

Grantee: Minot, ND

Grant: B-12-MT-38-0001

April 1, 2020 thru June 30, 2020 Performance Report

Grant Number: B-12-MT-38-0001	Obligation Date:	Award Date:
Grantee Name: Minot, ND	Contract End Date:	Review by HUD: Original - In Progress
Grant Award Amount: \$67,575,964.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$67,575,964.00	Estimated PI/RL Funds: \$361,035.77	

Total Budget:
\$67,936,999.77

Disasters:

Declaration Number
FEMA-1981-ND

Narratives

Disaster Damage:

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

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

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

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

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

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

Recovery Needs:

HOUSING The City of Minot has extensive unmet needs for housing. Based on the most recent data, SBA has approved \$185,653,100 at an average of \$103,601 per loan. There are 857 loans yet to be approved. Using the average of \$103,601 per loan there is an estimated \$88,786,057 in unmet needs. This corresponds to the FEMA/SBA/HUD formula which identifies an estimate of \$49,885,535.22 in unmet needs for major and severe damages. Based on the current data, the minimum unmet need for housing is at least \$49,885,535.22 and as high as \$88,786,057. The projected housing impact combines the \$185,653,100 that SBA has approved in loans plus \$88,786,057 in remaining unmet needs for a total of \$274,439,157. As of the writing of the Action Plan, FEMA reported that a total of 1,478 households were still in FEMA temporary housing units. Of these, 1,086 are homeowner households and 392 are renter households. It has become almost impossible for renter households to find available rental units as the City of Minot has a less than 1% vacancy rate. When a rental unit does become available the costs are almost triple the pre-flood rate and outside the means for low-and-moderate income households. **INFRASTRUCTURE** Impacts to infrastructure resulted in 2,923 FEMA project worksheets obligated for the DR-



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

Public Comment:

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

Amendment #1 - No public comments were received.

Amendment #2 - No public comments were received.

Amendment #3 - No public comments were received.

Amendment #4 - No public comments were received.

Amendment #5 - No public comments were received.

Amendment #6 - Five official public comments were received.

Amendment #7 - One official public comment was received.

Amendment #8 - No public comments were received.

Amendment #9 - No public comments were received.

Amendment #10 - No public comments were received.

Amendment #11 - No public comments were received.

Amendment #12 - No public comments were received.

Amendment #13 - No public comments were received.

Amendment #14 - No public comments were received.

Amendment #15 - No public comments were received.

Amendment #16 - No public comments were received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$67,931,149.77
Total Budget	\$0.00	\$67,931,149.77
Total Obligated	\$99,000.27	\$61,849,527.72
Total Funds Drawdown	\$94,627.40	\$61,800,934.57
Program Funds Drawdown	\$88,777.40	\$61,439,898.80
Program Income Drawdown	\$5,850.00	\$361,035.77
Program Income Received	\$5,850.00	\$361,035.77
Total Funds Expended	\$94,627.40	\$61,827,442.98
Most Impacted and Distressed Expended	\$94,627.40	\$61,827,442.98
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		53.33%
Overall Benefit Percentage (Actual)		55.16%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$10,136,394.60	\$0.00
Limit on Admin/Planning	\$13,515,192.80	\$3,222,890.40
Limit on Admin	\$3,378,798.20	\$1,947,002.10
Most Impacted and Distressed Threshold (Projected)	\$64,197,165.80	\$67,931,149.77

Overall Progress Narrative:

Progress for the quarter was made primarily in the Public Infrastructure Program and the Homeowner Housing Program. Construction started on the final phase of the Northern Sewer Project. The Homeowner Housing Program is advancing with the demolition of blighted, abandoned homes that were remnants of the 2011 flood. The City continues to closeout completed projects. Overall, the Disaster Recovery Program is maintaining compliance with the performance metrics established in the Performance Schedule outlined on pages 65-69 of the Action Plan.

The Internal Auditor concluded the CDBG-DR quarterly website monitoring review with the report written on May 20, 2020. Audits pending include Program Income; a monitoring of the grant financial information from the City's records to the DRGR has begun by the Internal Auditor and The Small Rental, Rehabilitation, & Reconstruction Program (SRRRP) which continues to be reviewed and steps to maintain compliance and remedy any noncompliance are underway. Any updates on the SRRRP will continue to be entered in the DRGR system under Compliance/Monitoring. The Internal Auditor did a review of Quality Control Teams information found in the Homeowners Reimbursement Program (HRP) and the Home Rehabilitation & Reconstruction (HRR) files and satisfactory resolutions are pending. The Quality Control staff, along with the Internal Auditor's guidance, are concluding the review of record keeping of acquisition properties by comparing the acquisition type to actions taken to acquire the properties, ensure compliance of the acquisition to the effective policies in place, and verify files are correctly documented. The Quality Control staff has begun the review of the Spot Blight property acquisitions with the Internal Auditor's guidance. A flood project timeline is being documented to establish compliance verification of acquisition projects to policies and is being monitored by the Internal Auditor. The Internal Auditor will continue to provide technical assistance as issues arise.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
01-Admin, Administration	\$41,626.18	\$2,165,247.42	\$1,908,019.36
02-ISP, Public Infrastructure	\$2,244.00	\$20,501,156.55	\$18,563,337.05
03-Housing, Homeowner Housing	\$44,833.22	\$25,452,192.22	\$24,255,443.60
04-Rent, Rental Housing	\$74.00	\$6,665,932.17	\$6,537,318.23
05-Relo, Relocation	\$0.00	\$259,390.51	\$259,390.51
06-Plan, Planning	\$0.00	\$1,275,888.30	\$1,275,888.30
07-ECO REV, Economic Revitalization	\$0.00	\$11,611,342.60	\$8,640,501.75
9999, Restricted Balance	\$0.00	\$0.00	\$0.00



Activities

Project # / 01-Admin / Administration

Grantee Activity Number: 01-0010001
Activity Title: City of Minot Admin

Activity Category:

Administration

Project Number:

01-Admin

Projected Start Date:

06/22/2012

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

12/31/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Minot

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2020

N/A

To Date

\$1,305,972.42

Total Budget

\$0.00

\$1,305,972.42

Total Obligated

\$44,599.30

\$1,105,100.21

Total Funds Drawdown

\$41,626.18

\$1,087,727.10

Program Funds Drawdown

\$41,626.18

\$1,048,744.36

Program Income Drawdown

\$0.00

\$38,982.74

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$41,626.18

\$1,087,727.10

City of Minot

\$41,626.18

\$1,087,727.10

Most Impacted and Distressed Expended

\$41,626.18

\$1,087,727.10

Match Contributed

\$0.00

\$0.00

Activity Description:

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

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

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

Location Description:

City of Minot, ND



Activity Progress Narrative:

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

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / 02-ISP / Public Infrastructure

Grantee Activity Number: 02-0020001

Activity Title: Northern Sewer Project

Activity Category:

Construction/reconstruction of water/sewer lines or systems

Activity Status:

Under Way

Project Number:

02-ISP

Project Title:

Public Infrastructure

Projected Start Date:

06/22/2012

Projected End Date:

12/31/2020

Benefit Type:

Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:

Urgent Need

Responsible Organization:

City of Minot

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2020

To Date

Total Budget

N/A

\$7,823,650.36

Total Obligated

\$0.00

\$7,823,650.36

Total Funds Drawdown

\$2,244.00

\$5,923,143.55

Program Funds Drawdown

\$2,244.00

\$5,923,143.55

\$2,244.00

\$5,922,738.55



Program Income Drawdown	\$0.00	\$405.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,244.00	\$5,923,143.55
City of Minot	\$2,244.00	\$5,923,143.55
Most Impacted and Distressed Expended	\$2,244.00	\$5,923,143.55
Match Contributed	\$0.00	\$0.00

Activity Description:

Due to the anticipated relocation of residents from the valley to the north hill area, infrastructure improvements must be made to provide for the population shifts. The current flow of sewage from the north hill area flows into the valley and during the flood event caused more stress on the Valley Force Main. This activity will construct a new main to redirect some of the flow around the valley directly to the collection system. The activity proposes 9,400 linear feet (LF) of new lines, 4,800 LF of line cleaning and replacement, and a new lift station.

Amendment 3, Itemized project delivery amounts were added to the activity.

Amendment 5, Upon a thorough review of beneficiary data for this CDBG-DR project, the City has amended its Disaster Recovery Action Plan. The City changed the Northern Sewer public facility's national objective from Low - Mod to Urgent Need.

Amendment 7, Project delivery amount adjusted.

Amendment 9, Project delivery amount adjusted.

Amendment 10, Project costs were lower than anticipated.

Amendment 12, Project delivery amount adjusted.

Amendment 13, Project delivery amount adjusted.

Amendment 14, Funds moved in from Landfill Expansion to cover the cost to complete the final phase.

Location Description:

55th Street NE Sewer located in the City of Minot, ND

Activity Progress Narrative:

During the quarter, construction started on the final phase of the Northern Sewer Project. The first draw request was completed in June. Depending on any delays due to COVID-19, it is anticipated that work on this contract will be substantially completed by the third quarter of 2020.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of public facilities	0	1/1
# of Linear feet of Public	0	14200/14200

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod
# of Persons	218	197	1123	36.95

LMI%:	36.95
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Activity Locations

No Activity Locations found.



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	02-0110001
Activity Title:	Fire Station and Apparatus

Activity Category:
Acquisition, construction, reconstruction of public facilities

Project Number:
02-ISP

Projected Start Date:
06/22/2012

Benefit Type:
Area Benefit (Census)

National Objective:
Urgent Need

Activity Status:
Under Way

Project Title:
Public Infrastructure

Projected End Date:
08/31/2019

Completed Activity Actual End Date:

Responsible Organization:
City of Minot

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,256,474.69
Total Budget	\$0.00	\$3,256,474.69
Total Obligated	\$0.00	\$3,252,803.84
Total Funds Drawdown	\$0.00	\$3,249,585.96
Program Funds Drawdown	\$0.00	\$3,249,585.96
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,249,585.96
City of Minot	\$0.00	\$3,249,585.96
Most Impacted and Distressed Expended	\$0.00	\$3,249,585.96
Match Contributed	\$0.00	\$0.00

Activity Description:

Due to extensive displacement of residents and the shift in population as a result of the flood, the current fire and emergency services are not adequate to serve the new population. The new fire station will be necessary to ensure adequate fire and emergency service for new housing development in the City. This fire station will serve the neighborhood at 55th Street Crossing and the southeast part of Minot where flood victims have relocated.

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

Amendment 7, Project delivery amount adjusted.

Amendment 9, Project delivery amount adjusted.

Amendment 12, Project delivery amount adjusted.

Amendment 13, Project delivery amount adjusted.

Location Description:

55th Crossing SE, City of Minot, ND

Activity Progress Narrative:



No activity occurred during the quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of public facilities	0	1/1

Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Census			
	Low	Mod	Total	Low/Mod
# of Persons	0	17740	45895	38.65

LMI%:	38.65
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / 03-Housing / Homeowner Housing

Grantee Activity Number:	03-0030001
Activity Title:	Acquisition of Flooded Properties

Activity Category:
Acquisition - buyout of residential properties

Project Number:
03-Housing

Projected Start Date:
06/22/2012

Benefit Type:
Direct Benefit (Households)

National Objective:
Urgent Need

Activity Status:
Under Way

Project Title:
Homeowner Housing

Projected End Date:
12/31/2020

Completed Activity Actual End Date:

Responsible Organization:
City of Minot

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$5,178,932.12
Total Budget	\$0.00	\$5,178,932.12
Total Obligated	\$52,076.97	\$4,073,287.63



Total Funds Drawdown	\$50,603.22	\$4,067,566.67
Program Funds Drawdown	\$44,753.22	\$4,040,118.17
Program Income Drawdown	\$5,850.00	\$27,448.50
Program Income Received	\$5,850.00	\$21,508.50
Total Funds Expended	\$50,603.22	\$4,071,813.88
City of Minot	\$50,603.22	\$4,071,813.88
Most Impacted and Distressed Expended	\$50,603.22	\$4,071,813.88
Match Contributed	\$0.00	\$0.00

Activity Description:

The City of Minot is using CDBG-DR funds to provide a 25 percent match to homeowners participating in the City's voluntary acquisition of flooded properties. The acquisition of these properties will allow the City to have better access to flood control options. This will protect flood survivors from future flooding and devastation.

Amendment 2, Reduced funding amount from \$6,000,000 to \$4,000,000 and reallocated the \$2,000,000 to create a new and separate activity - Demolition of Flooded Properties.

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

Amendment 7, Activity completed. Monies being moved into Downtown Water and Sewer Improvements activity, Demolition and Affordable Senior Apartments.

Amendment 8, Activity completed. Other costs were incurred.

Amendment 10, Recaptured monies are being transferred to this activity.

Amendment 11, Funds needed to make payments on other projects.

Amendment 12, Project delivery and activity amounts adjusted.

Amendment 13, Project delivery amount adjusted.

Amendment 14, Activity amount adjusted.

Location Description:

City of Minot, ND

Activity Progress Narrative:

With hopes of acquiring the remaining flood-damaged, blighted properties, the City continues to reach out to homeowners; 14 properties continue to deteriorate.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	101/83

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	14/0	89/83	17.98
# Owner Households	0	0	0	2/0	14/0	89/83	17.98



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	03-0050001
Activity Title:	Reconstruction of Flooded Properties

Activity Category:
 Rehabilitation/reconstruction of residential structures

Project Number:
 03-Housing

Projected Start Date:
 06/22/2012

Benefit Type:
 Direct Benefit (Households)

National Objective:
 Low/Mod

Activity Status:
 Under Way

Project Title:
 Homeowner Housing

Projected End Date:
 12/31/2020

Completed Activity Actual End Date:

Responsible Organization:
 City of Minot

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$5,544,910.45
Total Budget	\$0.00	\$5,544,910.45
Total Obligated	\$80.00	\$5,544,770.45
Total Funds Drawdown	\$80.00	\$5,544,750.45
Program Funds Drawdown	\$80.00	\$5,544,650.45
Program Income Drawdown	\$0.00	\$100.00
Program Income Received	\$0.00	\$10,761.96
Total Funds Expended	\$80.00	\$5,544,750.45
City of Minot	\$80.00	\$5,544,750.45
Most Impacted and Distressed Expended	\$80.00	\$5,544,750.45
Match Contributed	\$0.00	\$0.00

Activity Description:

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

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

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

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

Amendment 10, Project costs were higher than anticipated.



Amendment 11, Project complete.

Amendment 14, Activity amount adjusted.

Location Description:

City of Minot, ND

Activity Progress Narrative:

Lien releases were processed for four (4) previously reconstructed properties.

Accomplishments Performance Measures

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

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

Beneficiaries Performance Measures

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

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	03-0060001
Activity Title:	Demolition of Flooded Properties

Activity Category:
Clearance and Demolition

Activity Status:
Under Way

Project Number:
03-Housing

Project Title:
Homeowner Housing

Projected Start Date:
12/01/2012

Projected End Date:
12/31/2020

Benefit Type:

Completed Activity Actual End Date:

National Objective:
Urgent Need

Responsible Organization:
City of Minot

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,083,206.19
Total Budget	\$0.00	\$1,083,206.19
Total Obligated	\$0.00	\$1,083,206.19
Total Funds Drawdown	\$0.00	\$1,083,206.19
Program Funds Drawdown	\$0.00	\$1,083,206.19
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,083,206.19
City of Minot	\$0.00	\$1,083,206.19
Most Impacted and Distressed Expended	\$0.00	\$1,083,206.19
Match Contributed	\$0.00	\$0.00

Activity Description:

The City will use CDBG-DR funds to demolish flooded properties that will be used for green space. This helps the City to ensure neighborhoods don't become blighted or slums.

Amendment 2, Reduced funding amount in Acquisition of Flooded Properties from \$6,000,000 to \$4,000,000 and reallocated the \$2,000,000 to create new activity Demolition of Flooded Properties.

Amendment 3, Itemized project delivery amounts were added to the activity.

Amendment 7, Activity is complete and funds have been reallocated to other activities.

Amendment 8, Additional costs incurred.

Amendment 13, Additional costs incurred.

Amendment 16, Monies added from Demolition of Unsafe Houses to cover cost overruns.

Location Description:

City of Minot, ND



Activity Progress Narrative:

Progress is being made in the demolition of blighted homes that are remnants of the 2011 flood. During the quarter, a demolition contract was executed for the spot blight properties that were acquired in the fourth quarter of 2019 and the first quarter of 2020. These demolitions began in the second quarter of 2020 and will be completed in the third quarter of 2020.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	98/83

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	98/83
# of Singlefamily Units	0	98/83

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / 04-Rent / Rental Housing

Grantee Activity Number:	04-0010001
Activity Title:	Cook's Court Affordable Senior Apartments

Activity Category:
Construction of new housing

Project Number:
04-Rent

Projected Start Date:
10/01/2013

Benefit Type:
Direct Benefit (Households)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
Rental Housing

Projected End Date:
12/31/2017

Completed Activity Actual End Date:

Responsible Organization:
City of Minot

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$1,851,874.39
Total Budget	\$0.00	\$1,851,874.39



Total Obligated	\$0.00	\$1,821,703.60
Total Funds Drawdown	\$17.00	\$1,821,703.60
Program Funds Drawdown	\$17.00	\$1,821,703.60
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$17.00	\$1,821,703.60
City of Minot	\$17.00	\$1,821,703.60
Most Impacted and Distressed Expended	\$17.00	\$1,821,703.60
Match Contributed	\$0.00	\$0.00

Activity Description:

Affordable rental housing for senior citizens.

The City is deleting the activity of "Acquisition of Vacant or Abandoned Lots for Affordable Housing", budgeted at \$7,300,000 in favor of a solution which will benefit many more rental candidates. The City proposes to provide funds to assist in the development of Affordable Rental Housing. The City is working with the Minot Housing Authority (Public Housing) and a non-profit to provide Affordable Senior Apartments, which will benefit 100% low-and-moderate income individuals. Project scope involves stormwater, water lines, sanitary sewer, road improvements, site development and foundation remediation work, as well as funds to assist with the purchase of land for the elderly housing project.

Amendment 6, New activity added.

Amendment 7, The Cook's Court affordable rental project will be allocated an additional \$982,000 due to unsuitable fill material being placed on the property by a former owner. Project delivery amount adjusted.

Amendment 9, Project delivery amount adjusted.

Amendment 10, Project costs were lower than anticipated.

Amendment 12, Project delivery and activity amounts adjusted. Project is nearing completion and costs are anticipated to be lower.

Amendment 13, Project delivery amount adjusted.

Location Description:

1810 2nd Street SE, Minot, ND 58701

Activity Progress Narrative:

During the first quarter, the City amended their developer agreement with Beyond Shelter, Inc. for Cook's Court Affordable Senior Apartments; Council approved the amendment at the April 6, 2020 meeting. The amended agreement was filed with the Ward County Recorder's office.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	40/40
# of Multifamily Units	0	40/40

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	11/20	29/20	40/40	100.00
# Renter Households	0	0	0	11/20	29/20	40/40	100.00



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	04-0020001
Activity Title:	Sunset Ridge Workforce Housing

Activity Category:
Construction of new housing

Project Number:
04-Rent

Projected Start Date:
07/01/2015

Benefit Type:
Direct Benefit (Households)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
Rental Housing

Projected End Date:
12/31/2020

Completed Activity Actual End Date:

Responsible Organization:
City of Minot

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$127,338.07
Total Budget	\$0.00	\$127,338.07
Total Obligated	\$0.00	\$125,617.07
Total Funds Drawdown	\$34.00	\$125,617.07
Program Funds Drawdown	\$34.00	\$125,617.07
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$34.00	\$125,617.07
City of Minot	\$34.00	\$125,617.07
Most Impacted and Distressed Expended	\$34.00	\$125,617.07
Match Contributed	\$0.00	\$0.00

Activity Description:

Beyond Shelter, Inc., in partnership with the Minot Housing Authority will develop 74 affordable housing units on approximately 6.7 acres at the intersection of 36th Ave NW and Kodiak St NW, Minot, ND. The Project will be constructed in two phases with Phase One having a unit mix of eight (8) one-bedroom units (3 fully accessible), twenty (20) two-bedroom units (3 fully accessible), and seven (7) three-bedroom units and Phase Two having a unit mix of nine (9) one-bedroom units (3 fully accessible), twenty-two (22) two-bedroom units (3 fully accessible), and eight (8) three-bedroom units. All of the units built will benefit households having initial incomes at or below 80% of Median Family Income (MFI). CDBG-DR funds will be utilized for the purchase of the land.

- Amendment 10, New activity created.
- Amendment 11, Budget adjustment.
- Amendment 12, Project delivery amount adjusted.
- Amendment 13, Project delivery amount adjusted.

Location Description:

36th Ave NW and Kodiak St NW, Minot, ND



Activity Progress Narrative:

During the first quarter, the City amended their developer agreement with Beyond Shelter, Inc. for Sunset Ridge Workforce Housing; Council approved the amendment at the April 6, 2020 meeting. The amended agreement was filed with the Ward County Recorder's office.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		74/74	
# of Multifamily Units	0		74/74	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	17/0	18/74	35/74	100.00
# Renter Households	0	0	0	17/0	18/74	35/74	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	04-0030001
Activity Title:	Small Rental Program

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
04-Rent

Project Title:
Rental Housing

Projected Start Date:
10/01/2013

Projected End Date:
12/31/2020

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
Low/Mod

Responsible Organization:
City of Minot

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$3,811,702.26
Total Budget	\$0.00	\$3,811,702.26
Total Obligated	\$0.00	\$3,716,305.76
Total Funds Drawdown	\$0.00	\$3,716,305.76
Program Funds Drawdown	\$0.00	\$3,716,305.76
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$3,716,305.76
City of Minot	\$0.00	\$3,716,305.76
Most Impacted and Distressed Expended	\$0.00	\$3,716,305.76
Match Contributed	\$0.00	\$0.00

Activity Description:

Rehabilitation and reconstruction of small rental housing units.

Amendment 6, New activity added. The City will provide rehabilitation or reconstruction of small rental units (1-4 units) damaged by the 2011 flood. It will be required the units be leased to persons of low and moderate income for a minimum of five years.

Amendment 7, Applications for the Small Rental Rehabilitation/Reconstruction program have been received. There are fewer applications than the City anticipated; therefore, funds are being moved into other needed activities.

Amendment 8, The Small Rental Rehab Program moved \$175,000 to the Relocation Activity and \$50,000 is being moved to the Demolition Activity.

Amendment 9, Funds being moved from Rental Rehabilitation into Rehabilitation and Reconstruction of Flooded Properties and Preparedness Plan. Project delivery adjusted.

Amendment 10, Project costs were lower than anticipated.

Amendment 12, Project delivery and activity amounts adjusted.

Location Description:

City of Minot, ND



Activity Progress Narrative:

No liens were released in the Small Rental Program this quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	12/12

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	21/21
# of Multifamily Units	0	15/15
# of Singlefamily Units	0	6/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	9/0	7/21	16/21	100.00
# Owner Households	0	0	0	0/0	2/2	2/2	100.00
# Renter Households	0	0	0	9/0	5/19	14/19	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	04-0040001
Activity Title:	Fieldcrest Workforce Housing

Activity Category:
Construction of new housing

Project Number:
04-Rent

Projected Start Date:
10/01/2013

Benefit Type:
Direct Benefit (Households)

National Objective:
Low/Mod

Activity Status:
Under Way

Project Title:
Rental Housing

Projected End Date:
03/31/2017

Completed Activity Actual End Date:

Responsible Organization:
City of Minot

Overall	Apr 1 thru Jun 30, 2020	To Date
Total Projected Budget from All Sources	N/A	\$875,017.45
Total Budget	\$0.00	\$875,017.45
Total Obligated	\$0.00	\$873,691.80
Total Funds Drawdown	\$23.00	\$873,691.80
Program Funds Drawdown	\$23.00	\$873,691.80
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$23.00	\$873,691.80
City of Minot	\$23.00	\$873,691.80
Most Impacted and Distressed Expended	\$23.00	\$873,691.80
Match Contributed	\$0.00	\$0.00

Activity Description:

Affordable rental housing for critical workers.

The City is deleting the activity of "Acquisition of Vacant or Abandoned Lots for Affordable Housing", which was budgeted at \$7,300,000 in favor of a solution which will benefit many more rental candidates. The City proposes to provide funds to assist in the development of Affordable Rental Housing. The City is working with the Minot Housing Authority (Public Housing) and a non-profit to provide a Mixed-Use Rental Development leveraging low-income tax credits and State tax incentives. This project will benefit 100% low-and-moderate income individuals. Project scope includes sanitary sewer infrastructure, as well as funds to acquire the property for multifamily housing that will include several units set aside for critical workers such as police, fire and education related professions.

Amendment 6, New activity added.

Amendment 7, Project delivery amount adjusted.

Amendment 9, Project delivery amount adjusted.

Amendment 10, Project costs were lower than anticipated.

Amendment 12, Project delivery and activity amounts adjusted. Project is nearing completion and costs are anticipated to be lower.

Amendment 13, Project delivery amount adjusted.



Location Description:

Intersection of 36th Ave NE and 6th St NE, Minot, ND 58703

Activity Progress Narrative:

During the first quarter, the City amended their developer agreement with Beyond Shelter, Inc. for Fieldcrest Workforce Housing; Council approved the amendment at the April 6, 2020 meeting. The amended agreement was filed with the Ward County Recorder's office.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		42/42	
# of Multifamily Units	0		42/42	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	11/21	27/21	42/42	90.48
# Renter Households	0	0	0	11/21	27/21	42/42	90.48

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / 07-ECO REV / Economic Revitalization

Grantee Activity Number: 07-0020003

Activity Title: Revolving Loan Fund

Activity Category:

Econ. development or recovery activity that creates/retains

Project Number:

07-ECO REV

Projected Start Date:

06/04/2018

Benefit Type:

N/A

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Economic Revitalization

Projected End Date:

12/31/2020

Completed Activity Actual End Date:

Responsible Organization:

City of Minot

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2020

N/A

To Date

\$800,000.00



Total Budget	\$0.00	\$800,000.00
Total Obligated	\$0.00	\$36,000.00
Total Funds Drawdown	\$0.00	\$36,000.00
Program Funds Drawdown	\$0.00	\$36,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$36,000.00
City of Minot	\$0.00	\$36,000.00
Most Impacted and Distressed Expended	\$0.00	\$36,000.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The Revolving Loan Fund (RLF) will assist for profit entities within the Minot's downtown and the FEMA 100-year Flood Plan which can demonstrate impact from the flood. The RLF will provide loans to cover needed capital and/or operating capital costs with eligible applicants being able to demonstrate not being accessible to or secure funding from conventional financial sources or other non-traditional sources of financing to meet full needs.

Amendment 15, Project was created and funds were moved in.

Location Description:

City of Minot, ND

Activity Progress Narrative:

After developing policies and procedures, and guidelines for a RLF that assures compliance with the rules as well as reflects the requirement of assistance being connected to the impact from the flood, it was found that too much time had lapsed from the actual flood to have a sufficient pool of potential business applicants to assure deployment of the funds. Therefore, it has been decided to not proceed further with the RLF subject to further review and exploration to see if there are alternatives.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	85
Monitoring Visits	0	21
Audit Visits	0	12
Technical Assistance Visits	0	2
Monitoring/Technical Assistance Visits	0	50
Report/Letter Issued	0	69

