



**COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER
RECOVERY**

ACTION PLAN



SECOND ALLOCATION

**CDBG-DR Disaster
Recovery Funds Disaster
Appropriations Act, 2013**

(Public Law 113-2, approved January 29, 2013, Second Allocation May 29, 2013)

August 12, 2013

City of Minot, North Dakota

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Citizen Participation Plan

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The City of Minot, North Dakota, which is 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 destroyed or extensively damaged. There were 11,000 individuals displaced. Six of Minot's public schools were severely damaged and two completely destroyed. Twelve of 27 sanitary lift stations were inundated with water. All of the City's water wells were inundated, eight river storm pump stations were damaged, 277 street lights were damaged, and many other vital components to the City's infrastructure were damaged as well. This flood has left lasting destruction to the City of Minot and its citizens and according to the Army Corps of Engineers' assessment, "an estimated \$600 million of property and infrastructure damage" resulted.

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 that were 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)

Table i-1 North Dakota State Allocations under Public Law 113-2

Disaster No.	State	Grantee	Allocation	Minimum amount that must be expended in "most impacted" counties identified
1981	North Dakota	State of North Dakota	\$6,576,000	(\$0) Ward County
1981	North Dakota	City of Minot	\$35,056,000	All funds must be spent within jurisdiction

The City of Minot is required to publish an Action Plan for Disaster Recovery (Action Plan) that describes the proposed use of HUD Community Development Block Grant Disaster Recovery (CDBG-DR) funding that will continue to address disaster relief, long term recovery, restoration of infrastructure and housing and economic revitalization in the most impacted and distressed areas. The document will describe:

- the City of Minot's recovery unmet needs;
- uses and activities that are authorized under title I of the Housing and Community Development Act of 1974 (42 USC 5301 et seq.)(HUD Act); or
- activities allowed by waiver or alternative requirement published in an applicable Federal Register notice;
- the City of Minot's response to disaster related impacts; and
- the citizen participation process.

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

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SECTION 1 UNMET NEEDS ASSESSMENT

Section 1

Impacts to the Three Core Aspects of Recovery

The U. S. Department of Housing and Urban Development (HUD) requires an unmet needs assessment to disburse Community Development Block Grant disaster recovery (CDBG-DR) funds for recovery efforts. The objective of the unmet needs assessment is to quantify the funding needed to repair damage and recoup losses, factoring in the funds already received by the Federal Emergency Agency (FEMA) grants, U. S. Small Business Administration (SBA) loans, insurance proceeds, previous CDBG-DR funds and other funding sources available. The unmet needs assessment also assists in prioritizing funds by type and location based on concentration of damage and community needs, with a particular focus on low and moderate income areas, households with special needs and displaced populations.

HUD requires that the Needs Assessment evaluate the three core aspects of recovery – housing (interim and permanent, owner, rental, single-family and multi-family, affordable and market rate), infrastructure, and the economy (e.g., estimated job losses or tax revenue loss due to the disaster).

Housing Prior to the Flood

The City of Minot's main focus over the last few years, even prior to the flood has been housing development. Though a national trend of economic downfall, foreclosures, and a surplus of housing stock has been prevalent for most of the country, this has not been the case in Minot. Well before the 2011 flood, the Bakken Oil boom created a large housing demand in the area. In 2010 Stantec Inc., the City's consultant working on the comprehensive master plan, used building permit data and housing vacancy rates to better understand population growth since 2000. Their review of Minot records showed that 2,094 new housing units were permitted for construction from 2000 to 2009, while 57 units were permitted for demolition; a net gain of 2,037 new units.

The unmet needs assessment assists in prioritizing funds by type and location based on concentration of damage and community needs, with a particular focus on low and moderate income areas, households with special needs and displaced populations.

After the Flood

The existing housing crisis was greatly impacted by the flood in the summer of 2011. Approximately 4,100 parcels sustained some form of damage from the flood. Of the approximately 4,100 parcels affected, 3,100 homes were extensively damaged. One of the main challenges the City is trying to address with these staggering statistics is not only how to ensure that the housing stock is replaced but also that affordable housing is returned. On April 16, 2012 the Department of Housing and Urban Development released the initial direct allocation to the City of Minot in the amount of \$67,575,964. The City went through extensive outreach, planning, and public comments at the time of the initial Disaster Recovery Action Plan. With valuable input from businesses, organizations, elected officials, and constituents a mix of projects was submitted to and approved by HUD.

The City has diligently implemented the initial Action Plan and has successfully implemented property acquisitions for flood control and open space, rehabilitation and reconstruction of 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.

There were 11,000 individuals displaced by the flood. A majority of the housing structures were not in the FEMA designated 100-year floodplain, and therefore many homeowners elected not to carry FEMA flood insurance. Only 10 percent of the properties damaged were insured. Because of this lack of coverage, FEMA has provided the flood victims in Minot \$84 million for rental assistance and home repair while the SBA has approved \$185 million in low-interest loans for home repair or replacement.

Areas with Greatest Impact

The Mouse River winds through the heart of Minot, the most developed area in the City, and the hardest hit by the flood. The City plans to implement a homeowner buyout program to move residents out of harm's way and to further enhance the flood mitigation goals for the community. As shown by the red boxes in **Figure 1-1**, the City has determined that a majority of the properties in the homeowner buyout program are located in some of the most ethnically diverse neighborhoods. The buyout program will ensure that homeowners in these neighborhoods can sell their house and move to a less flood-susceptible area of the city. However, as shown in **Figure 1-2**, the overall low to moderate income benefit for this area is less than 51 percent. The City has requested a waiver of the overall LMI requirements in order to buyout properties located in the flood inundation area of the City.

Figure 1-1 Diversity Index Relative to Phase 1 Buyout Parcels

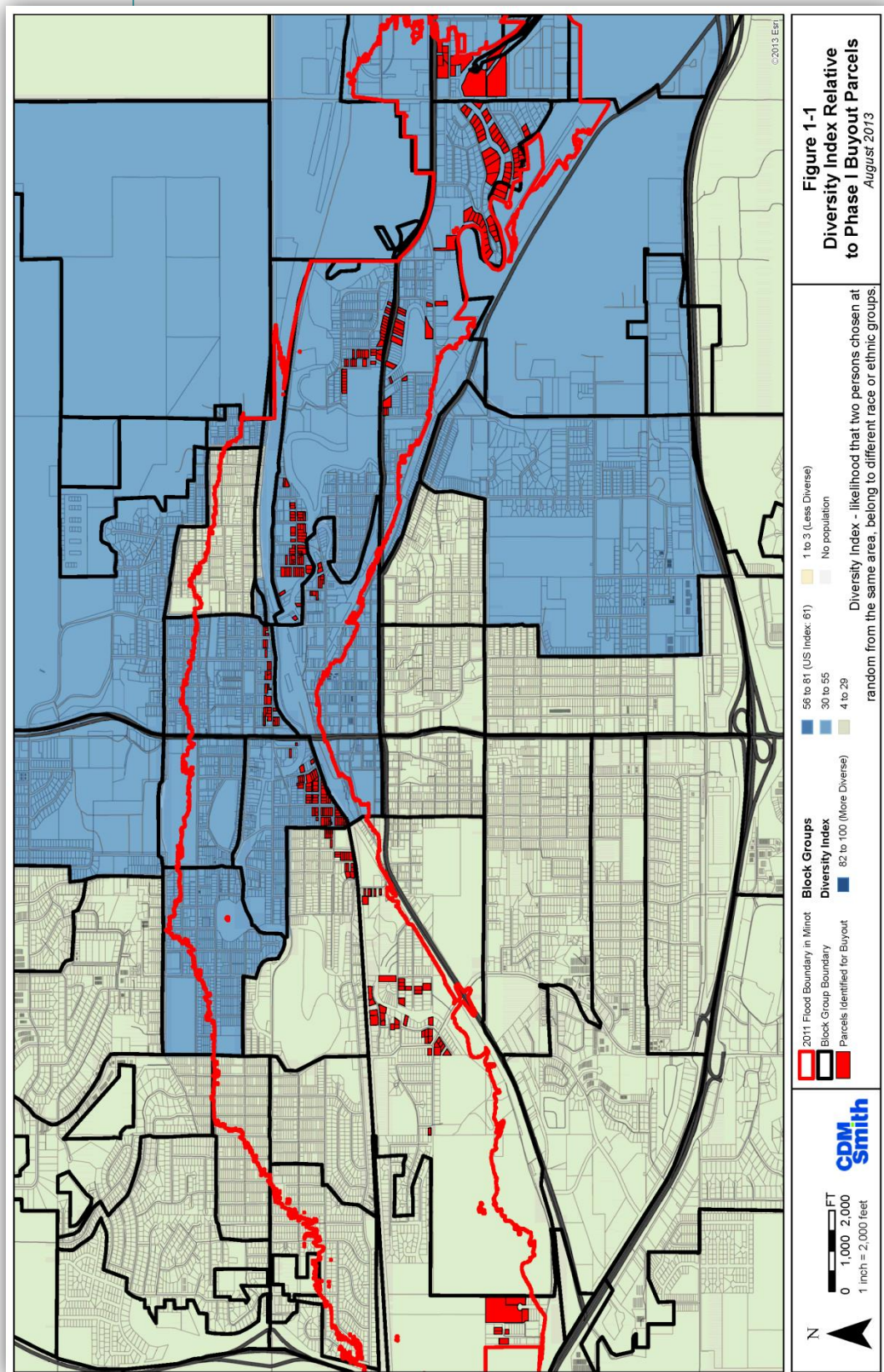
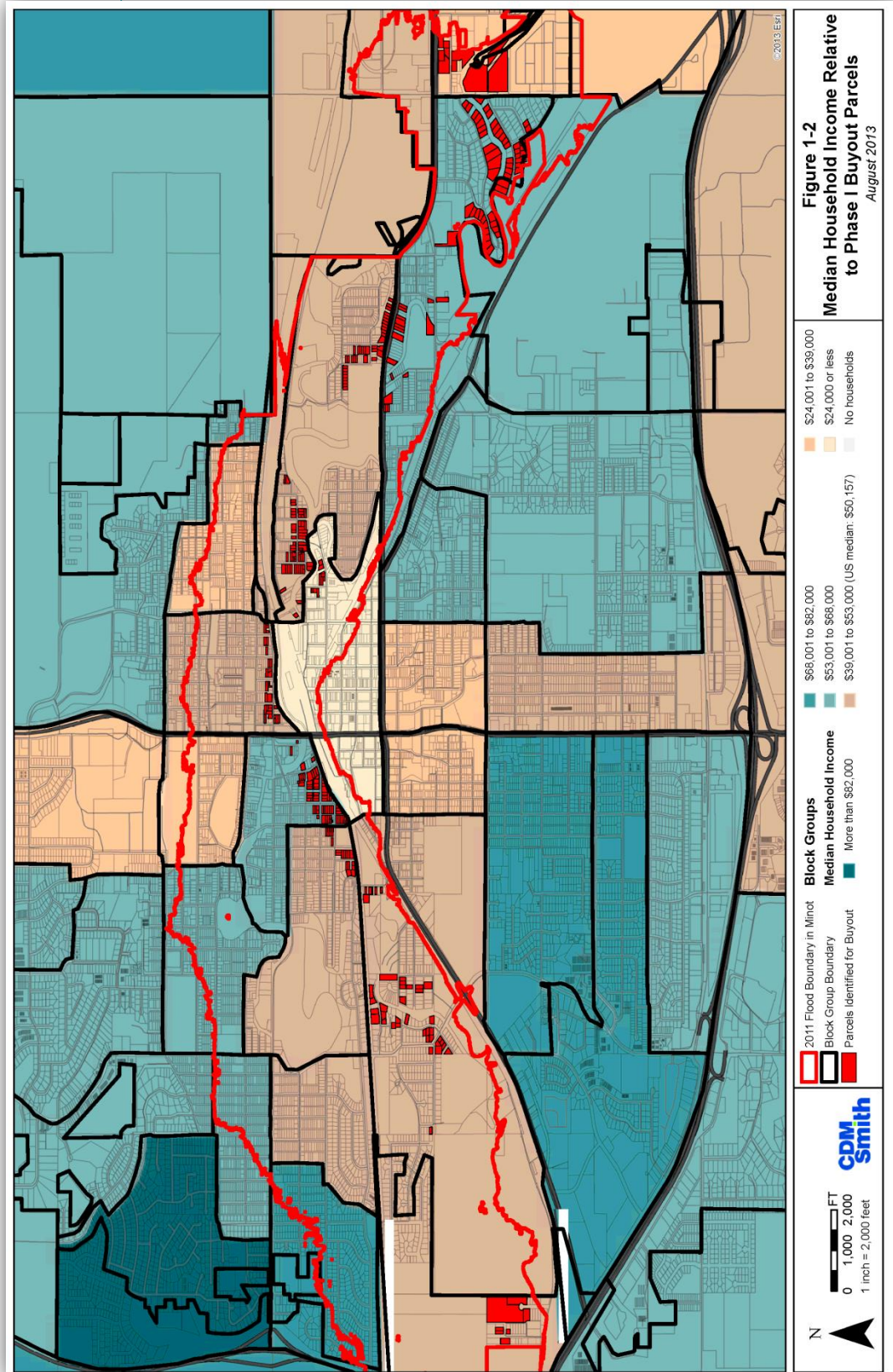


Figure 1-2 Median Household Income Relative to Phase 1 Buyout Parcels



Rental Property

According to the City Assessor's Office, the flood damaged at least 2,360 rental housing units, not including mobile homes. These rental units also include a large group of homeowners who were currently renting out their basements, which were extensively damaged.

The rental market in North Dakota before the flood was already beyond capacity with limited ability to stretch and absorb displaced households post-flood. The flood exacerbated an already limited supply of rental housing. With thousands of housing units rendered uninhabitable, many homeowners turned to the rental market, decreasing the supply of available units and inflating costs. Based on current information, Minot is experiencing a crisis in the lack of rental housing, particularly affordable rental housing for low and moderate income families displaced by the storm. The rental housing market can define its unmet needs as rental programs to repair/replace damaged rental units, additional rental programs to house displaced households (homeowners and renters), and rental housing to assist special needs populations who have difficulty finding affordable housing in the restricted and expensive rental housing market.

Homeowners

The City allocated approximately \$15 million for rehabilitation and reconstruction of flood damaged housing with the first round of CDBG-DR funding. The funds have been determined adequate for assisting the eligible LMI households. Households that used their own funds to repair their homes before CDBG-DR program funds were available are still feeling the impacts from those costs and the City has determined the greater unmet need is to assist these families to recoup some of these financial losses. The City is proposing to use \$5,000,000 of the 2nd CDBG-DR allocation to assist homeowner to recoup up to \$10,000 for repairs to their homes which were made within one year of the date of the disaster.

The number of building permits for single-family houses in Minot has doubled in just two years. In 2010 the City permitted 134 new homes. In 2011, that number was 286 – and as of May 2013 the City has already permitted 136 new single-family homes. The number of townhouses has also skyrocketed, from 9 in 2009 (at a cost of less than \$1 million) to 170 in 2011 (costing more than \$13.5 million). Apartments are no exception – in 2009 \$14.2 million in apartments were permitted, in 2010 that number jumped to \$29.8 million, in 2011 the City witnessed \$43.2 million spent on apartments and so far in 2013 permits indicate that developers are spending more than \$48.5 million on building 487 apartment units. Overall permit activity, across all sectors was: 2008-\$80.25 million, 2009-\$65.9 million, 2010-\$100 million, 2011-\$204.5 million, through May 2013-

\$102.3 million. While the increase in construction is apparent there is still not enough affordable housing to accommodate the citizens of Minot.

One of the largest issues homeowners face in Minot is that the market rate of new single-family and multifamily developments is too high. The average price of a home sold in Minot from January to September 2012 was \$256,842. Ninety-six (96) percent of Minot residents cannot afford a home in this price range. The housing that is being constructed in Minot today is for households moving into the community to support the oil and gas industry. It is important to provide housing for the employees of this important economic driver; however, it is also very important to provide housing options for long-term residents of the community and young people who want to build their future in the community in which they grew up.

As of April 2013, approximately 245 residents are still in FEMA temporary housing units (THUs). In addition, nearly all construction currently underway is not defined as affordable housing. The flood damaged or destroyed many affordable housing units along the river; these units have not been replaced with homes of similar value leaving many residents scrambling to find affordable housing. The City is supporting the development of affordable housing with the first round of CDBG-DR funds. Approximately 200 new affordable housing units will be added to the City's housing stock over the next two years.

Displaced Households

As mentioned above, as of April 2013, approximately 245 residents are still in FTHUs. After their house or apartment was destroyed, many residents decided to leave Minot altogether due to lack of available and affordable housing. With over 4,100 parcels damaged by the flood, current funding will only support the rehabilitation or reconstruction of a few hundred. Appropriate housing must be made available to those persons displaced by the flood. Minot experiences very harsh winters and families placed in FEMA THUs are extremely vulnerable to cold temperatures.

Homelessness

The flooding of 2011 caused extensive damage to housing and caused the displacement of hundreds of households, many of whom had special needs, including the homeless. These households are particularly vulnerable after a disaster. Their support networks were damaged or displaced temporarily by the flood, temporary housing was frequently not accessible to those with mobility impairments, and the increased costs to housing (from rebuilding costs or increased rent) put a tremendous financial burden on special needs households.

In Minot, the homeless population is increasing, there are between 50-75 documented homeless individuals on any given day in the city. However,

these numbers are low because they only represent those homeless who have sought help. There may be many more, but the Minot Area Homeless Coalition (MAHC) does not have a way to contact them. A recent estimate by the MAHC found a need for 51 emergency shelter beds, 140 transitional beds, and 54 permanent supporting housing beds to shelter the flood related homeless population in Minot. A recent homeless facility in Bismarck that just expanded from 25 to 120 beds provided an average price of \$2,921.04 per bed. Using this cost information the MAHC has an unmet need of \$715,654.80.

Public and HUD Assisted Housing

The “working poor,” or households that earn less than 50 percent of Area Median Income, are particularly vulnerable to high-priced rental markets. According to HUD data, 50.4 percent of all renters within this income group are severely cost burdened, paying more than 50 percent of their income on housing. Though eligible for Section 8 rental assistance, there are not sufficient properties accepting vouchers to house all families in need. This is partly due to some housing developments withdrawing from the U.S. Department of Housing and Urban Development low-income programs in order to charge higher rents. The current waiting list for Section 8 housing is 350 households and 325 households waiting for public housing. Over 4,600 housing vouchers, or 45 percent of all housing vouchers issued were unable to be used in 2012 due to the limited supply of residences. These vouchers each hold an average value of \$632. If affordable housing were available to the Minot Housing Authority voucher program, there is approximately \$2.9 million per month that could be used to assist low income households in Minot.

Housing Demands

As explained in the Homeowner section above, the number of building permits for single-family residences in Minot has increased by 100 percent, the number of permits for townhouses has increased by 1,800 percent, and the spending on apartments has increased by 200 percent. From 2008 to 2011, the overall permit activity has increased more than 150 percent. While the increase in construction is apparent, there is still not enough housing to accommodate the citizens of Minot. In addition, nearly all construction currently underway is not defined as affordable housing. The flood damaged or destroyed many affordable housing units along the river; these units have not been replaced with homes of similar value, leaving many residents scrambling to find affordable housing.

Based both on the number of permits issued, and on measurable growth, Minot’s transportation system is another area adversely impacted.

Traffic counts recording the average annual daily traffic along South Broadway, one of the major thoroughfares in and out of town, show a

Virtually all major public infrastructure in the City is strained or exhausted.

unable to be used in 2012 due to the limited supply of residences.

large double digit increase in use by cars/trucks. This is a result of both growth and the displacement and consolidation of residents from the flood. For example, just south of the Highway 2/52 interchange on South Broadway daily traffic counts went from 20,910 to 35,510 in just three years, a nearly 70 percent increase in traffic counts. The result of this increase in traffic is accelerated failure of the City's roadways.

Beyond roadways, virtually all major public infrastructure in the City is strained or exhausted. Sewer collection systems are deteriorating, undersized, and nonexistent in some areas where development is taking place. Similarly the water distribution system will not be able to handle future demand. However, the biggest struggle in the region is the shortage of housing.

FEMA Damage Assessment

Data Collection

One of the largest and most important tasks of disaster recovery is identifying, documenting, and reporting the costs of all damages incurred by the disaster event. Resources are scarce, expediency and timeliness are critical. It is equally important to identify the impact of those damages to the City and its residents through:

- Data collection;
- Housing and Business Surveys; and
- Planning and initiating housing inspections

Immediately after the flood waters receded, the City of Minot, in a joint effort with FEMA, initiated planning to conduct residential damage assessments. The following activities were performed:

- Critical data sources were identified in order to calculate estimated damage values;
- Geographic Information Systems (GIS) was implemented to map damage assessment; and
- U.S. Department of Housing and Urban Development Housing Quality Standards were heeded as the acceptable minimum standard for health and safety

Conducting Damage Assessment Inspections

Initial damage inspections involved calculating an Overall Damage Level (ODL) from "Level 0" to "Level 4", with "Level 0" meaning the unit suffered no damage in the flood and "Level 4" meaning the flood completely destroyed the unit and it could not be salvaged. Housing units that scored a "Level 3" or "Level 4" are considered uninhabitable; however, units that score a "Level 3" are considered repairable.

Calculating Damage Percentage and Estimating Damage Cost

After initial damage inspections were completed, the ODL values were assigned to residential units within the City of Minot. Accordingly, the percentage damage ranges were used as the basis for calculating the ODL. The damage percentage ranges by ODL are listed in **Table 1-1** below.

Overall Damage Level (ODL)	Description	Damage Percentage Range
Level 0	No Damage	0%
Level 1	Affected	0% - 25%
Level 2	Minor	26% - 50%
Level 3	Major	51% - 75%
Level 4	Destroyed	76% - 100%
<i>HCAD Improvement Value x Damage Percentage = Estimated Cost of Damage</i>		

Identifying Displaced Households

To determine the number of replacement residential housing units needed in the City of Minot, units that were classified as Level 3, major damage, or Level 4, destroyed were combined as shown in **Table 1-2**.

Overall Damage Level	Depth (feet)	Number of Parcels	Total Square Footage	RS Means Replacement Costs (using \$83/sq ft)	Damage Percentage (Hazus)	Estimated Damages (\$)
Affected	0.1-2.0	58	64,084	\$5,949,559	18%	\$1,070,921
Minor	Low: 2.0-4.0	106	134,814	\$12,516,132	25%	\$3,129,033
	High: 4.0-6.0	445	788,491	\$73,203,504	30%	\$21,961,051
Major	Low: 6.0-8.0	817	1,018,895	\$94,594,212	40%	\$37,837,685
	High: 8.0-10.0	595	839,950	\$77,980,958	43%	\$33,531,812
Destroyed	Low: 10.0-12.0	349	505,210	\$46,903,696	46%	\$21,575,700
	High: >12.0	93	120,930	\$11,227,141	51%	\$5,725,842
Totals		2,463	3,472,374	\$322,375,202		\$124,932,044

HUD's Unmet Needs Estimate

HUD's Methodology for Estimating Unmet Needs

HUD published the document, Allocation of 2011 CDBG Disaster Recovery Funds, on January 19, 2012 (updated March 16, 2012). According to this document, HUD uses the following methodology for estimating unmet needs.

The data HUD staff had identified as being available to calculate unmet needs for the targeted disasters (major disasters with Presidential declaration issued in 2011 and for which FEMA individual assistance was available) come from the following data sources:

- FEMA Individual Assistance program data on housing unit damage, as of 12/20/2011.

- SBA for management of its disaster assistance loan program for housing repair and replacement, as of 12/21/2011.
- SBA for management of its disaster assistance loan program for business real estate repair and replacement as well as content loss, as of 12/22/2011.
- FEMA estimated and obligated amounts under its Public Assistance program for permanent work, federal and state cost share, as of 12/20/2011.

The average cost to fully repair a home for a specific disaster within each of the damage categories noted above is calculated using the median ratio between real property damage repair costs determined by the SBA or its disaster loan program and the FEMA assessment of real estate damage for the subset of homes inspected by both SBA and FEMA. Because SBA inspects for full repair costs, it is presumed to reflect the full cost to repair the home, which is generally greater than FEMA estimations of the cost to make the home habitable. If fewer than 25 SBA inspections are made for homes within a FEMA damage category, the median ratio between SBA and FEMA assessment of damage in the category for that disaster has a cap applied at the 75th percentile of all damaged units for that category for all disasters and a floor applied at the 25th percentile. If there are no SBA inspections within a FEMA damage category, the national median ratio between SBA and FEMA assessment of damage within a FEMA damage category is used.

To obtain estimates for unmet needs, only properties receiving a FEMA grant are included in the calculation (since these are the cases assumed to have insufficient insurance coverage). Furthermore, the FEMA grant amount and all SBA loans are subtracted out of the total estimated damage to obtain a final unmet needs estimate. **Table 1-3** shows the latest comprehensive HUD estimate for home and businesses with severe unmet needs for Ward County.

Table 1-3 HUD Estimates						
HUD estimates of the number of homes and businesses with severe unmet needs and the estimated cost to address the unmet needs – States awarded 2011 CDBG Disaster Recovery Grants						
		HUD Estimate of the Number of Damaged Homes and Businesses with Remaining Unmet Needs (As of December, 2011)		HUD Estimate of Severe Housing and Business Unmet Needs (As of December, 2011)		
State	County	Severely Damaged Homes	Severely Damaged Businesses	Total Severe Housing and Business Needs	Severe Housing Unmet Needs	Severe Business Unmet Needs
North Dakota		2,380	182	\$163,661,755	\$145,139,299	\$18,522,456
	Ward County	2,329	182	\$158,803,303	\$141,333,233	\$17,470,070
1. FEMA Individual Assistance program data on housing unit damage (12/20/2011) 2. SBA for management of its disaster assistance loan program for housing repair and replacement (12/21/2011) 3. FEMA estimated and obligated amounts under its Public Assistance program for permanent work, federal and state cost share (12/20/2011) 4. SBA for management of its disaster assistance loan program for business real estate repair as well as content loss (12/22/2011)						

The City of Minot data comprises 90 percent of this estimate. HUD estimated Ward County's unmet housing needs to be \$141,333,233; therefore, the City of Minot has an unmet housing need of approximately \$127,199,910 per the December 2011 data (Table 1-4).

Table 1-4 HUD Unmet Needs Calculation	
Source	Amount
Ward County Unmet Housing Need December 2011	\$141,333,233
Adjusted 2013 City of Minot Unmet Housing Need	\$127,199,910

Insurance Proceeds

Standard homeowners insurance does not cover flooding, however it is important to have protection from the floods associated with hurricanes, tropical storms, heavy rains and other conditions that impact the U.S. FEMA created the National Flood Insurance Program (NFIP) to help provide a means for property owners to financially protect themselves. The NFIP offers flood insurance to homeowners, renters, and business owners if their community participates in the NFIP. Participating communities agree to adopt and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding. Properties that were located in the FEMA flood zone along Mouse River were able to collect insurance proceeds from the NFIP as summarized in Table 1-5.

Table 1-5 Summary of NFIP Funding	
Funding Source	Amount
FEMA NFIP Residential Building Claims	\$47,160,154

Home Acquisition

The City of Minot has allocated \$2.7 million of first round CDBG DR funds to provide a 25 percent match to homeowners participating in the City's voluntary acquisition of flooded properties. The voluntary acquisition of these properties moves residents out of harm's way and will allow the City to have better access to flood control options. The voluntary acquisition program does not involve the use of the City's eminent domain powers and is based on a pre-flood assessed value plus 15 percent. The plus 15 percent was to bring the properties up to fair market value based on information provided by the City of Minot's Assessor's Office. To date, the North Dakota State Water Commission has used \$8,323,930 to fund the acquisition of flooded properties, providing the remaining 75 percent cost share in conjunction with the 25 percent CDBG match (Table 1-6).

Table 1-6 Summary of Home Acquisition Funding (First Round Funding)	
Funding Source	Amount
ND Water Commission - Acquisition of Flooded Properties	\$8,323,930
CDBG - Voluntary Home Acquisition Program	\$2,772,580
Total	\$11,096,510

CDBG Rehabilitation/Reconstruction

Most often, grantees use CDBG-DR funds to rehabilitate damaged homes and rental units. However, grantees may also fund new construction or rehabilitate units not damaged by the disaster if the activity clearly addresses a disaster-related impact. This impact can be demonstrated by the disaster's overall effect on the quality, quantity, and affordability of the housing stock and the resulting inability of that stock to meet post-disaster needs and population demands. A summary of the first round allocations for housing is shown in Table 1-7.

Table 1-7 Summary of CDBG Rehabilitation/Reconstruction Funding	
Housing Program	Amount
CDBG - Housing Rehabilitation Program	\$5,014,998
CDBG - Housing Reconstruction Program	\$10,506,505
Total	\$15,521,503

Other Sources of Funding

As is the case with almost every natural disaster, one of the most important parts in managing the everyday challenges communities face in recovery is the participation of non-profit organizations. Minot has been blessed with the support of many different groups and organizations since the 2011 flood. However, it must be noted that due to the lack of adequate accommodations for volunteer housing, Minot has experienced an

uncharacteristically low number of volunteer teams from State, regional, and national organizations willing to travel to Minot for flood assistance. A unified volunteer center “Hope Village” was established to provide housing and coordinate volunteer groups and individuals who desire to be a part of the resurrection of Minot.

The volunteer effort is further challenged by the severe winter conditions presented in the area. Because of this, volunteer efforts are curtailed October through March and commence full activity April through September 2013 and 2014 at Hope Village.

Volunteerism was in full force by May of 2012, putting the rebuilding process in high gear. Volunteer man hours for the summer of 2012 averaged in excess of 19,000 per month. In fact, volunteer activity was taking place prior to the actual June 22 flooding with the initial threat of large-scale flooding on June 1.

Typical of recovery efforts, the main emphasis is on rebuilding structures. However, in addition to rebuilding efforts, “Project Renew” has served the community with a Crisis Counseling Program which provides information, education, linkage to resources, and emotional support for those in need. This is accomplished with Outreach Workers who go door to door providing the support. To date more than 10,000 individual contacts have been made through this program. Below is summary of several of the groups that have contributed recovery funds for rebuilding of housing since the flood.

Souris Valley United Way

The Souris Valley United Way (SVUW) became the fiscal agent for the Souris River Basin Unmet Needs Committee. The Unmet Needs Committee fund has received more than \$1,290,000 in donations. The SVUW also became the fiscal agent for the \$3.5 million dollar Rebuild and Retain Grant from the North Dakota Department of Emergency Services to be used for flood victims for rebuilding in order to reoccupy their flooded home. As of June 5, 2013 \$2,442,658 has been disbursed to 615 families. An additional \$1.1 million will be added to the grant from the State of North Dakota. These funds will be disbursed as a second round of funding to the qualified first round recipients.

Resources Area Flood Team (RAFT) takes applications from flood survivors to receive case management and assistance in locating resources. RAFT currently has 1,000 plus registered clients. RAFT accepted applications through June 15, 2013. It is anticipated that the Unmet Needs Committee will meet during August to provide financial benefits for the registered RAFT clients.

First round cases numbered 662 helping 1,583 people, second round cases numbered 289, helping 745 people and third round cases number 26,

helping 55 people. After two years, the Unmet Needs Committee still meets monthly. There is an estimated closing of the funds in August 2013.

In summary, to date, these volunteer efforts have served 977 homeowners. As of May 2013, 4,700 volunteers worked in excess of 144,000 hours. More than of \$2.5 million in materials and financial assistance has been spent to aid in the recovery effort with the help of two full-time case workers and 44 volunteer case workers.

Minot Area Recovery Fund

The Minot Area Community Foundation (MACF) was established in 2000 as a conduit of community giving. The MACF strives to serve as a community leader to improve the quality of life within the Minot region by building permanent endowments, encouraging proactive community investments, fostering philanthropy, stimulating community dialogue, and helping donors achieve their charitable goals. Its mission also includes assisting seniors, keeping children safe, and positively impacting the lives of many. With more than \$10.4 million in grants distributed through the beginning of 2013, MACF has assisted over 200 area organizations.

The MACF began creating partnerships for fundraising to assist flood survivors through public relations, awareness and safety – from these partnerships came the Black Eyed Peas concert and Bring Back the Magic Telethon. The Foundation opened an immediate-needs grant cycle, which funded the following local ideas: I Helped Rebuild Minot sheetrock project, Give360 primer project, Souris Basin Unmet Needs Committee, volunteer groups and many others. With a survey through the Rebuilding Neighborhoods program, the Foundation assessed the status of flood victims and from that survey came the idea for distributions to flooded individuals.

Through July 31, 2013, the Minot Area Community Foundation has utilized donations for flood recovery to reimburse 2,514 households \$4,409,744.81 for expenses related to cleaning up or rebuilding their flooded property. These reimbursements had to be evidenced by paid receipts, with the maximum reimbursement amount being \$2,085.79. In the last few weeks, MACF has seen a rise of individuals claiming reimbursement for mobile homes and this number will likely increase slightly through the next few months. In addition to the individual reimbursements, \$1,501,228.79 was put back into the community through organizations to rebuild. The total of flood recovery dollars invested into the community by MACF to date is \$5,910,973.60.

State Bank of North Dakota Rebuilder's Loan Program

In 2011 the State Legislature approved \$50 million to fund the Rebuilder's Loan Program directing the State Bank of North Dakota to provide a fixed

one (1) percent disaster assistance loan of up to \$30,000 to qualified homeowners. Homeowners do not have to make payments on the principal or interest for the first two years of the 20-year loans.

By August 2013, 1,523 loans had been approved with 1,447 (95 percent) going to the Minot area. A total of \$42,610,109 in loans were approved with Minot receiving approximately \$39,268,233 of the funds. As part of the ND Rebuilders Loan Program, 20 percent of the loan is allowed to be spent on non-rebuilding projects. As such, the City of Minot received approximately \$31,414,586 for rebuilding efforts from this program.

During the 2013-2014 North Dakota Legislative Session, the Legislature provided a continuing appropriation for the Bank of North Dakota to maintain a loan fund to make loans to North Dakota residents affected by a presidentially declared disaster in the state for the purpose of rebuilding the resident's flood damaged home, purchasing a new home, or for rebuilding non-owner-occupied property. This will allow landlords a funding source previously unavailable to them. Approximately \$13.5 million in additional funding will be made available from October 1, 2013 through December 31, 2013. In addition, the legislation enables homeowners who received an initial \$30,000 loan to borrow up to another \$20,000 at one percent interest.

Residents who are living in FEMA THUs now can obtain low-interest Rebuilder loans of up to \$30,000 to buy their units.

Other funding made available during the fall of 2011 included grants from a Rebuild and Retain program funded through the State of North Dakota. The City has obtained a grant for \$2,000,000, which will be used to establish a Community Land Trust. Another \$2,454,993 has been awarded to the City for acquisition and rebuilding of homes damaged.

Recovery Warehouse

The Recovery Warehouse was the vision of Minot City leaders and was established through the support of the City of Minot, Ward County, faith and non-faith based organizations and residents of the Souris Valley. Building supplies have been purchased with private party and corporate donations. Donations have included \$10,000 from Wal-Mart, \$50,000 from the North Dakota Community Foundation, \$100,000 from the United Methodist Committee on Relief, and another \$10,000 in private donations.

The supplies are used by the Volunteer Construction Teams rebuilding the valley, including those from Hope Village, Lutheran Disaster Response, Mennonite Disaster Response, Episcopal Relief & Development, United Methodist Committee on Relief and Habitat for Humanity.

RAFT case managers identify those most in need and arrange them by priority. Orders to Recovery Warehouse are placed by construction managers and the Warehouse delivers materials to people's homes. As of

June 13, 2012 the Warehouse had made 80 deliveries to 33 homes totaling \$38,000 in supplies.

With the support of Lutheran Social Services Disaster Recovery the Warehouse space and operating costs are secure until October of 2013. A summary of other funding sources can be seen in **Table 1-8**

Table 1-8 Summary of Other Sources of Funding	
Funding Source	Amount
Souris Valley United Way NDDDES Grant	\$3,500,000
Minot Area Recovery Fund	\$5,910,974
ND Rebuilders Loan Program	\$31,414,586
ND Rebuild and Retain Program	\$4,454,993
Recovery Warehouse	\$38,000
Total	\$45,318,553

Unmet Housing Need

The City of Minot has been very fortunate to have an overwhelming amount of charity and support in the wake of the 2011 flood. In addition to the meals, clothing, shelter, and other assistance offered, over 19,000 hours a month by non-profit workers are being donated to support relief efforts. As time elapses farther from the flood and fundraising becomes increasingly difficult, the City of Minot cannot rely on the continued charity of these non-profit groups. Should funding run out or a disaster happen in another area, causing them to relocate, the City of Minot will be left with a large unmet need for both the goods and services donated. The remaining unmet housing need for the City of Minot is the adjusted value of the unmet housing need calculated by HUD originally in December 2011. The unmet housing need takes into consideration all funds received since the HUD unmet housing need was calculated (**Table 1-9**).

Table 1-9 Remaining Unmet Housing Need	
Category	Amount
HUD Adjusted Unmet Housing Need	\$127,199,910
FEMA NFIP Residential Building Claims	\$47,160,154
Home Acquisition	\$11,096,510
CDBG Rehabilitation/Reconstruction	\$15,521,503
Other Sources of Funding	\$45,318,553
Total Unmet Housing Need	\$8,103,190

Infrastructure

Many State and Federal agencies have contributed to Minot's recovery. FEMA was quick to respond with over \$200 million in funding to provide emergency protective measures, debris removal, and drainage system repairs. These funds were also allocated to private non-profits for the repair, replacement, or restoration of disaster-damaged infrastructure as well as costs incurred for disaster clean-up or emergency actions taken to protect lives or property.

Millions of dollars of critical infrastructure are still damaged and unrepaired; this includes undersized and deteriorating sewer lines and roads that were 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 a disaster like the 2011 flood from recurring.

The City diligently followed up with the collection of data regarding the infrastructure needs. Understanding the funding processes is critical for the recovery of the City of Minot. The goal of gathering and analyzing data was to expedite recovery and diminish the burden to the City.

The City, in conjunction with the FFEMA, 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 decision that was set for this disaster was a 90 percent cost share therefore leaving 10 percent of all dollars obligated to the City. The North Dakota Department of Emergency Services (NDDDES) has agreed to assist the City with the 10 percent cost share and take the burden of 7 percent out of their budget, leaving 3 percent to come from the City's own resources. 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

Millions of dollars of critical infrastructure are still damaged and unrepaired; this includes undersized and deteriorating sewer lines and roads that were flooded for up to one month.

and Other Facilities. Out of the 375 PWs that have been obligated for the City there is approximately \$4,634,885 left that the City has to fund.

Category A – Debris Removal

The flooding of 2011 created approximately 120,000 tons of debris ranging from damaged houses and infrastructure to soils and sediments deposited in the City's storm water system. Emergency levees and temporary flood control dikes protecting City Hall, the Public Library, and the wastewater treatment plant needed to be removed. The citywide debris removal project, the largest debris removal project, was completed on July 15, 2012.

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.

Category B – Emergency Protective Measures

A variety of emergency protective measures had to be taken before and after the flooding in 2011. These measures included activities such as the installation and removal of temporary flood control levees, the protection and post-flood cleaning and repairs of multiple sanitary lift stations, and equipment and fuel for emergency vehicles. Several emergency protective measures were not funded or were 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 trafficked roads were not funded.

Category C – Roads Systems and Bridges

As a result of the flooding in 2011 over 51 miles of roadway was damaged in the City of Minot. Damages to these roadways included 40 sinkholes, 2 vehicular and 3 pedestrian bridges, 277 street lights, 10 traffic lights, and 1,000 traffic signs. Parking lots, driveways, and sidewalks also needed to be repaired. In addition to damages caused by the flood waters, the use of residential roads by heavy trucks and construction equipment during flood recovery activities has left many neighborhood roadways still damaged.

Several road system and bridge projects were not funded or were 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.

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.

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 were deemed ineligible by FEMA. Projects such as repair of the Cameron Indoor Tennis Center and replacement of the City Sign Shop's contents have yet to be funded.

Category F – Utilities

Many of the City's critical utilities were damaged in the flood as the City's water and sewer system were compromised. 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 utilities projects were not funded and have yet to be completed.

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.

FEMA Public Assistance Unmet Need

Due to the damages incurred from the flooding 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 funding of approximately \$76.6 million for these projects. As the City continues to repair and rebuild, there is still an estimated \$4.6 million that is needed to complete the recovery efforts. A summary of the total damages (referred to as project cost), FEMA ineligible project costs, funding received (FEMA and State of ND), and unmet needs is outlined in **Table 1-10**.

Table 1-10 Summary of FEMA PA Program Unmet Need

FEMA Public Assistance Category	Project Cost	Ineligible Projects	Funding Received	Unmet Need
A – Debris Removal	\$1,729,377	\$167,978	\$1,677,496	\$219,859
B – Emergency Protective Measures	\$25,608,688	\$1,448,350	\$24,840,427	\$2,216,611
C – Road Systems and Bridges	\$877,324	\$496,280	\$851,004	\$522,599
D – Water Control Facilities	\$0	\$44,492	\$0	\$44,492
E – Buildings, Contents, and Equipment	\$45,360,820	\$109,252	\$43,999,995	\$1,470,077
F – Utilities	\$2,762,267	\$0	\$2,679,399	\$82,869
G – Parks, Recreation, and Other Facilities	\$2,612,633	\$0	\$2,534,254	\$78,379
Total	\$78,951,108	\$2,266,352	\$76,582,575	\$4,634,886

Additional Transportation Projects

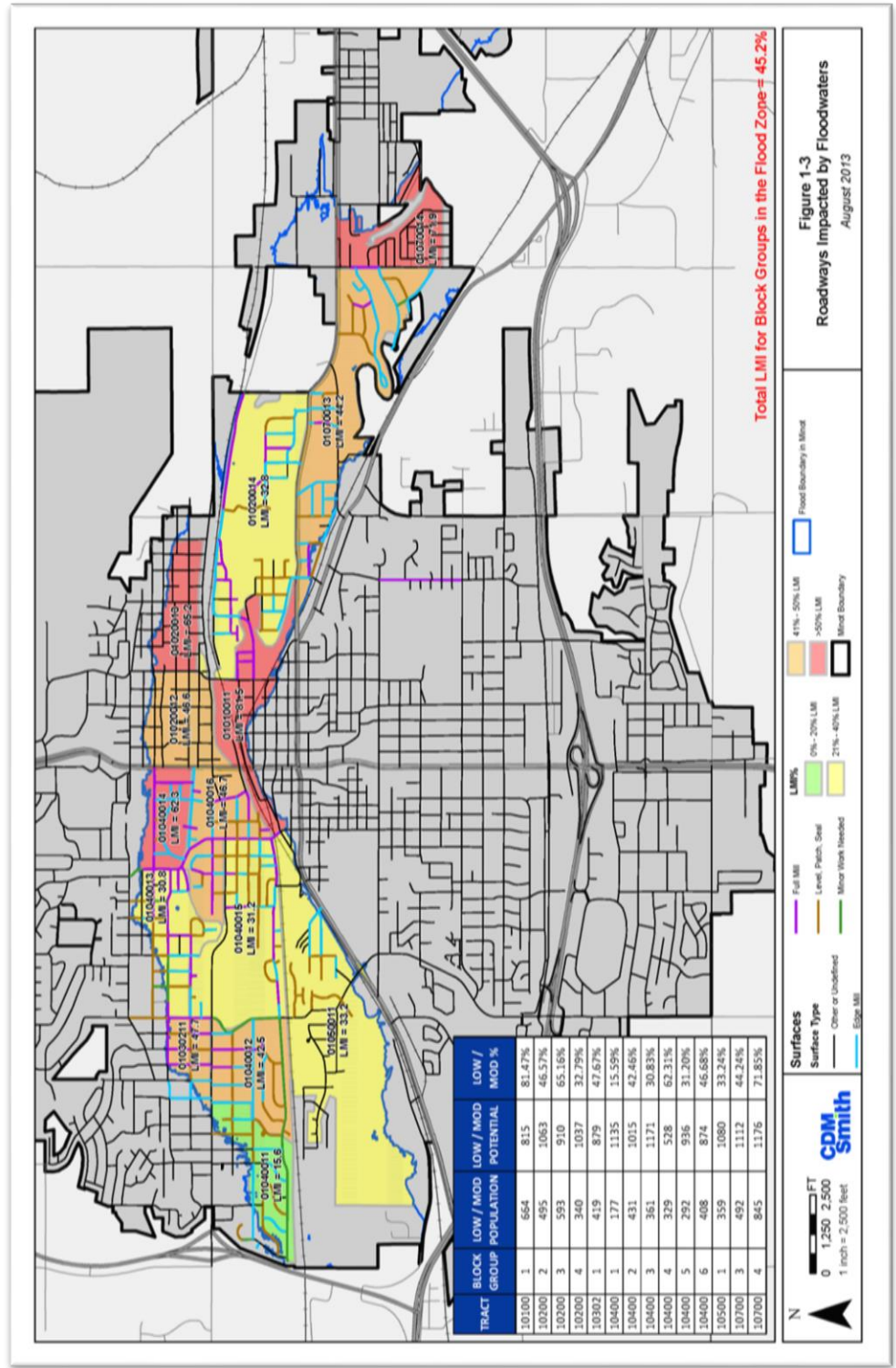
The City of Minot includes a critical network of roads, railroads and bridges that provide the only access to all surrounding areas in the region. This transportation system also serves as the residents' only access to critical facilities including hospitals, fire and police services, and grocery stores. 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 compromise 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 that need to be completed 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 their associated storm sewers. A map of these work areas can be seen in **Figure 1-3**, and a summary of project costs including unmet need can be seen in **Table 1-11**.

Table 1-11 Summary of Additional Transportation Projects Unmet Need

Project Name	Project Cost	Funding Received	Unmet Need
Roadway Projects - Area A through H	\$9,736,973	\$0	\$9,736,973
Roadway Projects -16th Ave/46 St/14th Ave	\$2,158,495	\$0	\$2,158,495
Roadway Projects - Unit #1, #2, #3, #5	\$1,995,742	\$0	\$1,995,742
Total	\$13,891,210	\$0	\$13,891,210

Figure 1-3 Roadways Impacted by Floodwaters



Infrastructure Unmet Need

A summary of the City of Minot's infrastructure unmet need can be seen in the table below. Existing funding from FEMA and the State of North Dakota has been included in the unmet calculations. Additional infrastructure expansion projects and hazard mitigation efforts were not included in this calculation. At the completion of this report, the City of Minot has an unmet infrastructure need of \$18,526,096 (Table 1-12).

Table 1-12 Summary of Infrastructure Unmet Need			
Infrastructure Project	Project Cost	Funding Received	Unmet Need
FEMA PA Projects	\$81,217,460	\$76,582,575	\$4,634,886
Roadway Projects - Area A through H	\$9,736,973	\$0	\$9,736,973
Roadway Projects -16th Ave/46 St/14th Ave	\$2,158,495	\$0	\$2,158,495
Roadway Projects - Unit #1, #2, #3, #5	\$1,995,742	\$0	\$1,995,742
Total Infrastructure Unmet Need	\$95,108,671	\$76,582,575	\$18,526,096

Economic Development

Businesses located along the Mouse River were significantly impacted by flood waters, resulting in a loss of property and an interruption of daily operations. These losses created an immediate impact on the lives of residents, city operations, and future economic development in the City.

The City of Minot is in a unique position as it was experiencing unprecedented growth going into 2011 from the oil and gas boom in northwestern North Dakota. The City was already struggling to meet the needs of new residents coming to the area for these new job opportunities. When the flood hit in the summer of 2011, the City's already struggling infrastructure and public facilities were seriously impacted. This created a need for the City to provide new residential and business development outside of the flood area. This new development can only happen if the necessary water, sewer, streets, and emergency services are repaired and expanded to accommodate the growth and shift in population.

Minot is also an important service center for the region; meeting the health care, service, and shopping needs of an area extending into eastern Montana and Canada. The City of Minot is also home to the Minot Air Force Base, resulting in demands for goods, services, housing, and tertiary businesses.

The 2011 flood caused a significant disruption to the operations of local businesses both inside and outside the flood zone, causing damage to buildings, losses on 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

The 2011 flood caused a significant disruption to the operations of local businesses both inside and outside the flood zone causing damage to buildings, losses on inventory, and the loss of business revenue during and after the flood.

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 losses 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.

Table 1-13 reports the survey findings of the Minot business community for revenues, costs, and asset losses. The survey used a conservative projection factor (0.425) to project results for all businesses. According to this projection, Minot's overall businesses incurred over \$300 million in losses and costs. Of that, the collective revenue losses (including ongoing losses) approach \$200 million. Flood-related business relocation costs approach \$11 million while building repair costs are approximately \$60 million. Collectively, Minot businesses lost over \$6 million of inventory and over \$28 million of capital equipment. Flood-related evacuation costs are projected at over \$4 million for all Minot businesses.

Table 1-13 Survey Findings of Minot Business Losses during the Flood of 2011

Topic	Survey	Factor	Results Projected To
Estimated revenue loss due to flood events (all survey data)	\$83,434,060	0.425	\$196,315,435
Business relocation cost estimates (all data)	\$4,650,100	0.425	\$10,941,412
Building repairs/remediation cost estimates	\$25,255,944	0.425	\$59,425,751
Inventory losses (all data)	\$2,615,250	0.425	\$6,153,529
Capital equipment losses (all data)	\$11,971,800	0.425	\$28,168,941
Flood evaluation costs (all data)	\$1,758,321	0.425	\$4,137,226
Total	\$129,685,475		\$305,142,294

According to the survey, only half of the businesses planned to seek assistance. The Small Business Administration provides disaster loans to homeowners and businesses which have been impacted by the floods. Decisions by business owners and managers to continue and expand businesses and expectations for revenue and employment rebounds are strongly influenced by the region's prosperity due to oil and gas developments. The strong local economy and poor national economy are playing a key role in Minot's recovery. While lack of employees and housing are serious issues, the poor national economy will continue to attract both job seekers, and real estate developers/investors to the area. Recovery from the flood event of 2011 is critical for the economic growth of the City of Minot.

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 that 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.

Hazard Mitigation

The 2011 flood overwhelmed most levees and flood-fighting efforts along the entire reach of the Mouse River through North Dakota, causing extensive damage to homes, businesses, public facilities, infrastructure, and rural areas. In mid-June, heavy rains in the upstream portions of the watershed in Saskatchewan exceeded the storage capacity of upstream reservoirs, already full from the April snowmelt. The inflow was passed downstream, resulting in flood flows along the Mouse River which exceeded the previous record floods of 1881 and 1904. Preliminary estimates indicate that in excess of \$1 billion of damage was caused to over 4,700 commercial, public, and residential structures in Ward and McHenry Counties.

Despite the existence of flood control systems throughout much of the Mouse River Basin, more than 4,000 homes and businesses were damaged and 11,000 people were displaced. Sustained high releases from the Canadian reservoirs (Rafferty, Boundary, and Alameda) and Lake Darling in North Dakota caused significant agricultural losses on both crop and hay production lands along the Mouse River Basin in North Dakota. The transportation system throughout the Mouse River Basin was severely disrupted. Uncertainty regarding the future is prevalent in the minds of homeowners throughout the basin. While the responses of flooded property owners vary greatly throughout the Mouse River Basin, the general approach by property owners has been to remove flood-damaged contents and to clean, sanitize, dry and establish heat in the structure prior to last winter. Many are awaiting the arrival of funding for these projects prior to deciding whether to rebuild their structure(s).

Minot is the largest city in the north central part of North Dakota and is the fourth largest city in the State. It bore the greatest damages from the June 2011 flood in the Mouse River Valley and the damages incurred at Minot affected the entire region, including activities taking place in the oil field developments to the west. Minot is located in Ward County and most of the communities and areas damaged by the flood and the focus of this project are also located in Ward County. After experiencing this massive flood, residents of the Mouse River Valley requested that a project plan be developed that could protect them from events of this magnitude. A team led by Barr Engineering Company was selected to develop the plan on September 22, 2011.

The principal planning objective for the project was to develop a preliminary flood risk reduction plan for the Mouse River Basin from Burlington to Velva and for Mouse River Park that will reduce the risk of damages from river flows comparable to those of June 2011. This area includes the communities of Burlington, Minot, Logan, Sawyer, and Velva, as well as rural developments, farmsteads, and residences between Burlington and Velva. The principal focus of the report was the evaluation of local protection alternatives such as levees and floodwalls.

How the project is developed in Minot affects not only residents of the City of Minot but also the surrounding area and the region. Coordination with the Minot Public Works staff, the Minot Park and Recreation staff, and the Mayor and City Council occurred throughout the project – beginning with the tour of the Grand Forks/East Grand Forks project and the Start-Up Workshop, where City staff members gave extensive feedback on important considerations for plan development. The engineering team received tours of Minot accompanied by City staff, to familiarize team members with the infrastructure, buildings, facilities, and neighborhoods that are important to the City and its residents. These tours included bridges, water treatment facilities, parks and the zoo, historic homes, churches, schools, industrial facilities, critical transportation routes, railroads, public buildings, state fairground facilities, and flooded residential neighborhoods.

Critical planning objectives and constraints of the project recognized the urgent needs of the community to recover from the disaster and address the critical housing shortage in the region. Identified objectives and constraints consisted of the following:

- Provide protection to as many homes as reasonably possible;
- Wherever possible, minimize the project footprint to lessen the number of homes to be acquired for the project;
- Minimize adverse effects to unprotected features, both upstream and downstream. This includes minimizing any increases in flood level water surface, flow rate, or high flow duration;
- Cost effectiveness should be considered so that a project can be developed at the lowest practical cost;
- Key transportation corridors should be operable and open to traffic during the design flood event, including the Broadway Bridge, Highway 83 Bypass, Highway 2 Bypass, and Burdick Expressway;
- Implementation considerations should include minimizing environmental impacts so that necessary permits, including U. S. Army Corp of Engineers (USACE) Section 404 permits, can be obtained; and

- The project should be consistent with the long-range objectives of the affected communities and stakeholders.

Barr Engineering and subcontractor Ackerman-Estvold Consultants created a Purpose and Needs Statement that would ultimately be used for the project's permitting process. The purpose of the project was based on four parallel goals, which together comprise the purpose of the Mouse River Enhanced Flood Protection Project (MREFPP). The purpose of the MREFPP is to meet the following four goals:

- Reduce the risk of property damage due to future flooding along North Dakota's Mouse and Des Lacs rivers, or otherwise encourage the removal or relocation of at-risk structures from the 2011 floodplain;
- Maintain operation of critical elements of the public transportation system during and after a flood event similar to the 2011 flood;
- Implement risk mitigation strategies that would facilitate an increase in the peak release target out of the reservoirs to shorten the duration of overland flooding in agriculture areas throughout the Mouse River Basin; and
- Assist in the development of policy objectives that reduce the risk of property damage due to flooding within the 2011 floodplain.

Project Elements

The existing projects that have been developed to reduce the risk of flood damages along the Mouse River in North Dakota have been developed by the USACE as a Souris River Basin Project. The Souris River Basin Project was developed over a series of years in three separate congressional actions and implemented in three phases. The first phase was a channel modification project in Minot. The second phase was a levee project in Velva. The third phase contained multiple features including flood storage in Alameda and Rafferty Dams in Saskatchewan; construction of a gated spillway and flood storage at Lake Darling Dam; levees at Sawyer, Renville County Park (Mouse River Park), and six subdivisions between Burlington and Minot; structural and nonstructural measures for rural residents along the Souris River; modification of U.S. Fish and Wildlife Service (USFWS) structures in the Upper Souris and J. Clark Salyer National Wildlife refuges; and development of a flood warning system.

The flood control projects featured in the City of Minot were federally designed and constructed by the USACE based on the project authorized by the Flood Control Act of 1965 (P.L. 89-298) and modified based on recommendations by the USACE Chief of Engineers in House Document 286, 87th Congress, 2nd Session, and House Document 321, 91st Congress, 2nd Session. The project is operated and maintained by the City of Minot. The project features consist primarily of channel modifications and

channel cutoffs and are part of an authorized federal project that extends from Burlington to Logan, which included flood control storage in the Burlington Dam. The project features in Minot were constructed separate from and before any of the other components of the authorized project. The City of Minot project extends from the Highway 83 Bypass on the west (upstream) to the Highway 2 Bypass on the east (downstream).

Within the City of Minot, the project is designed to accommodate flows up to 5,000 cfs with freeboard. This is estimated to be the 100-year frequency flood peak discharge with the implementation of upstream reservoir storage in the authorized plan. The City of Minot project features consisted of the following elements:

- **Channel Excavation** – Almost the entire river through Minot was modified; excavation was done on one side of the channel, providing a channel bottom width from 25 to 40 feet, with side slopes generally 1 vertical on 3 horizontal. The channel excavation extends from approximately 21st Street SW on the west (upstream) to the Highway 2 Bypass on the east (downstream).
- **Channel Cutoffs** – There are 9 channel cutoffs in the City of Minot with channel bottoms from 35 to 40 feet wide. Several of the more prominent channel cutoffs are in the Roosevelt Park, Eastwood Park, and Oak Park areas.
- **Channel Control Structures** – Channel control structures are located within the cutoff channels to maintain a pool in the river or divert normal stream flows around the original channel loops that were cut off. Four of the control structures are comprised of reinforced concrete and are located in the cutoff channels at Roosevelt Park, Eighth Street SE, Ramstad Park, and Oak Park.
- **Levees** – Levees were constructed adjacent to the channel wherever natural ground provided less than 2 feet of freeboard above the 100-year water surface. In areas where levees were constructed, the top of the levee was set at 3 feet above the design water surface. One significant reach of levee is located on the west side of Minot from about 21st Street SW to the Highway 83 Bypass. Several other smaller and shorter sections of levee exist through the City.
- **Pumping Stations** – There are 6 pumping stations located in Minot to handle the interior drainage due to storm sewer system modifications and/or channel cutoffs required by the channel modifications or the levees.
- **Ponding Area** – Seven areas have been acquired for use as temporary ponding areas.

Several meetings with City staff in January 2012 were instrumental in sharing technical information developed by the engineering team and in

addressing the concerns of the City staff regarding the impacts of the project features on water surface levels, erosion, property requirements and changes necessary to the City's infrastructure.

At the end of January 2012, several presentations were made to the City of Minot and to Ward County on the project alignments under consideration for the projects. On January 24, 2012 the engineering team made a presentation to the Minot City Council on pertinent information for the various options considered during the development of the project, with a focus on the effects various project alignments would have on increasing the upstream water surface levels and on a comparison of the levee and high flow diversion options in the area just west of the Broadway Bridge and in the area near 27th Street SE. On January 31, 2012, a summary of this information was presented at the Minot City Council public meeting with a goal of facilitating the council's decision on the selection of a preferred alignment.

Cost Estimation

After preliminary alternative evaluations and alignment revisions were presented in January 2012, further design was completed. From this revised design, quantity takeoffs and real estate acquisitions were estimated for the project, and an Opinion of Probable Cost (OPC) was created. The OPC is intended to provide information for consideration during decision-making and planning at this feasibility-level stage of the Mouse River Enhanced Flood Protection project. The cost estimate is of a level of detail intended to evaluate the feasibility of the project as defined at this time.

Preliminary cost estimates were developed for the following elements directly associated with the project:

- Infrastructure modifications
- Ecological mitigation
- Roads, road raises, railroads and bridges
- Channel improvements and hydraulic structures
- Levees, floodwalls and closures
- Interior flood damage reduction systems (Pumping Stations)
- Recreation facilities
- Cultural resource investigations and mitigation
- Hazardous, toxic, and radioactive waste (HTRW)

Preliminary cost estimates were also developed for the following items required for the overall Project, but not associated with specific elements:

- Lands and easements
- Planning, engineering, and design
- Permitting and regulatory approvals
- Construction management

The USACE would most likely be involved in design review and approval if any part of the enhanced flood risk reduction plan being developed affects the existing Federal flood control project. The regulatory review process would likely involve preparing an Environmental Protection Agency (EPA) Section 404 water quality review, identifying project impacts on receiving waters. Any impacts would need to be identified and mitigated. The timeline to implement a project of the scale to minimize damages along the Mouse River from recurrence of a flood comparable to the June 2011 flood could easily be 10 years or longer, even if there were no funding constraints. A summary of the Opinion of Probable Cost for the City of Minot can be seen in **Table 1-14**.

Table 1-14 Summary of the Opinion of Probable Cost for the City of Minot		
Proposed Project	Task Description	Estimated Cost
Mouse River Enhanced Flood Protection	Mobilization/Demobilization	\$10,625,000
	Infrastructure Modifications	\$36,681,000
	Ecological Mitigation	\$1,281,000
	Roads, Road Raises, Railroads & Bridges	\$31,779,000
	Channel Improvements & Hydraulic Structures	\$74,324,000
	Levees, Floodwalls & Closures	\$132,934,000
	Interior Flood Damage Reduction Systems (Pumping Stations)	\$58,228,000
	Recreation Facilities	\$3,438,000
	Cultural Resource Investigations & Mitigation	\$1,563,000
	Hazardous, Toxic & Radioactive Waste (HTRW)	\$7,500,000
	Lands & Easements	\$86,902,000
	Planning, Engineering & Design	\$17,813,000
	Permitting & Regulatory Approvals	\$1,250,000
	Construction Management (CM)	\$12,500,000
	Property Acquisition	\$52,400,000
	Haz. Mat. Assessment, Abatement, & Demolition	\$13,100,000
Total Project Cost		\$542,318,000

Federal Emergency Management Agency – Hazard Mitigation Grant Program (HMGP)

During the summer of 2011, the City of Minot was inundated with flood waters along a 4-mile stretch of the Mouse River Valley resulting in extensive damage to public infrastructure, homes, and schools. In conjunction with several local, State, and Federal agencies, Minot worked to define and develop approximately 25 Hazard Mitigation Projects within the City. As of August 2012, only four completed applications for these projects have been deemed eligible and submitted to the NDDDES for approval. At this time, the City is working to make the remaining projects eligible. Due to the current flood plain designation, most benefit cost

analysis does not pass the necessary standards for FEMA approval. The purpose of the HMGP is to reduce, offset, and avoid damages due to natural disasters and to minimize undesirable impacts from future disaster events.

The following is a brief description of hazard mitigation projects within the City of Minot that have been approved by FEMA.

Water Treatment Plant Protection

The proposed projects under this HMGP category are designed to erect permanent flood protection measures adjacent to the water treatment facility and prevent disruptions to drinking water supply to the public. If flood waters reach the treatment facility, as they did in June 2011, the public would be at risk of the health hazards associated with consuming contaminated water. This mitigation plan ensures continued potable water supply to the public following a flood disaster, up to a 250-year design storm.

Improvements to water treatment plant protection measures include the following:

- **Flood Wall** – inverted-T cantilever wall section.
- **Levee** – 3:1 clay levee with a 15-foot minimum top width.
- **Flood Wall at the 16th Street Bridge** – The City will construct a 103-foot long, 15.3-foot tall flood wall on the north bank of the Mouse River. The City will also construct an 812-foot long, 9.2-foot tall flood wall on the south bank of the Mouse River. The City will then tie the flood control walls to the existing 16th Street SW bridge and closure structure to prevent flood water intrusion.
- **Raw Water Intake Structure Relocation** – The City will reconstruct the raw water intake structure and associated piping at a location approximately 400 feet to the southwest of the existing intake structure. The City will construct the intake structure to a more robust design standard to withstand flood debris strikes.

During a flood, as was the case in 2011, groundwater wells become inundated and removed from service. Raw water supply will then be provided by the raw water intake from the Mouse River and the treated water storage reservoirs only. Consequently, to continue service, it is important to assure unimpeded operation of the raw water intake from the Mouse River.

- **Eastern Tieback Levees** – The City will construct a 2,600-foot earthen levee to the east of the proposed floodwall. The levee will have a minimum top width of 15 feet and a height of 13 feet.

- **Western Tieback Levees** – The City will construct a 400-foot earthen levee to the east of the proposed floodwall. The levee will have a minimum top width of 15 feet and a height of 13 feet.
- **16th Street Underpass** – The City will construct flood walls at the 16th Street underpass that can be deployed during a flood to channel flow away from the treatment plant.

These projects will prevent the floodwaters from contaminating the treated water storage reservoirs, protect continued service to customers during a flood event, and prevent the plant from going offline during a flood. This project reduces the risk of flood waters damaging water treatment equipment and contaminating the public water supply. This risk reduction is achieved by providing a physical barrier that will divert flood waters around and away from the water treatment facility. A summary of HMGP costs for water treatment plant protection can be seen in **Table 1-15**.

Table 1-15 Summary of HMGP Costs for Water Treatment Plant Protection		
Hazard Mitigation Category	Project	Estimated Cost
Water Treatment Plant Protection	Flood walls adjacent to WTP	\$5,361,000
Water Treatment Plant Protection	Roadway closure	\$4,798,958
Water Treatment Plant Protection	Raw water intake structure relocation	\$6,588,759
Water Treatment Plant Protection	Mobilization and Demobilization	\$1,032,938
Water Treatment Plant Protection	Engineering and Design	\$2,065,876
Water Treatment Plant Protection	Levee Tiebacks	\$3,498,039
Water Treatment Plant Protection	Special Services for Design and Construction	\$412,000
Water Treatment Plant Protection	Resident Engineer Services and Construction Oversight	\$1,032,938
Total Project Cost		\$24,790,508

Sanitary Sewer System

This HMGP project consists of the installation of five portable and one fixed generators at six sanitary sewer lift station sites.

Improvements include the following:

- Installation of five portable trailer mounted generators and associated switch gear
- Installation of one concrete slab mounted generator and associated switch gear

The installation of these generators will provide reliable, continuous electrical backup for these critical facilities. A summary of HMGP costs for the sanitary sewer system can be seen in **Table 1-16**.

Table 1-16 Summary of HMGP Costs for the Sanitary Sewer System		
Hazard Mitigation Category	Project	Estimated Cost
Sanitary Sewer System	Emergency generators for sanitary lift stations (6)	\$750,000
Total Project Cost		\$750,000

Total Unmet Need

Two years after the flood, the City of Minot is on its way to recovery. However, an unmet need of \$594 million still exists. This amount includes the first round of CDBG-DR funding already received from HUD. The growth of the City and its strain on the existing infrastructure is only going to escalate as more people flock to Minot. The City of Minot has a dire unmet need and looks forward to working with any additional assistance or funding that may be provided. The City needs help in a variety of areas as shown by the distribution of the need in the **Table 1-17**.

Table 1-17 Unmet Needs in the City of Minot	
Category	Amount
Housing	\$8,103,190
Infrastructure	\$18,526,096
Economic Development	\$0
Hazard Mitigation	\$567,858,508
Total Unmet Need	\$594,487,794

Two years after the flood, the City of Minot is on its way to recovery. However, an unmet need of \$777 million still exists.

Connection Between Unmet Need and Allocation of CDBG-DR Resources

The second round CDGB-DR allocation will fund the projects where Minot has the greatest need – housing and transportation. The largest portion of CDBG funding will go towards a homeowner buyout program. The City has targeted property owners who live in the Flood Inundation area to participate in this program. These property owners 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 properties will also allow the City to have better access to flood control options. The City also plans to use CDBG funds to create a reimbursement program. Many homeowners have made repairs to their homes in order to make them habitable because of the housing affordability issues in the City. After the floods, the vacancy rate in the City was close to zero percent, which forced homeowners to immediately repair homes because no other options were available. Homeowners who sustained damage to their primary residential property as a result of the 2011 floods, who have repaired or are in the process of repairing their property, would be eligible for the reimbursement program.

The second largest amount of funding will be used to fund repairs to the City's transportation system that was damaged by the flood. Many roads were damaged and have begun to severely deteriorate. The City requested assistance from FEMA to assist with these repairs. FEMA, however, only paid to patch parts of these streets. Funding will also be used for repair 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 park. In addition, \$100,000 is being proposed to conduct a needs analysis on the Ann Street Bridge, which was damaged by the floods, to determine what repairs and improvements are needed to make the bridge safe for pedestrians.

SECTION 2 MINOT'S GOALS, OBJECTIVES, AND RECOMMENDATIONS FOR LONG-TERM RECOVERY

Section #2

Short Term Recovery Recommendations

As of the writing of this Action Plan, Minot has reached the second anniversary of the flooding disaster which fully impacted the City on June 22, 2011. As with any disaster of this magnitude, temporary housing, clean-up, interim repairs, and ensuring the City's emergency services are operational were the immediate needs which the City focused on during the first year. FEMA was the primary agency that stepped in to assist with these first response needs. During the first year other funding sources became available including the HUD CDBG-DR funds which allowed the City to focus on long term recovery needs. Many of the short-term objectives have been accomplished but some remain a high priority. Ongoing short-term recovery needs included the following:

- Acquisition and demolition of hazardous structures;
- Debris removal;
- Basic infrastructure repair;
- Rehabilitation and reconstruction of homes, businesses, and schools; and
- Ensuring adequate and operational emergency services

Long-Term Recovery Recommendations

The HUD appropriation regulation for the CDBG-DR funds requires the City of Minot to examine its goals and objectives for long-term recovery. HUD asks the City to promote sound, sustainable long-term recovery planning that is informed by a post-disaster evaluation and is coordinated with other local and regional planning efforts.

As noted in the introduction of the Action Plan, State and Federal Agencies, local governments and non-profits, and many concerned citizens have spent many hours focused on the long-term recovery needs for the City of Minot and the surrounding areas. The following recommendations have been compiled from these efforts.

Regional Flood Control

The Souris Basin Regional Recovery Strategy for Minot, Burlington, and Ward County was developed as an action of FEMA's Emergency Support Function #14 Long Term Community Recovery (LTCR). The LTCR team met with citizens, local, State, and Federal agencies, and elected officials to identify issues, develop solutions, and bring recommendations back to Minot's City Council.

Flood control planned and implemented on a regional basis was one of the highest priorities for long-term recovery. The North Dakota State Water Commission (NDSWC) is funding the Mouse River Enhanced Flood Protection Project. The primary objective of the Project is to develop a preliminary plan that can be used as a guiding document to help reduce the risk of damages from river flows comparable to those seen during the June 2011 flood. The scope of this study is the Mouse River Valley from Burlington to Velva and Mouse River Park. Following the completion of the study, local governments will determine an acceptable level of flood risk and identify the floodplain area associated with the level of risk.

Housing: Long-Term Recovery Recommendations

The Souris Basin Regional Recovery Strategy states, "[A]fter suffering the loss of approximately 4,000 housing units, families throughout the flood-impacted areas are struggling to find adequate replacement housing, especially in the affordable housing price range".

In order to find solutions to the lack of affordable housing, the City initiated an affordable housing plan and strategy. As part of the plan, the City requested that an affordable housing supply and demand analysis be performed. The analysis is almost complete and is currently being reviewed for final edits. The following information comes from the research done in performing the analysis.

About 48 percent of Minot households could not afford the median rent for a two bedroom unit, and 70 percent could not afford the median rent for a three bedroom unit based on the rental rates of available units in October 2012.

It was found that 28 percent of Minot's population is cost burdened due to the high cost of housing. The 2012 median household income for Minot is \$46,687. Households with incomes below 80 percent of the median household income, or \$37,349 are considered low to moderate income households. A household earning \$37,349 can afford to purchase a home priced at \$116,000 or less. The analysis concluded there are only 3,098 single-family housing units assessed at or below \$116,000. The rental figures indicate an even more challenging problem. About 48 percent of Minot households could not afford the median rent for a two bedroom unit, and 70 percent could not afford the median rent for a three bedroom unit based on the rental rates of available units in October 2012. The City of Minot has been approached by developers interested in building both homeowner and rental housing units. The biggest limitation to their plans is sufficient water and sewer services. Expanding these services is the most critical factor to long-term housing disaster recovery.

The following represents a brief summary of long-term recommendations for housing:

1. Repair and expand water and sewer services to foster housing development.
2. Provide infrastructure for developers fostering more affordable housing as a component of new development.
3. Provide funding assistance to low-to-moderate income families to repair or reconstruct their current homes.
4. Undertake an affordable housing study and development plan.
5. Provide incentives to developers for the development of affordable rental and affordable single family homes.

Infrastructure: Long-Term Recovery Recommendations

The City of Minot is in a unique position as it was experiencing unprecedented growth going in to 2010 from the oil and gas boom in northwestern North Dakota. The City was already struggling to meet the needs of new residents coming to the area for these jobs. When the flood hit in the summer of 2011, the City's already struggling infrastructure and public facilities were seriously impacted. This created a need for the City to provide new residential and business development outside of the flood area. This new development can only happen if the necessary water, sewer, streets, and emergency services are expanded to accommodate the growth and shift in population.

In 2010, the City began an update of its Comprehensive Plan. The plan identified the North Sanitary Sewer System as a vital component to future growth and economic development based on the North Minot Sanitary Sewer Study completed in July, 2011. After the flood and the displacement of residents from the flood area in the Mouse River Basin, development of the North Sanitary Sewer System became vital to Minot's disaster recovery and re-housing efforts. The North Sanitary Sewer System extends trunk sewers to serve east, north, and northwest Minot. The Comprehensive Plan recognized the need for Storm Water Management and Flood Control as a necessary component of long-term disaster recovery.

Downtown revitalization was also identified as an essential element for growth and sustained development. Following the flood in 2011, this became even more essential as the downtown area suffered extensive damages receiving the brunt of the flood's impact. As important as it is to provide safe and affordable housing outside the impacted flood area, the City of Minot must also revitalize its damaged downtown area to avert blight in the future.

Downtown revitalization was also identified as an essential element for growth and sustained development.

The following represents a brief summary of long term recommendations for Infrastructure and Public Facilities.

1. Expand the North Sanitary Sewer System to support growth and shifts in population due to the flood.
2. Repair and upgrade existing City water, storm water, roads and streets and sewer systems to allow impacted residents to return to their neighborhoods.
3. Ensure public facilities such as fire protection and the landfill can recover from the additional burdens placed on them due to the flood impacts.
4. Revitalize Downtown by repairing damaged infrastructure and creating new housing units and business opportunities to avert blight.
5. Undertake planning studies to adequately assess infrastructure and public facility needs to ensure complete long-term disaster recovery.

Economic Vitality: Long-Term Recovery Recommendations

Looking into long-term recovery recommendations, the FEMA LTCR issued a report after going through its long-term recovery process. The Souris Basin Regional Recovery Strategy reflects a community vision for recovery in the aftermath of the severe flooding event that impacted portions of Ward County along the Mouse River Basin including the cities of Burlington and Minot during June of 2011. The Strategy is the result of an intensive four-month planning process that involved various committee meetings, workshops and public presentations, along with numerous consultations with local, state, and federal officials. Hundreds of neighbors turned out for the community meetings to share their ideas on how to rebuild Ward County and the two impacted cities

Community participation provided an invaluable source of input and feedback that was used to refine and prioritize the projects contained in this Recovery Plan. The following represents a brief summary of their long-term recommendations for economic vitality.

1. Downtown Revitalization
 - *Establish a Main Street Program*
 - *Develop a Comprehensive Downtown Revitalization Strategy*
2. Burdick Expressway Corridor Plan
 - *Traffic Roadway Design, and Bicycle and Pedestrian Accommodation*
 - *Hospital/Medical Services District*

- *Market Land Use Analysis*
 - *Gateways to the Corridor*
 - *Public Streetscape and Public Spaces*
 - *Private Development Guidelines*
3. Create a Diverse and Sustainable Economy
 - *Update Regional and Local Economic Development Plans*
 - *Conduct an Entrepreneur and Small Business Needs Assessment*
 - *Speculative Industrial Space*
 - *Conduct a Workforce Study*
 4. Expand the Retail Base
 - *Conduct a Market Analysis and Retail Targeting Study*
 - *Budget Considerations for Retail Recruitment Efforts*

Federal, State, Local, Non-Profit, and Individual Sources of Funding to be Leveraged

The City of Minot has not had any significant funds leveraged from those identified in the initial Action Plan published last year. Below is a re-statement of these funding sources. The City will program CDBG-DR funds to address funding needs not satisfied by other funding sources such as FEMA Individual Assistance grants, SBA Disaster Loans and private insurance. The City plans to utilize funding from the FEMA Hazard Mitigation Grant Program (HMGP), Economic Development Agency, Brownfield grants. CDBG-DR funds will complement, not supplant, these resources.

In addition, through an ongoing focus toward developing and strengthening public-private partnerships with corporations, foundations, nonprofits, and other stakeholders, the City will assist and complement efforts of the organizations already active, or that will become active in the recovery.

HUD requires that the City of Minot identify other Federal, State, Local, Non-Profit and Individual sources of funding that may be available to assist with the disaster recovery effort. The City has been diligent in reaching out to any and all resources for assistance in rebuilding, repairing, and developing infrastructure and public facilities, housing, and economic revitalization. Many of these agencies and groups are listed below and have also been described under the unmet needs section of this document.

Housing

Hope Village

Hope Village has been established as a unified volunteer center to increase the number of volunteers coming to help people in the City of Minot and surrounding areas. Following the flood, Minot experienced a critically low number of volunteer teams from the state, regional, and national organizations due to the lack of adequate accommodations for volunteer housing.

Hope Village is a temporary community that has housed incoming volunteers. It includes trailers that provide sleeping quarters, bathroom and shower facilities, and a large dining tent that serves three meals a day. Hope Village has provided much more than food and shelter for volunteers. It is also a hub of activity, working closely with the RAFT to direct the volunteers to pre-identified individuals and families who are in need of assistance. It strives to be a streamlined process to ensure donated labor and resources are used as efficiently as possible.

Through this partnership, approximately \$3.2 million of labor will be provided to the City of Minot and the region in the summer of 2012. Hope Village opened on April 2, 2012 and will operate through October 1, 2012. Hope Village will reopen April-October in 2013 and 2014, with the goal of helping 500 families return to their homes.

Souris Valley United Way (SVUW)

SVUW became the fiscal agent for the Souris River Basin Unmet Needs Committee. The Unmet Needs Committee fund has received more than \$900,000 in donations and RAFT take in applications from flood victims to receive case management and assistance in locating resources.

The SVUW also became the fiscal agent for the \$3.5 million Rebuild and Retain Grant from the North Dakota Department of Emergency Services to be used for flood victims who will rebuild and reside in their flooded home. As of June 2012, 84 families have received \$349,200 in grant assistance.

Minot Area Recovery Fund

The Minot Area Community Foundation (MACF) was established in 2000 as a conduit of community giving with a mission that includes assisting seniors, keeping children safe and positively impacting the lives of many. Following the flood, MACF established the Minot Area Recovery Fund with the initial goal of raising \$2 million for flood relief and reached this goal within a few weeks.

The distribution of some of the Minot Area Recovery Funds to flood-impacted individuals and families has helped thousands with reimbursement of recovery expenses. As of mid-May 2012, the Recovery Fund had given more than \$4 million to 2,226 homeowners.

State Bank of North Dakota Rebuilder's Loan Program

The State Legislature approved \$50 million to fund the Rebuilder's Loan Program directing the State Bank of North Dakota to provide a fixed one (1) percent disaster assistance loan of up to \$30,000 to qualified homeowners. Homeowners do not have to make payments on the principal or interest for the first two years of the 20-year loans.

As of June 2012, 1,129 loans have been approved with 1069 (95 percent) going to the Minot area. The total loans approved total \$32,740,243 with Minot receiving approximately \$31,103,230.85 of the funds.

Recovery Warehouse

The Recovery Warehouse is the vision of Minot City leaders and was established through the support of the City of Minot, Ward County, faith and non-faith based organization and residents of the Souris Valley. Building supplies have been purchased with private party and corporate donations. Donations have included \$10,000 from Wal-Mart, \$50,000 from the North Dakota Community Foundation, \$100,000 from the United Methodist Committee on Relief, and another \$10,000 in private donations.

The supplies are used by the Volunteer Construction Teams rebuilding the valley, including those from Hope Village, Lutheran Disaster Response, Mennonite Disaster Response, Episcopal Relief & Development, United Methodist Committee on Relief and Habitat for Humanity.

RAFT case managers identify those most in need and arrange them by priority. Orders to Recovery Warehouse are placed by construction managers and the Warehouse delivers materials to people's homes. As of June 13, 2012 the Warehouse had made 80 deliveries to 33 homes totaling \$38,000 in supplies.

With the support of Lutheran Social Services Disaster Recovery the Warehouse space and operating costs are secure until October of 2013.

Infrastructure and Public Facilities

FEMA Public Assistance Programs

Under the PA Program, which is authorized by the Stafford Act, FEMA awards grants to assist State and local governments and certain Private Nonprofit (PNP) entities with the response to and recovery from disasters. The PA Program is based on a partnership of FEMA, State, and Local officials.

Specifically, the program provides assistance for debris removal, emergency protective measures, and permanent restoration of infrastructure. The Federal share of these expenses typically cannot be less than 75 percent of eligible costs. The program also encourages protection from future damage by providing assistance for hazard mitigation measures during the recovery process. The PA Program encourages planning for disaster recovery, but PA Program funds may not be used for

the costs of planning. The costs incurred implementing the plans are eligible for reimbursement only if they meet PA Program eligibility criteria. The following funds have been obligated to assist the City of Minot (**Table 2-1**):

Table 2-1 Obligated Funds	
Entity	Funding Level
City of Minot	\$7.2M
Minot Public Schools	\$46.7M
North Dakota State Fair	\$4M
Minot Park District	\$2.5M

Emergency services provided by FEMA included:

- Removal of 69,000 tons of debris totaling \$2.6 million
- Debris removal allowed placement of 1,000 private site THUs
- Funded safety inspections of over 4,000 Minot buildings (including private residences)
- Assigned EPA to remove over 6,000 units of white goods, 80,000 small containers of HAZMAT, 15,000 cubic yards of electronic waste

State of North Dakota

The City of Minot has started the process of establishing, receiving, and utilizing various State funding streams. The State's support has been key to Minot's disaster recovery efforts and long-term recovery strategy. The State has increased the cost share which is typically 90 percent federal, 6 percent state, and 4 percent local to 7 percent state and only 3 percent for the local government.

Other funds and their sources are described in **Table 2-2** below:

Table 2-2 North Dakota State Assistance by Agency		
Activity	Funding	Source
Flooded Home Acquisitions	\$17,748,448.25	State Water Commission
Sanitary Lift Upgrades	\$4,320,000.00	North Dakota Trust Lands
Landfill Expansion	\$2,150,000.00	North Dakota Trust Lands
North Sewer Expansion	\$5,000,000.00	North Dakota Trust Lands
Levee Damaged Homes	\$750,000.00	North Dakota Trust Lands
Puppy Dog Sewer	\$650,000.00	North Dakota Trust Lands
Southwest Sewer	\$1,390,000.00	North Dakota Trust Lands
Total	\$33,958,448.25	
<i>City of Minot Finance Department</i>		

Economic Development and Financing Tools Available

In addition to SBA assistance, various development tools are available to retain and improve existing businesses and attract new businesses in Minot. The City of Minot contracts with Minot Area Development Corporation (MADC) to market the region for business and economic growth.

The City of Minot also uses the Renaissance Zone program as set by State statute to provide incentives to businesses and homeowners expanding or relocating in the Zone.

Renaissance Zone

The Renaissance Zone is a development program designed to help rebuild Minot's downtown area in an effort to maintain historic attractiveness. A Renaissance Zone may be a defined geographical area of up to 20 contiguous blocks within a continual boundary, typically in the central city that consists of residential, commercial and industrial zoned properties. These properties may be in need of revitalization and redevelopment to attract businesses and residents. The Act provides for certain types of tax exemptions and credits to encourage investment in these properties.

The City of Minot was granted acceptance into the program in November 2001 with a maximum of 15 years on the first zone. Two additional zones have been added. The City's vision for the Zone is that of a transformed district where utilization of commercial, residential and industrial resources are maximized while maintaining the historic attractiveness of the area and quality of life attributes of the entire City. Objectives of this program are to offer financial incentives, various tax exemptions and credits that will enhance desirable economic, residential and recreational opportunities through capital investment within the Zone.

The City has a thorough application, review criteria and review process and a Renaissance Zone Review Board representing business groups, the City and residents at large.

Minot Area Development Corporation (MADC)

MADC provides assistance to facilitate the retention of existing businesses, support expansion, and start up or relocation of businesses to the Minot area. The MADC operates together with the support of investors including the City of Minot, Ward County, and the state of North Dakota to finance economic development programs that enable Minot to stay competitive on a national basis. The MADC also leads workforce development programs in Minot in coordination with local employers. Its goals ensure that Minot employers have access to a skilled talent pool to meet their workforce needs.

Local incentives include the MAGIC (Minot Area Growth through Investment and Cooperation) Fund which is a local economic development financial incentive funded by 40 percent of 1 percent sales tax, managed through the City of Minot. To-date the fund has assisted over 185 projects with over \$25 million in funding. Another program is the Minot Area Development Corporation Jobs Development Fund (JDF). This is a private funding source managed by the MADC to assist area businesses in the creation of jobs and capital investments.

Minot Convention and Visitors Bureau (MCVB)

MCVB serves as the one-stop information center for promoting Minot and all its places to visit for residents and visitors alike including convention and meeting services.

North Dakota Incentives

The State of North Dakota offers a variety of incentives for business retention and expansion, including the following:

Community Development Block Grant

The North Dakota Community Development Block Grant (CDBG) program provides financial assistance, in the form of matching grants, for community development activities. These funds are granted to states from the HUD, and in turn, the State has designated the eight Regional Councils to recommend projects for potential funding. Eligibility is limited to only local units of government (i.e., incorporated cities and counties).

Bank of North Dakota and Venture Capital

The Bank of North Dakota (BND) is the only state owned and operated bank in the nation. It offers economic and industrial development financing instruments that are not found elsewhere. Although the bank does not make direct loans to businesses, the loan programs can be accessed through participation with a lead financial institution.

Department of Commerce – Economic Development & Finance Division

The Department of Commerce – Economic Development & Finance Division provides assistance through a number of programs available to local businesses.

North Dakota Development Fund (NDDF)

NDDF is a non-profit development corporation with the purpose of providing flexible "gap financing" for start-up, second-and-third-stage growth companies.

Agriculture Products Utilization Commission (APUC)

APUC provides funding for the research, development, and marketing of value-added agricultural products.

Economic Development Administration (EDA)

The City of Minot is partnering with EDA on several projects. EDA is currently funding a study of the neighborhoods inundated by the flood waters to assist in the redevelopment of the neighborhoods.

The City also received a grant from EDA for infrastructure improvements to install a traffic light and to improve water and sewer utilities. The improvements will enhance a retail and housing development in northwest Minot. This development is bringing new jobs and housing to Minot.

In addition the City has been awarded an \$18 million grant to re-do the infrastructure in downtown Minot. The City is working to bring housing and new retail to downtown Minot with a combination of EDA money and the first allocation of CDBG-DR funds.

SECTION 3: OTHER PROGRAM CRITERIA

Section 3 Other Program Criteria

Promotion of High Quality, Durable, Energy Efficient and Mold Resistant Construction Methods

The City of Minot has adopted the 2009 International Building Code (IBC), which provides for quality, durable, energy-efficient and mold resistant construction. Sea rise is not an issue for the City of Minot.

Newly constructed or substantially rehabilitated housing units must meet all locally adopted and enforced building codes, standards, and ordinances. The City of Minot has adopted the 2009 International Building Code, which provides for quality, durable, energy efficient and mold resistant construction. Substantial rehabilitation and reconstruction activities will be designed to achieve maximum energy efficiency to the extent achievable on a cost-effective basis, considering construction and operating costs over the life cycle of the structure. Efficiency will be demonstrated through design based on LEED, ENERGY STAR™, and/or other comparable guidelines and rating systems. Non-substantial rehabilitation will comply with HUD's Energy Retrofit checklist. Construction methods will comply with local building codes and incorporate mold resistant construction materials.

The City of Minot ordinances requires flood-resistant construction. The following are excerpts from the City's Codes of Ordinances relative to flood resistant construction:

Sec. 20-41. New Construction or Substantial Improvements:

All new construction and substantial improvements (including the placement of prefabricated buildings and manufactured homes) on which work is commenced on or after April 1, 1987, shall—

1. be designed (or modified) and anchored as to prevent flotation, collapse, or lateral movement of the structure;
2. be constructed with materials and utility equipment resistant to flood damage;
3. be constructed by methods and practices that minimize flood damage; and
4. be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed or located or both designed and located so as to prevent water from entering or accumulating within the components during floods.

Steps the City will Take to Encourage Adequate, Flood-Resistant Housing for all Income Groups

The City is committed to rebuilding safer, stronger and smarter. The Mayor is currently having discussions with FEMA and the State on the draft Advisory Base Flood Elevation maps. The finalization of these maps will provide the City with better information on mitigating against the risk from future flood events. All CDBG-DR housing activities will incorporate within bid documents, under construction specifications, all requirements listed in Section 20-41, of the City's Ordinances which requires flood resistant construction as well as the requirements of the 2009 IBC The American Society of Civil Engineers (ASCE) 24 is a referenced standard in the International Building Code®. Any building or structure that falls within the scope of the IBC that is proposed in a flood hazard area is to be designed in accordance with ASCE 24. The City will inspect CDBG-DR funded housing to ensure construction is in compliance with these standards.

Planning and Coordination

The City worked with the regional planning council, Souris Basin Planning Council, and other stakeholders in developing the Souris Basin Regional Recovery Strategy which included the short-term and long term recovery recommendations mentioned earlier in this document. The City is using some CDBG-DR monies to implement these recommendations. The City is also working with the Mouse River Joint Board, Planning Council, State and Army Corps of Engineers to finalize a flood control plan for the region to protect residents from future flooding events. It is estimated that the cost to implement such a plan will be in excess of \$500 million. Monies have been allocated by the North Dakota State Water Commission for design work and home acquisitions for the first phase of the project. In addition to the funding from the State, the City of Minot has committed 50 percent of the one-cent sales tax for flood control effective July 1, 2014. The City continues to coordinate and consult with all stakeholders on disaster recovery issues in order to have a more effective and efficient recovery for our citizens.

The City will carefully consider planning decisions that may affect racial, ethnic and low-income concentrations. The City will continue to provide housing opportunities to all eligible residents regardless of race, religious creed, color, national origin, sex, sexual orientation, age, ancestry, familial status, veteran status, or physical or mental impairment. It is the City's objective to ensure that all of its programs and policies create safe, decent and affordable housing opportunities that are geographically and architecturally accessible to all residents.

The City seeks to promote fair housing and equal housing opportunity by requiring its subrecipients to comply with State and federal civil rights

It is the City's objective to ensure that all of its programs and policies create safe, decent and affordable housing opportunities that are geographically and architecturally accessible to all residents.

laws in the marketing of the low-income housing they develop. All recipients of rental housing assistance will be required to complete an Affirmative Marketing Plan.

Actions to Address Emergency Shelter and Transitional Housing Needs of Homeless Individuals and Families and Those at Risk

According to the City of Minot's 10 year plan to end homelessness (2007), "homeless is a real issue in Minot, one that costs the taxpayers well over \$150,000 each and every month". This need has drastically increased since the flooding of 2011. The City is working diligently to reduce and eliminate homelessness in Minot, but with the recent catastrophic flooding event and the recent oil boom in the area, Minot has seen an increase of the homeless.

It should be noted that none of the shelters in the City were damaged by the floods of 2011; however, the floods did affect nearly 25 percent of Minot's housing stock. Mr. Louis McLeod, Executive Director of the Minot Area Homeless Council, estimates that between 50-75 individuals are homeless on any given day in the City of Minot. Additional impacts have resulted as some housing developments have withdrawn from HUD low-income programs in order to charge higher rents. Due to this, rents have become unaffordable by many.

According to a Point-In-Time survey completed in January 2012, 80 percent of the homeless surveyed in Minot stated their reason for being homeless was that they were unable to afford an apartment. The City of Minot is working with developers to increase affordable single-family and rental housing stock and plans to use monies allocated in the first round for affordable rental projects.

Several area realtors were interviewed by a study team to gain a better understanding of the rental market in Minot. Todd Fettig, Sales Manager with Coldwell Banker 1st Minot Realty, provided the most currently available data based on his discussions with several property managers. This information is shown in **Table 3-1**.

Table 3-1 Current Rental Rates in Minot	
Number of Bedrooms	Current Rental Range
1 Bedroom	\$695-\$895
2 Bedrooms	\$845-\$1,400
3 Bedrooms	\$1,200-\$1,400
4 Bedrooms	\$1,7--+

Lack of available rental housing has also limited the ability of low-income households to utilize Housing Voucher assistance. Only about 89 percent

of authorized vouchers were able to be used in 2010, 75 percent in 2011 and 55 percent in 2012. Again, this was the critical situation prior to the disaster and the substantial loss of rental housing, and since the disaster, this issue has only become more critical. HUD recently increased the Fair Market Rents (FMRs) for Ward County which will help persons locate units that will accept vouchers.

Table 3-2Housing Vouchers		
Housing Voucher Data Usage for 2011		
Vouchers authorized	9604	100%
Vouchers used	7212	75%
Unused Vouchers	2392	25%
Housing Voucher Data Usage for 2012		
Vouchers authorized	10279	100%
Vouchers used	5665	55%
Unused Vouchers	4614	45%
<i>Source: Center on Budget and Policy Priorities</i>		

The HUD FMRs in Minot were recently increased from \$558 (1 BR), \$686 (2 BR) and \$947(3 BR) to \$825 (1 BR), \$1,087 (2 BR), and \$1,602 (3 BR). The recent FMR increase will certainly assist the Public Housing Authority (PHA) in decreasing the number of unused vouchers and assist low-income persons in finding affordable housing.

Local Homeless Coalition

The City of Minot has several local partners that assist in the reduction of homelessness. These partners work with the North Dakota Coalition for Homeless People. This Coalition is a dynamic organization of service providers, joined together to work on the concerns of homelessness in North Dakota. The Coalition believes that housing and other basic human needs should be within everyone's reach in an affordable and dignified manner. Their vision is to be a statewide team of agencies collaborating to end homelessness. Accomplishing this vision requires assistance from every community in the state. Regional Homeless Coalitions provide resources within communities to help accomplish their vision.

Through the Continuum of Care the Coalition systematically:

- Identifies the needs of homeless individuals and families.
- Improves the availability and accessibility of housing and services.
- Expands opportunities for the homeless to access mainstream resources.

At a statewide level, the Coalition provides the following services:

- Develops supportive housing for homeless individuals and families.

- Works to prevent further homelessness.
- Improves access to services for the homeless.
- Shares information and strategies among local homeless coalitions.
- Advocates for local initiatives to improve housing and services for the homeless.
- Promotes involvement, collaboration, and leadership from local service providers and units of government through the development and implementation of a statewide Continuum of Care plan.
- Gathers and disseminates data on homelessness in North Dakota

Actions Minot Will Take to Prevent Low-Income Individuals and Families with Children from Becoming Homeless

(Especially those with incomes below 30 percent of median income)

The State of North Dakota has several programs that assist in homeless prevention that work to stabilize individuals and families in their existing homes, reduce the amount of time spent in shelters, as well as to secure affordable housing. The Department of Commerce through the HOME and ESG programs as well as many local programs managed by non-profits in the City of Minot provides these services. The programs can provide rental security deposit assistance, utility assistance, management and supportive services directly related to the prevention of homelessness or repeated episodes of homelessness. Most programs to assist the homeless are coordinated with the Continuum of Care. The City of Minot will continue to provide services through these programs as well as those listed below.

Specific Services Provided in Minot

Churches are an integral community partner in providing services to homeless individuals and to prevent others from becoming homeless in Minot. All Saints Episcopal Church provides services from a discretionary account, funded from church and other donations. In 2006, All Saints Episcopal spent approximately \$2,700 assisting over 1,600 people with a variety of services. The only criteria required to receive services, other than need, is a valid driver's license for gas money. All Saints Episcopal can fill no more than one request per night for temporary overnight housing. An additional 36 people sought assistance for at least one of the categories served by All Saints Episcopal, but were unable to receive services.

Augustana Lutheran Church assists the homeless by providing community traveler's assistance for those who cannot meet their transportation needs

and by distributing food and clothing to the food pantries through congregational donations. All homeless persons who seek assistance at Augustana Lutheran are referred to the Salvation Army and the Minot Area Homeless Coalition.

Eight churches sponsor weekly meals for people in need. Each of the following churches sponsors one meal a week and each day is covered: All Saints Episcopal Church, Faith United Methodist, Christ Lutheran, Immanuel Baptist, First Lutheran, Congregational United Church of Christ, and Seventh Day Adventist. First Presbyterian offers an evening meal one day a week. These church-based meal centers, combined, serve over 1,200 people every month.

In addition to its participation in the weekly meal program, First Lutheran Church has a free clinic that serves approximately 25 homeless individuals every year, in addition to other clients.

Our Lady of Grace Catholic Church maintains a food pantry, and serves an average of 650 families per month. Faith United Church has a thrift center and also operates a food pantry.

Community Action Opportunities, Inc. provided an average of \$274 per qualified client for rent, mortgage, and security deposit assistance. Funding is available from four federal grants (ESGP, CSBG, ESFP, and HOME). Clients must be income-eligible and must meet all program criteria to receive these services. Community Action also administers the food pantry program in the seven-county region, provides homebuyer education, and housing rehabilitation and weatherization services.

Domestic Violence Crisis Center offers safe home emergency shelter for women and children who have suffered from domestic violence. While at the shelter, clients receive shelter, clothing, food, and personal care items. The shelter can serve up to 18 individuals on any given night, and they can stay for up to 30 days.

Families may also access one of DVCC's transitional housing units. DVCC provides an apartment and utilities for up to 18 months. If possible, families pay 30 percent of their gross adjusted income for rent. DVCC provides heat, electricity, water, and garbage.

Services for the transitional housing are funded with federal, state and foundation funds. The emergency shelter receives these same types of funds and also utilizes funding from local government sources.

The Minot Area Homeless Coalition, Inc. is the front-line provider to the homeless within Region II, providing services 24/7 in the seven counties. MAHC offers rental assistance and security deposits, assistance with utilities, in-town transportation, short term temporary emergency shelter upon availability, identification (Photo ID or birth certificate) and

emergency medications. Information and referral services are provided to agencies in Minot and across the State. MAHC supports eight soup kitchens and two small food pantries. The MAHC spent nearly \$62,757, in 2012 for services to the homeless in Region II. Of the 7,167 served, more than half were women and 158 were under the age of 18. Ninety clients received food vouchers and transportation assistance, while 206 were housed in emergency shelters for a total of 285 nights. Over \$29,961 of the total amount spent was for rent and deposits. Over half of the population helped by the Minot Area Homeless Coalition was white and one-third was Native American and the balance was African American, Hispanic, Pacific Islander, etc.

The Minot Air Force Base Family Support Center assists military families with budget counseling and with transitional assistance. In addition, the FSC offers services for emergency travel assistance, rental assistance, employment assistance, deployment assistance, and reintegration. Services are provided to anyone in active duty or retirees, their spouses and family members, DOD civilians and contractors, and National Guard members. While some of these people are homeless, homelessness is not a criterion for accessing services.

The Minot Housing Authority (MHA) administers the Housing Choice Voucher Program (formerly Section-8 Housing Program) and Public Housing in Ward County. The Housing Choice Voucher Program and Public Housing Program are regulated by HUD. MHA owns and operates the Milton Young Towers and 40 family sites scattered throughout Minot. High priority for Public Housing is given to elderly and persons with disabilities. MHA also provides resources and referral information to those receiving housing assistance.

The Minot Police Department is often the front-line agency for homeless individuals. The MPD offers referral services to all providers in the Minot area.

The Minot Vet Center and Bismarck Outstation provides readjustment counseling to honorably-discharged combat veterans. Many of these veterans find themselves homeless for a variety of reasons.

The Salvation Army provides services to the homeless and transient individuals on a drop-in basis. Services are funded through the annual kettle campaign and solicited donations. Individuals must go through an interview and application process to access services.

Ward County Social Services offers a wide variety of services for individuals and families, many of whom may be homeless. The agency does not keep specific data on the services accessed by homeless people. Services fall under two broad categories: economic assistance and social services.

Economic assistance programs include Temporary Assistance for Needy Families, medical assistance, general assistance, help with heating and food, child care reimbursement, basic care for disabled and elderly, foster care payments and information and referral.

Through information and referral, Ward County Social Services provides information about services provided by public and private service providers and a brief assessment of client needs to facilitate appropriate referral to these community resources.

Social service programs provide child protective services, child care and child care licensing, home and community based services for the elderly and disabled, in-home services, foster care and foster care licensing, and children's health services.

The YWCA-Minot provides emergency shelter for up to 18 months for women and children. Donations from the community also allow for some assistance to furnish apartment needs.

The Minot Area Community Foundation funds non-profit organizations. The foundation has unrestricted funds to assist women and children. Some of the Foundation's funding is restricted by the donors.

Actions Minot Will Take to Help Homeless Persons and Persons at Risk of Becoming Homeless Make the Transition to Permanent Housing and Independent Living

North Dakota's Continuums of Care employ several strategies for ending homelessness in each of their jurisdictions. Continuums across the state are working diligently to develop and implement a ten-year plan for ending chronic homelessness. Similarly, North Dakota's Continuums are at varying stages of implementing a Homeless Management Information System (HMIS). Many of the Minot specific programs listed above will and do assist persons transitioning into permanent housing and independent living. Minot is working with developers to provide affordable housing and will design programs with their CDBG-DR funds that will provide affordable rental housing to persons transitioning into permanent housing.

Actions to Address the Special Needs of Persons Who Are Not Homeless

The City of Minot is fortunate to have local faith-based and non-profit organizations that serve special needs populations in Minot. The City and its elected officials support the efforts of these organizations.

Currently, the State provides housing for special needs populations through the following agencies: the Department of Human Services,

Department of Commerce, North Dakota Housing Finance Agency, and the Department of Veterans Affairs.

The MACF was established in 2000 as a conduit of community giving with a mission that includes assisting seniors, keeping children safe and positively impacting the lives of many. Since the flood, the Foundation has established the Minot Area Recovery Fund with the goal of playing an active role in flood relief.

The Souris Valley United Way partners with 21 local non-profit agencies. These partners focus on many of the special needs of persons who are not homeless and include:

- Minot Adult Literacy Volunteers
- Minot Commission on Aging
- Lutheran Social Services – Gamblers Program
- Lutheran Social Services – Senior Companions
- Community Action Partnership – meals for seniors
- SVUW Youth Board
- The Salvation Army
- Village Family Service Center – Financial Counseling
- Village Family Service Center – Pregnancy Services
- YMCA
- 2-1-1 Program – referral and crisis management

PHAs, HUD Assisted Housing, Emergency Shelters, Transitional and Permanent Housing for the Homeless and Private Market Units Receiving Project Based Assistance Impacted by the Floods

The City was very fortunate in that none of the above-mentioned units were damaged by the floods of 2011. The City, however, is working closely with Mr. Tom Pearson, Director of the Minot Housing Authority, to discuss their needs. Mr. Pearson has requested monies to assist the PHA in the development of additional units. Monies from the first allocation will be used to assist the PHA in developing more units, which is badly needed to serve individuals currently on the waiting list.

In addition, the City has been in discussions with the Director of the local homeless council to discuss needs they may have. While no shelters were damaged by the flood, there has been an increase in the numbers of homeless in the City due to the flood. The non-profits listed earlier in this

document have stepped up and increased funding to provide the services needed by the increase. The City will continue its discussions with the local homeless coalition as well as the State Homeless Coalition to determine if additional assistance is needed.

Anti-Displacement and Relocation

The City has adopted an Anti-Displacement and Relocation Plan. The City plans to minimize displacement of persons or entities and assist any person or entity displaced as a result of implementing a project with CDBG Disaster Recovery funds. This is not intended to limit the ability of the City to conduct buyouts or acquisitions for destroyed and extensively damaged units or units located in a flood plain.

The City will ensure that the assistance and protections afforded to any persons or entities under the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA), as amended and Section 104(d) of the Housing and Community Development Act of 1974, as amended are provided. The City plans to exercise the waivers set forth in Federal Register Vol. 78, No. 103 pertaining to URA and HCD given its priority to engage in buyouts acquisition and optional relocation activities to avert repeated flood damage and to improve flood plain management.

Program Income

The City will comply with HUD requirements found at 24 CFR 570.489. In the event the City's activities generate program income, they will be used first before requesting or drawing down new CDBG funds if the program income was generated from the same category as the new CDBG funds are being requested.

Monitoring Standards

The City of Minot will oversee all activities and expenditures of the Disaster Recovery Funds. Additional personnel and contractors have been hired to aid in the administration of, and implementation of, the Disaster Recovery Program. Not only will these personnel remain involved in ensuring that there are layers of financial control, they will also provide technical assistance to the City, and undertake administrative and monitoring activities to ensure compliance with applicable requirements, including but not limited to fair housing, nondiscrimination, labor standards, environmental regulations, procurement regulations at Part 85, etc.

To maintain a high level of transparency and accountability, the Disaster Recovery Program will apply a strategy for monitoring projects funded through desk reviews, site visits, and checklists modeled after HUD's Disaster Recovery Monitoring Checklists. The primary purpose of the City's monitoring strategy is to ensure that all projects comply with applicable federal regulations and are effectively meeting their stated

goals. The monitoring process will focus on program and financial compliance and will include desk reviews and onsite monitoring by the City, consultant staff and independent auditors. The results of monitoring activities will be reported to the Mayor.

Internal Auditing

The City has hired an internal auditor to perform independent audit functions for the CDBG Disaster Recovery Program. The internal auditor will audit the disaster funds to ensure that expenditures are for eligible CDBG Disaster Recovery uses as defined in 24 CFR 570 regulations. The City has created and adopted a Contractor Monitoring Plan. The internal auditor will monitor contracts, payments in accordance with contract terms, and performance. Audit results will be reported directly to the City of Minot Mayor. An organization chart is included as **Figure 3-1**.

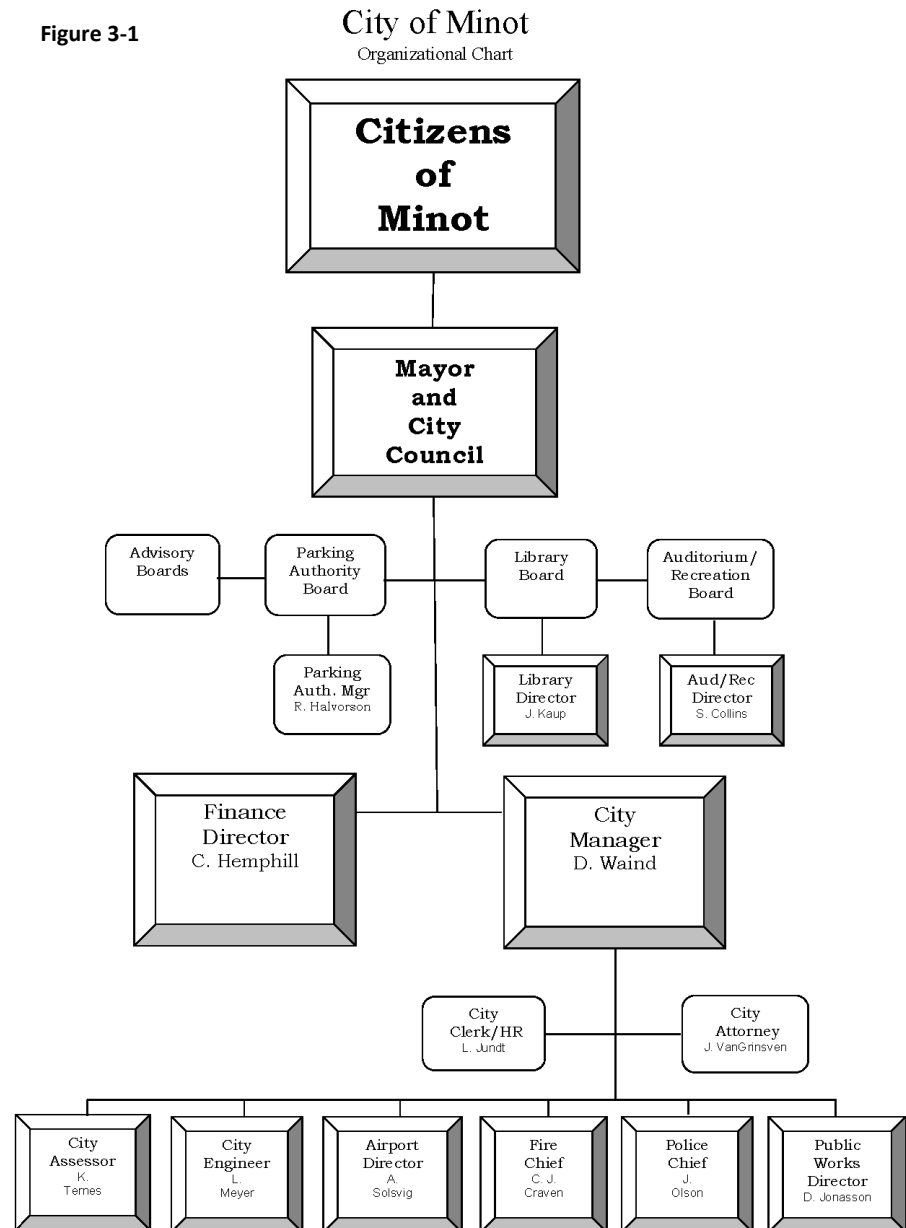
The City shall meet all requirements set forth by the Office of Management and Budget and shall comply with the requirements and standards of OMB Circular Nos. A-87 and A-133, and with applicable sections of 24 CFR Part 85. An independent single audit, as required, is conducted annually to ensure that federal grant funds are used in accordance with program requirements.

Record keeping requirements for the Community Development Programs and all forms used for program implementation constitute legal instruments. Forms, such as contracts, will be reviewed by the City Attorney.

Internal review of City-administered programs includes completeness reviews of project files to ensure adequate documentation. Accounting staff reviews cost documentation to verify the accuracy and allocation of all expenditures before grant funds are drawn from HUD.

Activities that provide any type of housing assistance will be monitored for compliance with the Fair Housing and Equal Opportunities (FHEO) laws. The City will also review projects for compliance with Section 504 (Handicap Accessibility), (Lead-Based Paint, Housing Quality Standards, Davis-Bacon Standards, Environmental Standards and other rules or guidelines as appropriate.

Figure 3-1



Duplication of Benefits

Section 312 of the Robert T. Stafford Disaster Assistance and Emergency Relief Act (42 U.S.C. 5155), as amended, prohibits any person, business concern, or other entity from receiving financial assistance with respect to any part of a loss resulting from a major disaster as to which that person has received financial assistance under any other program or from insurance or from any other source. CDBG disaster recovery funds will not be used for activities for which funds have been received (or will be received) from FEMA; the SBA; other local, state, or federal programs; insurance; or recovery support from private charity organizations. CDBG funds may be used to provide assistance to the extent that a disaster

recovery need has not been met by other sources. Applicants for assistance will be required to disclose all sources of assistance received or to be received. The City will use data from FEMA, SBA, private insurance, etc., for third-party verification of Duplication of Benefits. The City has a written DOB policy and the operational procedures for all programs contain procedures for ensuring duplication of benefits are not made

Steps the City will Take to Avoid or Mitigate Occurrences of Fraud, Abuse and Mismanagement

The City will assess all program policies and procedures from an anti-fraud, waste, and abuse perspective and embed anti-fraud procedures into policies and procedures through the following processes:

1. Develop and deliver anti-fraud awareness training to program personnel.
2. Develop content for anti-fraud brochures and posters, including hotline information.
3. Develop and implement a compliance program including investigative protocols, whistleblower and hotline procedures, and a process to refer matters to local, state and federal authorities.
4. Develop anti-fraud, waste, and abuse program focused on the evaluation process with goals of (a) mitigating the risk of fraudulent or other inappropriate activity and (b) reinforcing fraud prevention and control efforts established by the City.

Conflict of Interest

The City of Minot has adopted a policy that follows the HUD Conflict of Interest regulation found at 24 CFR 570.489(h). The conflict of interest regulation applies to procurement (except as provided in 24 CFR 570.489(g)), acquiring and disposing real property, and assistance provided with CDBG funds to individuals, businesses and other private entities. Any individual or entity seeking CDBG funds for any activity in which they or related individuals or organizations have an interest must disclose that interest when applying for CDBG-DR funding. Once the conflict of interest has been disclosed, the HUD Office of Community Planning and Development is authorized to determine whether an exception may be granted.

The HUD Office of Community Planning and Development has also determined that the federal conflict of interest regulation applies to those situations where a unit of general local government, a designated public agency or a subrecipient uses CDBG-DR funds to replace other funds for which they are responsible, or otherwise reduce their risk while increasing risk to the CDBG funds. These situations must be disclosed as soon as possible so that the HUD Office of Community Planning and

Development may decide whether to grant an exemption from the conflict.

Capacity Building

Technical assistance will be provided by experienced consultants to City personnel thereby increasing the capacity of the City to implement and monitor disaster recovery funded projects on a day to day basis. The City of Minot will also maintain a close relationship with its HUD representatives and consult with them throughout the disaster program when guidance is required.

Program Administration

The City of Minot is the Grantee for the CDBG-DR funds from HUD. As the Grantee the City is responsible for the expenditure of the funds in compliance with HUD regulations and waivers, and any other State or Federal requirements. The City of Minot has procured CDM Smith, in accordance with federal procurement regulations, to administer the program in compliance with the City's requirements, local ordinances, HUD regulations, and all other State and Federal requirements.

CDM Smith will provide a Disaster Recovery Office to assist the City of Minot in administering the CDBG disaster projects. The office will be staffed with trained Case Management staff to assist homeowners with reimbursement and acquisition programs. The office will also house Project Management and Construction Management staff for oversight and implementation of construction projects. Senior Management will also be located at the Disaster Recovery Office to ensure oversight, compliance, and serve as a resource to City staff.

SECTION 4: METHOD OF DISTRIBUTION

Section 4 Method of Distribution

The Appropriations Act requires funds to be used for specific disaster-related purposes. All CDBG disaster recovery activities must clearly address an impact of the disaster for which funding was appropriated. Standard CDBG requires that each activity must: (1) Be CDBG eligible (or receive a waiver), (2) meet a national objective, and (3) address a direct or indirect impact from the disaster in a Presidentially-declared county. A disaster impact can be addressed through any eligible CDBG activity.

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

Buyouts

Acquisition of Flooded Properties - \$12,891,650

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 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. A map of the Flood Inundation Area populated with the homes to be bought out can be found at in **Figures 1-1 and 1-2**. The City has targeted property owners who live in the Flood Inundation area to participate in this program. These property owners 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 properties will also allow the City to have better access to flood control options. The City is only requesting \$1,650,000 for Phase 1 of the \$12,891,650 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

Reimbursement of Eligible Home Repairs to Homeowners - \$5,000,000

Many homeowners have made repairs to their homes in order to make them habitable to live in because of the housing affordability issues in the City. After the floods, the vacancy rate in the City was close to zero percent, which forced homeowners to begin immediately to repair homes because there were no other options available to them.

Homeowners who sustained damage to their primary residential property as a result of the 2011 floods who have repaired their property may be

The City has targeted property owners who live in the Flood Inundation area to participate in the [buyout/acquisition] program.

eligible for reimbursement, in whole or in part, for out-of-pocket funds spent repairing their property. Only reimbursement of 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.

The eligibility requirements for ownership, occupancy and repairs under the Housing Rehabilitation and Reconstruction Program also apply to the Reimbursement Program.

All of the following eligibility requirements apply to the property and/or homeowner:

1. The home must be outside the floodway, which is defined by FEMA as the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The floodway is located within a flood plain and is determined using the advisory base flood elevations;
2. The home must be covered by flood insurance prior to receiving aid, though it is not necessary for the property to have been covered at the time of the flood;
3. The home must pass State Historic Preservation Office (SHPO) review or be granted an exemption by the SHPO;
4. The home must reside within the city limits of Minot;
5. The home must have been damaged by the flood of June 22, 2011;
6. The home must be located outside the 100 year flood plain and the City's "flood control" footprint;
7. The home must have been the homeowner's primary residence;-
8. The homeowner must have been the owner of record at the time on June 22, 2011 and continue to be the owner throughout the grant compliance period;
9. The homeowner must have applied to FEMA for assistance; and
10. Home must have received at least \$10,000 in damages.

Street and Road Repairs

Repairs of Streets and Roads within the Flood Inundation Area – \$9,108,700

Long-term recovery requires a fully functional transportation system that can serve residents going back and forth to jobs and for transportation for daily essential services. 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. The City requested assistance from FEMA to assist with these repairs. FEMA, however, only paid to patch parts of these streets. The streets proposed for repairs are identified on the map in **Figure 1-3**. 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 repair and improvements.

Repair and Improvements to 14th, 16th and 46th Streets - \$2,546,825

Funding will be used for repair 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.

Table 4-1 Method of Distribution for Program Activities

Proposed Activities	Estimated Total Costs	Estimated CDBG-DR Funds	Estimated Funds other Sources	Eligible Activity and National Objective Citation
Buyouts of Flooded Properties – the City will use CDBG funds as match for State funds intended to buy flooded properties that may be used for green space or flood access/control	\$51,566,600	\$12,891,650 ¹	\$38,674,950 State Water Commission	Acquisition [24 CFR 570.201 (a)] Nat. Obj: Waiver Requested
Street Repairs and Improvements of Roads Damaged by the Floods in the Inundated Flood Area	\$9,108,700	\$9,108,700	\$0	Rehabilitation [24 CFR 570.202] Nat. Obj: Waiver Requested
Reimbursement of Homeowner Repair Expenses for Flood Damages	\$5,000,000	\$5,000,000	\$0	Rehabilitation [24 CFR 570.202] Nat. Obj: LMI Housing [24 CFR 570.483 (b)(3) and Urgent Need 24 CFR 570.483]
14th, 16th, and 46th Streets Repair Project	\$2,546,825	\$2,546,825	\$0	Infrastructure [24 CFR 570.201 (c)] Nat. Obj: Low Mod Area Benefit [24 CFR 570.483 (b)(3)]
Planning				
Anne Street Bridge Planning Study	\$100,000	\$100,000	\$0	N/A
Project Delivery				
CDM Smith – case management, environmental reviews, construction management and other services necessary to implement an activity	\$3,656,825	\$3,656,825 ²	\$0	Dependent upon whether project delivery is for a LMI activity or an Urgent Need activity
Administration				
City of Minot	\$1,752,000	\$1,752,000 ³	\$0	Administration [24 CFR 570.206] Nat. Obj: NA
Total	\$73,730,950	\$35,056,000	\$38,674,950	

¹ The City wishes to obligate only \$1,650,000 through this Action Plan.

² The City wishes to obligate only \$1,921,825 through this Action Plan.

³ The City wishes to obligate only \$80,000 through this Action Plan.

Table 4-2 CDBG Allocation per Required Percentages

Total CDBG Funds	\$35,056,000	100%
Administration (cannot exceed 5% of CDBG Funds)	\$1,752,000	5%
Planning (cannot exceed 15% CDBG Funds)	\$100,000	.3%
Total CDBG Funds for Activities (of this, at least 50% must be LMI Activities)	\$7,813,650	Requested waiver of \$24,547,175
Total LMI Activities (including project delivery)	\$5,363,650	59%
Total Urgent Need Activities (including project delivery)	\$2,450,000	31%

National Objectives

The proposed CDBG-DR projects for Reimbursement of homeowners for eligible repairs to flood damaged homes and the Repair and Improvements of 14th, 16th and 46th streets will meet either the Low- to-Moderate Income national objective or Urgent Need national objective. The City will comply with the criteria for Urgent Need national objective as stated in the 2013 Appropriation for the disaster funds.

For the Street and Buyout projects in the Flood Inundated area, the City is requesting a waiver of overall benefit.

Pre-Agreement Costs

The City of Minot will follow the provisions of the Federal Register Notice published March 5, 2013 (78 FR 14329), supplemented by April 19, 2013 (78 FR 23578), and May 29, 2013 (78 FR 32262), which addressed the terms under which HUD permits Grantees to charge pre-award costs of grantees and subrecipients to the grants awarded under the Act. The above provisions apply to grants. CPD-13-038, dated July 13, 2013 applies to pre-award costs of beneficiaries. The City will comply with the provisions outlined in this notice.

All the pre-agreement costs such as engineering, planning, administration, and program delivery are exempt from the environmental process in accordance to 24 CFR 58.34. The reimbursement for repairs to homeowners will comply with the environmental provisions outlined in CPD-13-038.

SECTION 5: PERFORMANCE SCHEDULE

Section 5 Performance Schedule

The City of Minot anticipates expending all funds within two years. Activity performance will be evaluated based upon meeting the following criteria where the start of the time interval is the date of the executed contract between the City of Minot and HUD. The Action Plan must contain estimated and quantifiable performance outcome factors. The template attached as **Appendix A** illustrates the currently estimated outcomes per funding category. These estimates are preliminary and likely will change. The performance metrics will be based on quarterly expected expenditures and outcomes. When performance metrics are not met by service providers, penalties against those providers will be assessed.

Factors that may affect performance measures include completing federally required environmental and historical reviews, contractor availability, weather, and availability of other funding sources. These and other potential factors will be important in finalizing and meeting proposed performance metrics. The City anticipates that HUD will provide flexibility to extend timelines based on these and other relevant factors.

These are the estimated performance measures and contingent on contractor availability, North Dakota weather, and availability of other funding sources. These and other potential factors will be important in finalizing and meeting the proposed performance metrics. The City of Minot anticipates that HUD will provide flexibility to extend timelines based on these factors.

Amendments to the Action Plan

The City of Minot reserves the right to make non-substantive changes or amendments to the Action Plan without opening a public comment period. The City will notify HUD when a non-substantive change is made to the Action Plan. A change to the Action Plan which constitutes a substantial change amendment will be made available for public review and comment prior to finalizing the amendment. The amendments will be posted on the City's web pages and a comment period of at least seven (7) days will be held to receive comments on the substantial amendment. A summary of all comments received and the City's responses to those comments will be included in the final substantial amendment. All substantial amendments will be submitted to HUD for approval.

The following events would require a substantial amendment to the Action Plan:

- Addition or deletion of any allowable activity described in the Action Plan.
- A change to the planned beneficiaries of an activity.
- A change of more than five (5) percent in the original proposed funding allocation between the various activity categories of Public Infrastructure, Housing Impact Assistance, and Disaster Recovery Planning.

Citizen Participation Plan

Citizen participation is an essential component of the Citywide planning effort. The City of Minot strongly encourages public participation in identifying community needs. Citizens and other interested parties are given an opportunity for reasonable and timely access to information relating to the Action Plan and the use of the Disaster Recovery Funds under the Disaster Recovery Program. A copy of the Citizen Participation Plan is attached to this document as **Appendix B** or can be accessed on the City's website at: www.minotnd.org.

Attempts will be made to reach all citizens, with special emphasis placed on encouraging participation by persons of low and moderate incomes and areas where community development funds are proposed to be used. Non-English speaking individuals and individuals with disabilities may request auxiliary aids and services necessary for participation by contacting Tami Stroklund, Executive Secretary, at PO Box 5006, Minot, ND 58702-5006 or tami.stroklund@minotnd.org. Alternatively, they may access the State of North Dakota assistance at the following numbers:

800-366-6888 or 711: TTY

800-435-8590 or 711: Spanish

800-366-6889 or 711: Voice

877-366-3709: 900 Services

877-366-3709: Speech to Speech

Sprint-Relay

CapTel

Comment Period

A formal seven (7) day public comment period was opened on August 12, 2013 for the Action Plan. Comments will be accepted until August 19, 2013. Comments may be submitted via email to www.PIO@minotnd.org or by mail to the Public Information Officer, PO Box 5006, Minot North Dakota, 58702-5006.

A news release announcing the comment period was sent to the media statewide and notices were sent to the following: The Governor, Mayor, Councilmen, City Clerk, State Legislators, Planning Council, and Community Action Agencies. A public notice was placed in the Minot Daily News.

The proposed Action Plan was posted on the City's websites at: www.minotnd.org and www.minotrecoveryinfo.com no later than 8-12-2013.