

**Iowa Flood Mitigation Program (FMP)
Flood Recovery Project Application**

What is the Flood Recovery Fund?

A Flood Recovery Fund is established in the state treasury under the control of the Flood Mitigation Board to provide funding to eligible political subdivisions of the state to implement flood response, flood recovery, or flood mitigation projects.

Eligibility:

- 1) An eligible applicant is a political subdivision of the state located in a county designated under presidential disaster declaration DR-4421-IA and also located in a county where the federal emergency management agency individual assistance program has been activated.
- 2) Eligible projects must support flood response, flood recovery, or flood mitigation. Eligible project types include construction and reconstruction of levees, embankments, impounding reservoirs, conduits or other means that are necessary for the protection from the effects of floodwaters and may include the deepening, widening, alteration, change, diversion, or other improvement of watercourses if necessary for the protection of such property from the effects of flood waters. A project may consist of one or more phases of construction or reconstruction that are contracted for separately if the larger project, of which the project is a part, otherwise meets the requirements of this subrule.

Application Process:

This application is designed to capture the necessary information to meet program requirements.

- 1) Description of the project and how the project supports flood response, flood recovery, or flood mitigation activities.
- 2) Description of financial assistance need through the Flood Recovery Fund.
- 3) Description of the necessary expense or serious need of the political subdivision.
- 4) Details on any additional funds to be applied to the project.

Flood Mitigation Board Process:

- 1) Review the application.
- 2) Approve, defer, or deny the application.

**Iowa Flood Mitigation Program (FMP)
Flood Recovery Project Application**

I. Applicant Information

A. Applicant/Community Name	B. Address		City, State, Zip Code
City of Pacific Junction	407 Lincoln Ave	P.O. Box 127	Pacific Junction, IA 51561
C. Point of Contact (POC) Name for Project	POC Title	POC Agency	POC Email
Korrena Nepl	City Clerk/Admin		citypj2019@gmail.com
POC PO Box and Zip Code	POC Street Address	POC City, State, Zip Code	POC Phone
P.O. Box 127/51561	407 Lincoln Ave	Pacific Junction, IA 51561	(712)622-8157 / (712)527-4717
Alternate POC Name or Authorized Representative	Alt POC Title	Alt POC Agency	Alternate POC Email
Alt POC PO Box and Zip Code	Alt POC Street Address	Alt POC City, State, Zip Code	Alt POC Phone
D. Federal Tax ID # / FEIN	E. County Name	F. US Congressional District(s)	State Legislative Districts
42-60259	Mills	3	Senate 12 House 23
G. Is the Applicant/Community participating in the National Flood Insurance Program (NFIP)?		Community's CID Number	
Yes		190206	

II. Project Cost Information

A. Identify the requested funding source:

Permanent Work

B. Project Budget Summary

Property Acquisition (All Costs)	\$ 13,648,362.00
HMGP Application Pre-Award	\$ 74,000.00
HMGP Management Costs (5% of HMGP Costs)	\$ 686,118.00
Public Assistance Demolition	\$ 2,418,000.00
Public Assistance Demolition Management Costs(3% PA Demolition)	\$ 72,540.00
Commercial Property Acquisition	\$ -
Property Demolition (Non-Federally Eligible)	\$ -
Flood Recovery Fund Management	\$ 50,077.45
Flood Recovery Fund Redevelopment	\$ 3,093,660.80
Total Project Budget Summary	\$ 20,042,758.25

C. Project Funding Source

Identify all anticipated funding sources for the project and the amounts.

State that you have applied for and/or received approved federal, state and/or local financial assistance.

Please insert additional rows as needed.

Identify source	Applied/Received	Federal \$	State \$	Local \$	TOTAL
FEMA HMGP Acquisition	Applied	\$ 10,236,271.50			\$ 10,236,271.50
HMGP Acquisition Non-Federal Funds	Applied		\$ 3,412,090.50		\$ 3,412,090.50
Acquisition 418 Flood Recovery Fund	Applied			\$ -	\$ -
HMGP Application Pre-Award	Applied	\$ 55,500.00			\$ 55,500.00
Application Pre-Award Non-Federal Funds	Applied		\$ 18,500.00		\$ 18,500.00
Application Pre-Award 418 FRF	Applied			\$ -	\$ -
FEMA HMGP Acquisition Management Costs	Applied	\$ 686,118.00			\$ 686,118.00
HMGP Management Costs Executive Council	Applied		\$ -		\$ -
HMGP Management Costs 418 FRF	Applied			\$ -	\$ -
FEMA Public Assistance Demolition	Applied	\$ 1,813,500.00			\$ 1,813,500.00
PA Demolition Non-Federal Funds	Applied		\$ 604,500.00		\$ 604,500.00
PA Demolition 418 Flood Recovery Fund	Applied			\$ -	\$ -
FEMA PA Demolition Management Costs	Applied	\$ 72,540.00			\$ 72,540.00
Demo Management Costs Executive Council	Applied		\$ -		\$ -
PA Demo Management Costs 418 FRF	Applied			\$ -	\$ -
Commercial Property Acquisition				\$ -	\$ -
Property Demolition (Non-Federally Eligible)				\$ -	\$ -
Flood Recovery Fund Redevelopment Costs 418	Applied			\$ 3,093,660.80	\$ 3,093,660.80
Flood Recovery Fund Management Costs 418	Applied			\$ 50,077.45	\$ 50,077.45
Total Project Funding Source		\$ 12,863,929.50	\$ 4,035,090.50	\$ 3,143,738.25	\$ 20,042,758.25

III. Project Plan Summary

A. Provide a brief description of the project and how the project supported flood response or will support future flood recovery and flood mitigation activities. This is a summary of Tab B - Project Plan.

The City of Pacific Junction encountered severe flooding during the Federal declared disaster with an incident period of March 12, 2019 to June 15, 2019. The entire City of Pacific Junction was inundated with flood waters ranging from 2 feet to 8 feet and remaining for greater than 30 days. The flooding was a direct result of elevated waters in the Missouri River, Platte River, and various levee breaches along the Missouri River. From this event approximately 200 properties were affected by the flood waters within Pacific Junction. From these properties, 149 property owners (149 Structures) of substantially damaged homes (<50% damage) have indicated the desire to participate in the Hazard Mitigation Grants Program (HMGP) acquisition project and remaining property owners expressed interest in allowing the demolition of their property as the structures have been designated public health and safety concerns.

As a result, Pacific Junction is submitting an HMGP application to voluntarily acquire the 149 identified properties. In conjunction with the HMGP application, Pacific Junction has submitted all required documentation to FEMA Public Assistance to write and obligate a project worksheet to reimburse funds spent to demolish up to 200 properties. By participating within the HMGP acquisition all properties acquired are required to be deed restricted as open space in perpetuity. Which would remove all structures and life from harms way going forward providing 100% mitigation.

Application Amendment:

Pacific Junction is requesting an amendment to the approved project application based on identified and more immediate recovery and redevelopment needs contained within this amendment request and supporting documentation. With the delivery sequence of federal funding now becoming more defined, this request better aligns with more pressing and immediate unfunded recovery priorities of the City of Pacific Junction. Pacific Junction is submitting this amendment to conduct full acquisition/demolition of approximately 20-30 properties with future redevelopment purposes. This redevelopment will allow for the properties identified to be acquired, demolished, and remain in production for Pacific Junction to decide how best to utilize the lots in the future.

B. Provide a brief description of the financial assistance need through the Flood Recovery Fund.

Pacific Junction is requesting assistance with the Local Match (15%) requirement of both the HMGP acquisition grant and the PA demolition project worksheet. To meet the 15% requirement the estimate is at \$3,143,738. The remaining 85% of funds needed are anticipated/expected to be covered by approved Federal funds (75%) through HMGP and PA with the remaining funds covered by State Executive Council funds (10%). The initial budget provided account for a pre-flood market value of each structure which currently is being estimated based on 110% of each property's assessed value. This amount will deviate (+/-) due to appraisals being completed on each property as well as when proper procurement and contracting is completed for all services rendered within the applications. Attached you will find the budget breakdown and overall cost estimates for both the HMGP grant and the PA demolition project worksheet. Project management amount for the HMGP grant is based on the allotted 5% of the overall application amount, while the PA project management amount is based on an estimated 3% of the overall project worksheet estimate.

Application Amendment:

The approved FRF allocation to be used as a redevelopment initiative, Pacific Junction is submitting this amendment to utilize the approved amount of \$3,143,738.25 for redevelopment purposes. The redevelopment would encompass the full acquisition of approximately 20-30 properties. The range of properties to be acquired will vary due to the overall cost of each property being identified and deductions to the purchase price due to a duplication of benefits calculation. Therefore, until Pacific Junction is able to fully plan the target areas and determine the best properties to acquire for future redevelopment, the absolute number of properties will be an unknown variable.

C. Explain how financial assistance through the Flood Recovery Fund is essential to meet the necessary expenses or serious needs of the applicant related to flood response, flood recovery, and flood mitigation.

Pacific Junction has and is currently expending a significant amount of reserve funds to respond and recover from the recent flooding. As a result, have limited to no funds to complete significant mitigation efforts. Based on the lack of funds, Pacific Junction is seeking FRF funds to assist with the mitigation grant local match requirements. Also, the City of Pacific Junction is requesting an upfront immediate amount of the HMGP pre-award of \$112,800 in order to complete the necessary work to submit the HMGP application for approval. As Pacific Junction has limited to no incoming funds, there is currently no funds available within the City's general funds to cover all of the upfront costs.

D. Provide details of any additional funds that can be applied to the project.

Current there have been no Notice of Funds Available released for alternative Federal Programs. In the event that future Federal funds are released to assist with a project of this nature the FRF ask will be revised. However, most Federal Programs require a local match element which the FRF funds can be used to offset.

E. Description of Project Location (i.e. Latitude and Longitude (minimum 6 digits after the decimal), Neighborhood, Subdivision, Geographic Boundaries, Driving Directions, etc.)

All identified properties are located within the jurisdictional boundary of the City of Pacific Junction. Attached you will find mapping which identifies the properties in question.



IV. Work Schedule

A. List the major milestones for this project.

Task	Months/Years from Award			Responsible Party
	Start	Complete		
Receive Federal Grant Awards, Establish Grant Procedures	0	2		Pacific Junction
Present Purchase Offers, Acquire Properties	2	33		Pacific Junction
Asbestos Survey and Abatement	2	33		Pacific Junction
Demolition of Properties Acquired	2	33		Pacific Junction
Federal Grants Closeout	34	36		Pacific Junction
Redevelopment Activities	2	36		Pacific Junction
Total Project Duration:	36			

V. Certifications

To the best of my knowledge and belief, I certify that all data in this application packet is complete, true and correct. The governing body of the applicant has duly authorized this document and hereby applies for assistance as documented in this application. The applicant understands that the project shall not proceed until Flood Mitigation Board approval is granted.

Signature of the Chief Executive Officer
Name of the Chief Executive Officer
Title
Organization
Date
Phone Number

Signature of the Authorized Representative
Name of Authorized Representative
Title
Organization
Date
PO Box / Street Address
City, State and Zip Code
Phone Number
Email Address

Project Plan

Applicant: City of Pacific Junction

Political subdivision shall attach to the Flood Recovery Project Application the project plan.

Project plan shall include:

1. a. A detailed description of the project Scope of Work.

i. How the project supported flood response or will support future flood recovery and flood mitigation activities.

During pre-award project development, interested property owners communicated their interest to the City of Pacific Junction, and are in the process of signing Statements of Voluntary Transaction. Pre-flood market values were estimated using the Mills County assessed property value plus 10%, and USPAP appraisals will be procured according to local purchasing policy to confirm per FEMA HMGP program requirements. The Section 106 historic review process will be completed, expedited using reconnaissance surveys as opposed to Iowa Site Inventory forms for each address. This information will assist in determining whether any structures proposed for acquisition and demolition are historically significant. Consultation with IDOT, USACE and IDNR has been initiated to confirm that no future land use conflicts exist and that demolition will not affect State Threatened, Endangered or Migratory species.

The City anticipates that a consultant will be hired to assist in finalizing the development of the HMGP grant application and project, as well as implementation and management of the project. The Consultant will coordinate with property owner participants, assist with the procurement of services, monitor demolition, manage property files as well as assist with grant payment requests, quarterly reports and project closeout.

Upon award, City will solicit bids for legal & closing services necessary to transfer ownership to Pacific Junction. These services will include legal consultation regarding contracts / purchase agreements, abstracting, title search for verification of ownership, title opinion, title guaranty certificates and closing services. A purchase offer will be extended to each property owner and discussions will begin regarding closing dates.

Preparation for demolition activities will occur prior to closing dates so that properties can be classified as open space within 90 days of acquisition. Solicitations for an asbestos surveyor/tester and an asbestos removal company/demolition company will be prepared. Solicitation for the asbestos surveyor will be distributed and the appropriate asbestos surveyor will be hired such that surveys may begin immediately after acquisition.

Solicitation for the asbestos removal/demolition contractor will be prepared so that asbestos removal can begin immediately after survey results are available (required to complete abatement & demolition solicitation). Once asbestos removal is complete per EPA and Iowa DNR requirements,

the asbestos surveyor will be notified so that final asbestos inspections and clearance memos can occur. Structural demolition will begin immediately following final inspection, including the disconnection of utilities, removal of all structures and improvements to the property and ending with site stabilization and erosion control.

Upon acceptance of the purchase offer and completion of all demolition preparations, Hamburg will begin the acquisition of property. The warranty deed and HMGP deed restrictions will be executed and recorded at the County Treasurer's office. An inspection to confirm the removal of all personal property will be completed. Demolition activities will begin as described above, with a debris monitor, hired by the City, on site. Demolition debris will be disposed of at the Mills County Landfill. Once demolition is complete, all properties will be maintained as open space permanently. Replacement housing benefits will be offered to qualifying project participants who are owner occupants. As a result of housing of last resort and the need to relocate to larger markets to be acquired and comparable, decent, safe and sanitary housing outside of the SFHA is significant, and is in excess of the \$31,000 supported by HMA guidelines and the URA. The area is also facing a housing shortage, and new development/construction will be the only option for the majority of buyout participants. For these reasons, the maximum amount of \$31,000 is budgeted for properties with the potential to be eligible for this supplemental payment. The actual differential in cost will be calculated using HSEMD's replacement housing benefit worksheet, and paid per the calculation, not to exceed \$31,000.

Uniform Relocation Act relocation benefits will be available to qualifying non-voluntary participants. Both replacement housing and relocation benefits will be implemented in accordance with 49 CFR part 24 and FEMA HMA Unified Guidance.

Application Amendment:

Pacific Junction is requesting an amendment to the approved project application based on identified and more immediate recovery and redevelopment needs contained within this amendment request and supporting documentation. With the delivery sequence of federal funding now becoming more defined, this request better aligns with more pressing and immediate unfunded recovery priorities of the City of Pacific Junction. Pacific Junction is submitting this amendment to conduct full acquisition/demolition of approximately 20-30 properties with future redevelopment purposes. This redevelopment will allow for the properties identified to be acquired, demolished, and remain in production for Pacific Junction to decide how best to utilize the lots in the future.

ii. Map(s) identifying project area.

See attached maps showing the properties and locational area within Pacific Junction.

2. a. An estimated cost of the project (detailed budget):

- i. A detailed description of the amount of funds expended to date and the funding source.

Attached are the supporting documents for the budget summary on Tab A. Pacific Junction has not expended any funds towards these projects as of yet as the projects as the applications are still being finalized with required items being completed at this time. Pacific Junction has let the bid packet for Appraisal work which needs to be completed prior to the HMGP application being completed. Therefore, any money needed from the Flood Recovery Fund will need to be obtained within the very near future to cover the application pre-award amounts as well as the beginning of the acquisitions.

Application Amendment:

Pacific Junction has expended funds for the Pre-Award appraisals, FRF management, and Interim Mortgage Assistance. The pre-award and interim mortgage assistance amounts will be recouped once the HMGP grant is approved and/or acquisitions take place. Therefore, the funds will be utilized fully for management and redevelopment.

3. a. If available: A copy of the application(s) from other funding sources and subsequent approval letter(s).

Both the HMGP application and PA demolition project worksheets are in the development stage with the HMGP application nearing the completion and approval. All appraisals and Environmental Historical Preservation reviews must be completed prior to application submittal/approval.