiliency, R4 Resiliency	$0.00	$338,117.65	$338,117.65
R4 05 - Demolition, R4 05 - Demolition	$0.00	$0.00	$0.00
R4 Planning, R4 Anne Street Bridge Planning Study	$0.00	$38,441.28	$38,441.28

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	58
Monitoring Visits	0	38
Audit Visits	0	8
Technical Assistance Visits	0	5
Monitoring/Technical Assistance Visits	0	7
Report/Letter Issued	0	58