



**STATE OF IOWA
FLOOD MITIGATION PROGRAM
PROGRESS REPORT**

PERIOD COVERED BY THIS REPORT: 01/01/2014 to 10/31/2014
 LOCAL CONTACT NAME: Teri Goodman
 GOVERNMENTAL ENTITY: City of Dubuque
 ADDRESS: 50 West 13th Street
 Dubuque, IA 52001
 TELEPHONE NUMBER: 563-589-4276
 PROJECT TITLE: Bee Branch Watershed Flood Mitigation Project
 AGREEMENT NUMBER: 2013-0
 ACTIVITY COMPLETION TIMEFRAME: 12/04/2013 to 12/31/2033

	FEDERAL	LOCAL	STATE	TOTAL
TOTAL FUNDS APPROVED:	\$ 50,248,190	\$ 76,678,802	\$ 98,494,178	\$ 225,421,170
TOTAL FUNDS EXPENDED TO DATE:	\$ 11,264,101	\$ 39,092,755	\$ 2,249,857	\$ 52,606,712
PROJECT OVERRUN/ (UNDERRUN):	\$ 38,984,089	\$ 37,586,047	\$ 96,244,321	\$ 172,814,458
The percentage of actual work that has been completed at the end of the reporting period (not a % of funds expended)				33%
The estimated cost of the project at completion (which may even exceed the awarded amount)				\$ 230,275,799

Type of Expense & Funding Source	Budget (from Application)	Federal/ Local/State	Total Expended to Date	Remaining Balance
Engineering/Contractual Services:	\$ 17,817,601			
Carter Road Detention Basin - General Obligation Bonds		Local/State	\$ 560,230	
West 32nd Street Detention Basin - U.S. EPA State Revolving Funds		Federal/	\$ 115,164	
West 32nd Street Detention Basin - Stormwater Utility Fees		Local/State	\$ 36,242	
West 32nd Street Detention Basin - General Obligation Bonds		Local/State	\$ 844,275	
Historic Millwork District - General Obligation Bonds		Local/State	\$ 225,430	
Historic Millwork District - Stormwater Utility		Local/State	\$ 502,809	
Lower Bee Branch Legal Services - U.S. EPA State Revolving Funds		Federal/	\$ 849,637	
Lower Bee Branch Engineering - U.S. EPA State Revolving Funds		Federal/	\$ 338,003	
Lower Bee Branch Engineering - Stormwater Utility		Local/State	\$ 1,592,959	
Upper Bee Branch Creek Engineering - State Sales Tax Increment Bond		Local/State	\$ 909,502	
Upper Bee Branch Creek Legal Services- State Sales Tax Increment Bond		Local/State	\$ 59,771	
Upper Bee Branch Creek Engineering - State Sales Tax Increment		Local/State	\$ 269,231	
Upper Bee Branch Creek Engineering - Stormwater Utility Fees		Local/State	\$ 2,376,951	
Upper Bee Branch Creek Engineering - General Obligation Bond		Local/State	\$ 1,173,197	

Flood Mitigation Maintenance Facility Design - Stormwater Utility Fees	Local/State	\$ 62,569	
Impervious Surface Reduction - U.S. EPA State Revolving Funds	Federal/	\$ 694,091	
Impervious Surface Reduction - City Funds non-stormwater	Local/State	\$ 50,823	
TOTAL		\$ 10,660,884	\$ 7,156,717
Property Acquisition & Easement:		\$ 19,301,143	
Carter Road Detention Basin - Purchase/Deconstruction - General Obligation Bonds	Local/State	\$ (245,724)	
Carter Road Detention Basin - Purchase/Deconstruction - Stormwater Utility Fees	Local/State	\$ 386,557	
West 32nd Street Detention Basin - Purchase/Deconstruction - General Obligation Bonds	Local/State	\$ 2,144,713	
Lower Bee Branch Creek - Purchase/Deconstruction/Maintenance of Housing - Storm Water Utility Fees	Local/State	\$ 911,853	
Lower and Upper Bee Branch Creek - Purchase/Deconstruction/Maintenance of Housing - General Obligation Bonds	Local/State	\$ 15,080,188	
Upper Bee Branch Creek - Purchase/Deconstruction/Maintenance of Housing - State Sales Tax Increment Bond	Local/State	\$ 929,787	
TOTAL		\$ 19,207,374	\$ 93,769
Construction:		\$ 130,593,792	
Carter Road Detention Basin - General Obligation Bonds	Local/State	\$ 749,062	
West 32nd Street Detention Basin - U.S. EPA State Revolving Funds	Federal/	\$ 1,711,836	
Historic Millwork District - General Obligation Bonds	Local/State	\$ 1,649,072	
Historic Millwork District - TIGER Grant	Local/State	\$ 5,600,000	
Lower Bee Branch - State Sales Tax increment	Local/State	\$ 50,039	
Lower Bee Branch - U.S. EPA State Revolving Funds	Federal/	\$ 6,843,436	
Lower Bee Branch - I-Jobs II Grant	Local/State	\$ 3,965,500	
Lower Bee Branch - RECAT Grant	Local/State	\$ 189,142	
Lower Bee Branch - Storm Water Utility	Local/State	\$ 1,020,966	
Lower Bee Branch - Repair lightning damage - State Sales Tax Increment Bond	Local/State	\$ 658	
Construction Trailer - State Sales Tax Increment Bond	Local/State	\$ 17,670	
Upper Bee Branch - Land Maintenance/Prep for construction - State Sales Tax Increment	Local/State	\$ 13,198	
Impervious Surface Reduction - U.S. EPA State Revolving Funds	Federal/	\$ 711,934	
Impervious Surface Reduction - City Funds non-stormwater	Local/State	\$ 215,941	
TOTAL		\$ 22,738,455	\$ 107,855,337
Contingency:		\$ 11,337,000	
		\$ -	
TOTAL		\$ -	\$ 11,337,000
Financing Interest:		\$ 17,430,000	
		\$ -	
TOTAL		\$ -	\$ 17,430,000

Financing Reserve:	\$ 4,450,000			
			\$ -	
TOTAL			\$ -	\$ 4,450,000
Total Project Budget Summary	\$ 200,929,536		\$ 52,606,712	\$ 148,322,824
FUNDING SOURCE:	FEDERAL (from Application)	LOCAL (from Application)	STATE (from Application)	Total Expended to Date
U.S. EPA Clean Water SRF	\$ 49,021,052			\$ 11,264,101
U.S. EDA Disaster Relief Grant	\$ 1,227,138			\$ -
U.S. DOT TIGER Grant		\$ 5,600,000		\$ 5,600,000
I-Jobs II Grant		\$ 3,965,500		\$ 3,965,500
RECAT Grant		\$ 2,250,000		\$ 189,142
U.S. DOT National Scenic Byways Grant		\$ 1,000,000		\$ -
State Recreational Trail Grant		\$ 100,000		\$ -
DMATS		\$ 640,000		\$ -
General Obligation Bonds		\$ 48,227,604		\$ 22,180,443
Private Donations		\$ 165,244		\$ -
Sale of Assets and Land		\$ 336,358		\$ -
Stormwater Utility Fees		\$ 14,394,096		\$ 6,890,906
Sanitary Sewer Fees				\$ 266,764
U.S. EPA Clean Water SRF (repayment)			\$ 24,491,634	\$ -
Sales Tax Increment			\$ 74,002,544	\$ 2,249,857
Total Project Funding Source	\$ 50,248,190	\$ 76,678,802	\$ 98,494,178	\$ 52,606,712
Indebtedness Incurred (Bonds, etc.)	Rate of Interest	Length of Term (start & end)	Costs of Issuance	Net Proceeds
Sales Tax Increment Revenue Bond (Series 2014A)	3.23%	6/16/14-6/1/29	\$ 40,398	\$ 8,120,912
	0.00%		\$ -	\$ -
	0.00%		\$ -	\$ -
NON-PUBLIC INVESTMENT - Entity				Total to Date
Gronen Restoration & Tennant Modifications - Caradco Building - Millwork District				\$ 33,000,000
Novelty Ironworks - 333 E. 10th Street - Ryan Derks				\$ 20,760,000
Residential Improvements/Additions - (Various see Attachment B)				\$ 20,608,296
Rainbo Oil - 1260 E. 16th Street				\$ 5,000,000
Morrison Brothers - East 7th Street				\$ 4,300,000
Graybill Custom Builders - New Residential Development - Ashley Lane/Danlin Ct				\$ 4,025,000
Dubuque Stamp - 3190 Jackson Street				\$ 3,000,000
Mark GudenKauf - New Residential Development - Peach Tree Lane				\$ 2,126,000
Engine House - 1805 Central				\$ 1,910,000
Bethany Home - 1005 Lincoln Ave - Addition				\$ 1,886,000
Commercial Improvements - (Various see Attachment B)				\$ 1,819,147
Walgreens - 345 E 20th St				\$ 1,004,390
Gronen Restoration - Betty Building - 151 E. 9th Street				\$ 1,000,000
M & M Schultz Properties LLC - 3422 Asbury Road				\$ 575,600
Salvia House LTD - 196 Kaufmann				\$ 523,000
Gronen Restoration - St. Mary's Campus - 15th & White Street				\$ 400,000
Weaver Castle - 324 - 326 W Locust Street				\$ 400,000

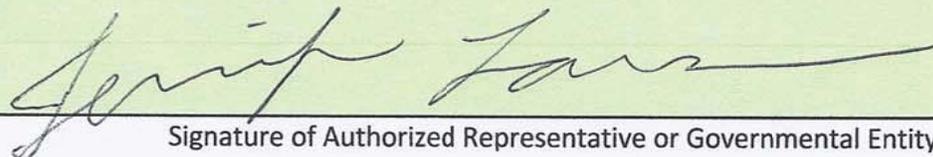
Weaver Castle - 407-409 Loras Blvd	\$ 400,000
Emmaus Bible School - 2570 Asbury Road	\$ 290,000
Davis Place Apartments - 601 Garfield	\$ 232,440
Dubuque Furniture & Flooring	\$ 100,000
Rusk Building - 1104 White Street	\$ 16,500
Nottingham Properties - 485 Locust Street	\$ 12,500
Richards or High Building - Central	\$ 6,800
Total Non-Public Investment	\$ 103,395,673

Project Status- entire project (Check One)	Description of significant activities this semi-annual term . Include comparison of actual accomplishments to the objectives identified in your application. Attach pictures and a narrative. Status changes or delays, please explain reason.
<input checked="" type="checkbox"/> On Schedule <input type="checkbox"/> Delayed <input type="checkbox"/> Canceled <input type="checkbox"/> Completed <input type="checkbox"/> Suspended	See Attachment A

Application Work Schedule (Milestones)			Milestone Status
#	Description:	Submitted Completion Date:	Actual Completion Date:
1	Receive Grant Agreement from FMP	2/4/2014	12/4/2013
2	Carter Road Detention Basin	12/4/2013	12/4/2013
3	W. 32nd Street Detention Basin	12/4/2013	12/4/2013
4	Historic Millwork District	12/4/2013	12/4/2013
5	Lower Bee Branch Creek Restoration	6/4/2015	
6	Flood Mitigation Gate Replacement	6/4/2015	
7	Impervious Surface Reduction	12/4/2033	
8	Upper Bee Branch Creek Restoration	12/4/2016	
9	22nd St Storm Sewer Impr.	6/4/2020	
10	Flood Mitigation Maint. Facility	6/4/2020	
11	North End Storm Sewer Impr.	12/4/2017	
12	Water Plant Flood Control	6/4/2020	
13	17th St Storm Sewer Impr.	12/4/2020	
14	Project Closeout Activities	12/31/2033	

Person Completing this Report: Jennifer Larson, Budget Director
Date: 11/14/2014

I, the undersigned, hereby certify that the above information is accurate and true, and in accordance with the approved project plan and state and federal regulations and policies governing this award.


Signature of Authorized Representative or Governmental Entity

Attachment A – Project Progress Narrative



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PROJECT TITLE:	Bee Branch Watershed Flood Mitigation Project
AGREEMENT NUMBER:	2013-0

The Bee Branch Watershed Flood Mitigation Project (Project) is a multi-phased project. The table below outlines the various project phases and indicates if there are any changes to report since the last progress report. The Project includes the following phases:

Phase	Improvement Description	Update Status
1	Carter Road Detention Basin	No Change (Phase Complete)
2	West 32 nd Street Detention Basin	No Change (Phase Complete)
3	Historic Millwork District	No Change (Phase Complete)
4	Lower Bee Branch Creek Restoration	Update Provided
5	Flood Control Gate Replacement	Update Provided
6	Impervious Surface Reduction	Update Provided
7	Upper Bee Branch Creek Restoration	Update Provided
8	22 nd Street Storm Sewer Improvements	Update Provided
9	Flood Control Maintenance Facility	Update Provided
10	North End Storm Sewer Improvements	No Change
11	Water Plant Flood Protection	No Change
12	17 th Street Storm Sewer Improvements	No Change

Phase 4: Lower Bee Branch Creek Restoration

One of the few elements left in the Lower Bee Branch Creek Restoration Phase is the 16th Street Overlook, which has been designed and the plans and specifications are currently being prepared. The overlook will be out for bid by September 2015. The remaining elements, such as the floating island, will be designed after the Upper Bee branch Creek.

Phase 5: Flood Control Gate Replacement

City staff met with the Rock Island District of the U.S. Army Corps of Engineers (USACE) to discuss the project. Ultimately, the USACE must issue a permit allowing the improvements to be implemented. The USACE responded positively to the proposed improvements and provided guidance documents to facilitate the development of an acceptable engineering design. A Request for Proposals (RFP) from engineering/design consultants is under development. An engineering consultant will be hired to design the improvement plans and secure the requisite permits so that it can move into construction in late 2015 or early 2016.

Phase 6: Impervious Surface Reduction

To date, sixteen pervious surface alleys have been completed, six alleys are currently under construction, thirteen alleys are under contract, sixteen alleys are under design by consultants, and the remainder are under design by the City of Dubuque Engineering Department staff for a total of 74 alleys. The photo to the right shows an alley that was converted from an impervious surface that sheds floodwaters to a pervious pavement system that collects and infiltrates floodwaters into the subsoil.



Phase 7: Upper Bee Branch Creek Restoration

The engineering design of the Upper Bee Branch Creek Restoration has been developed to a 90% design level. The portion of the project north of Garfield Avenue will be constructed under three separate contracts. Construction plans and specifications should be ready for bidding in early 2015. The portion of the project through Canadian Pacific Railway (CPR) has also been advanced to a 99% design level. In their most recent design review correspondence, CPR indicated that “if the modifications and responses (identified by CPR) are incorporated, CPR will accept the construction documents” from which the City’s design engineers concluded that, “(they) would characterize the response from HDR/CPR to be a conditional acceptance of the documents. (The) Engineers have all responded with comments to date . . . (concluding that) the modifications (CPR is) requesting do not represent significant changes to the documents.” Therefore, the City also expects this part of the project to be bid sometime in 2015.

Phase 8: 22nd Street Storm Sewer Improvements

The design engineers are in the process of preparing a technical memorandum outlining their findings with regard to the planned 22nd Street storm sewer improvements. In particular, they are looking into additional upstream improvements that would optimize the benefit of the proposed improvements along 22nd Street between Elm Street and Central Avenue.

Phase 9: Flood Control Maintenance Facility

The City of Dubuque has secured a purchase agreement with the property owner.

Financing

In June, The City of Dubuque sold its first Sales Tax Increment Revenue Bond for net proceeds of \$8,120,912. The proceeds are being used to fund the design, engineering and property acquisitions for the various phases of the project. A second Sales Tax Increment Revenue Bond sale is planned for the spring of 2015 to coincide with the construction contract bidding for Phase 7 (Upper Bee Branch Creek Restoration) of the project.

The City of Dubuque continues to work closely with all funding sources for this project to ensure compliance with all federal and state regulations.

Community Outreach

The City of Dubuque hired a full-time Communications Specialist position for the Bee Branch Watershed Flood Mitigation Project. This person is responsible for providing timely and accurate information to the public about the project. Detailed information is available on the City of Dubuque's website [www.cityofdubuque.org/beebranch] and weekly updates are posted on the Bee Branch Facebook page and Twitter feed .



facebook.com/beebranchdbq



twitter.com/beebranchdbq

Community members are also encouraged to sign up for the Bee Branch Notify Me news alert that can be relayed via email and/or text.

A communication task force comprised of City employees was established to develop and implement community outreach campaigns on topics such as construction safety, stormwater safety, water quality and watershed stewardship. The task force is also working to identify future recreational opportunities such fishing or kayaking in the daylighted Bee Branch Creek or 16th Street Detention Basin.

To prepare for construction of the Upper Bee Branch Creek Restoration, the City is reaching out to the Dubuque Community School District to educate students on construction safety and to identify the best ways to communicate construction plans, road closures and detours with parents and/or guardians. The City is also working with individual citizens, neighborhood associations and businesses to better understand the public's needs and concerns.



Maintenance

Routine maintenance of the completed Phase 1 and Phase 2 (Carter Road and West 32nd Street Detention Basins respectively) continues to occur on a regular basis. The embankments are mowed to keep them clear of trees and brush and debris is continually removed from the outlets and spillways to ensure proper operation. The City has also treated the facilities to eliminate invasive plants. A controlled burn of the W. 32nd Street Detention Basin is planned for the spring of 2015.

The pervious pavement systems associated with Phase 3 (Historic Millwork District) have been inspected for sediment and surface deterioration.

The completed portion of Phase 4 (Lower Bee Branch Creek) has been mowed and trash removal from the inlet and creek banks continues on an as-needed basis. The embankment of the 16th Street Detention Basin was inspected to verify the growth of prairie grass and wildflowers. As evidence of the creek's health, a fish count by the Iowa Department of Natural Resources in June of 2014 recorded the presence of 15 different fish species from 7 different families.

The property associated with Phase 7 (Upper Bee Branch Creek Restoration) required maintenance on an interim basis prior to moving into construction. Mowing, trash removal and tree trimming were completed this past summer. A snow removal service agreement has been executed for snow removal in the upcoming winter months as well.

Non-Public Investment

As of today, the City of Dubuque has recorded \$103,395,673 in non-public investment in the Bee Branch Watershed since the City has committed to addressing the continued flooding. Many investors have purchased buildings and started renovations. These private investors have worked to preserve the historical value of the buildings during restoration and the outcome has been astounding.



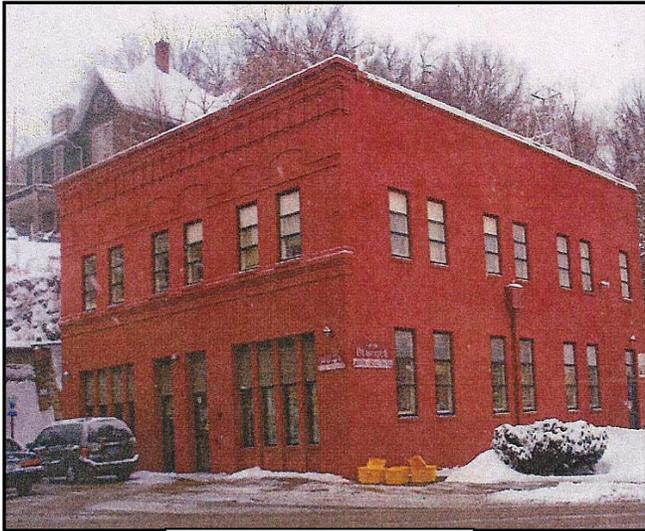
A few of the buildings that have been completed, or are significantly underway in their renovation have become the centerpiece of their location. The first of note is the CARADCO Building that underwent \$33,000,000 of renovations and tenant improvements. Since the City of Dubuque's application to the State Flood mitigation board, the building has several new tenants consisting of a bridal boutique, a food co-op, The Schmitt Innovation Center, and a new restaurant is opening this

winter. The building adjacent to the CARADCO building, Novelty Ironworks, is currently under renovation with \$20,760,000 expended to date.

The second building that has been completed is Engine House No. 1. This building was restored to its original appearance from the 1800's as shown in the pictures below. The building now houses the Head Start preschool program and a fitness/business center.



Engine House in the 1800's



Engine House in 2007



Engine House under Construction



Engine House Today

The non-public investment that the City has seen in the Bee Branch Watershed has not been limited to renovations but also includes investments in new housing developments and businesses. Three new businesses were recently added by Rainbo Oil, which provides two restaurants and a gas station that are located on the property abutting the 16th Street Detention Basin.

The City of Dubuque citizens have completed several home improvements and new housing developments within the watershed, with over \$20,000,000 invested.

Although the City of Dubuque has seen over \$103,000,000 in non-public investment to date, we expect to see more in the future. Several areas for development exist in the Bee Branch Watershed, such as the former Dubuque Pack Site, that were previously undesirable plots of land. But with the flood mitigation project underway, investors are confident that these properties now have significant value.