



Sibley Island Flood Control

***Introductions – James Landenberger, Chairman
Dennis Reep, Manager***

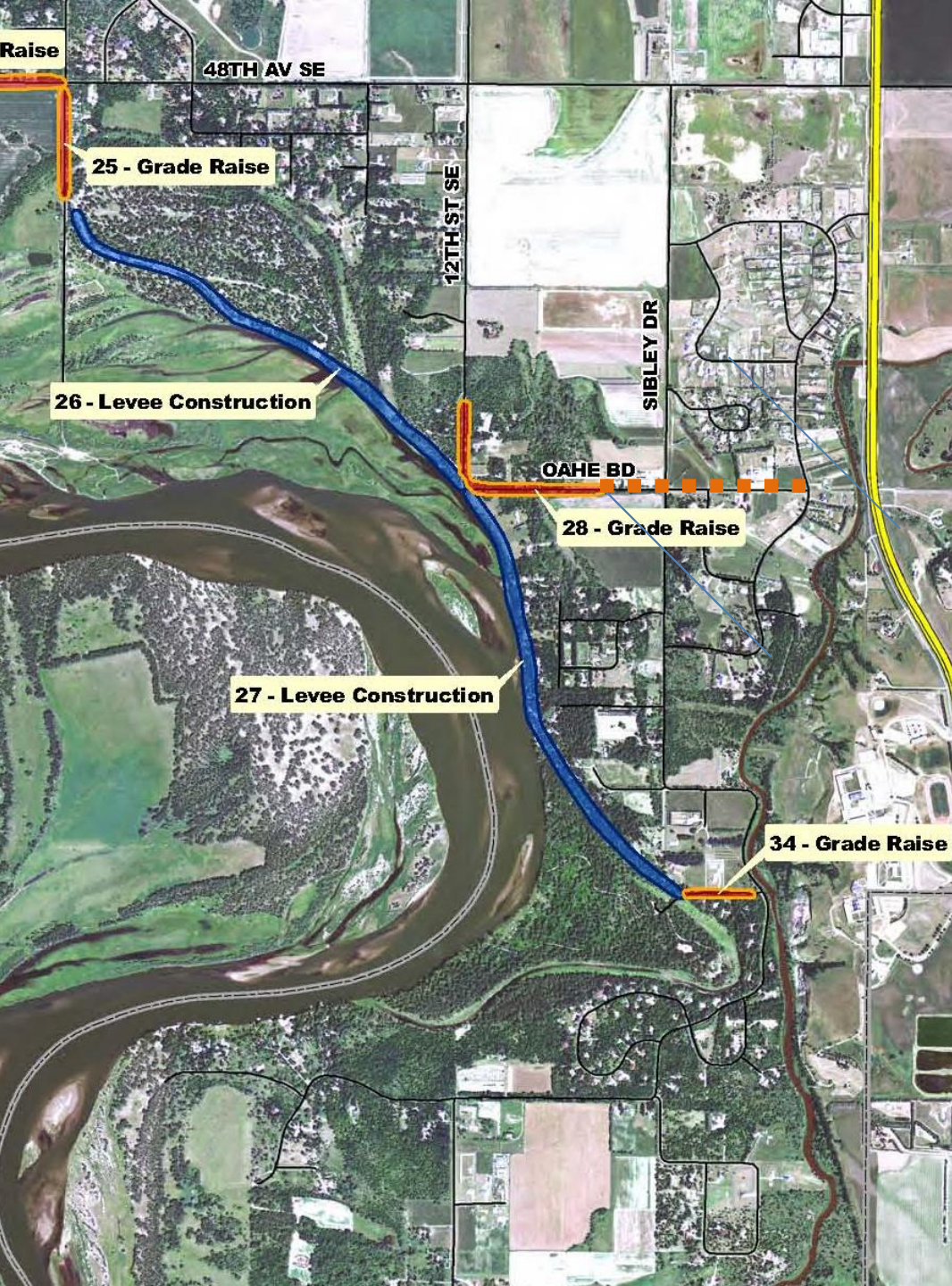
Purpose and Background – Public Hearing Notice/Ballots and Voting

**Sibley Island Flood Control Project
Public Hearing – April 25, 2024 – 5:30 pm**

Hearing Continuation May 20, 2024 – Notice to Follow





Project Presentation

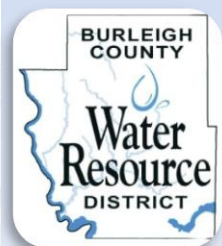
Question and Answers – Handout and Meeting Record

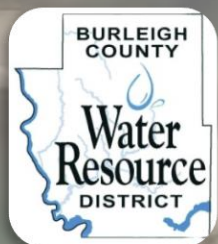


Burleigh County 20 Foot Protection Plan

- 23 – Missouri River Correctional Center (2012)
- 24 – 48th Avenue Grade Raise (2012-13)
- 25 – Washington Street Grade Raise (2012-13)
- 26 – Sibley Island Levee (Alternatives Reviewed)
- 27 – Sibley Estates Levee (not feasible)
- 28 – Oahe Bend Grade Raise (not feasible)
- 34 – 76th Avenue Grade Raise (not feasible)

 Proposed Control Structure
Proposed Project Area Lead Agency
 Highway Department
 Water Resource District
 Other



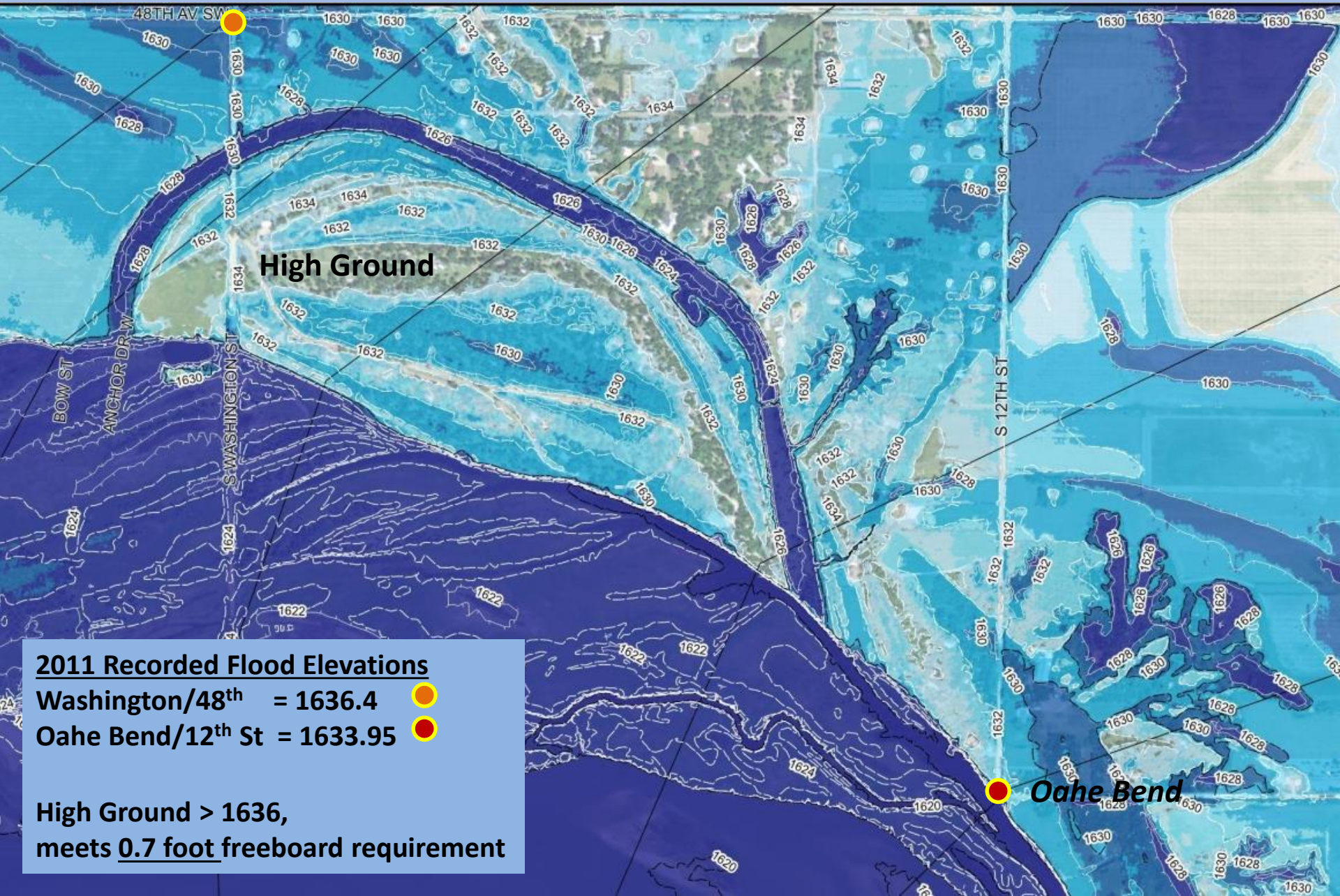


Imagery Date: *July 7, 2011 ~ 142,000 cfs*
June 22, 2011 Peak flow ~ 152,000 cfs
Imagery via the North Dakota Department of Water
Resources and the US Army Corps of Engineers
Peak Stage was recorded at 19.2

SIBLEY ISLAND FLOOD CONTROL PROJECT

OCTOBER 12, 2012, NOVEMBER 27, 2018, FEBRUARY 15, 2023, AND APRIL 25, 2024

2011 Inundation Map ~ 19-foot Stage



2011 Recorded Flood Elevations

Washington/48th = 1636.4 ●

Oahe Bend/12th St = 1633.95 ●

High Ground > 1636,
meets 0.7 foot freeboard requirement

Reconsideration Request Parcels (78 Signatories)

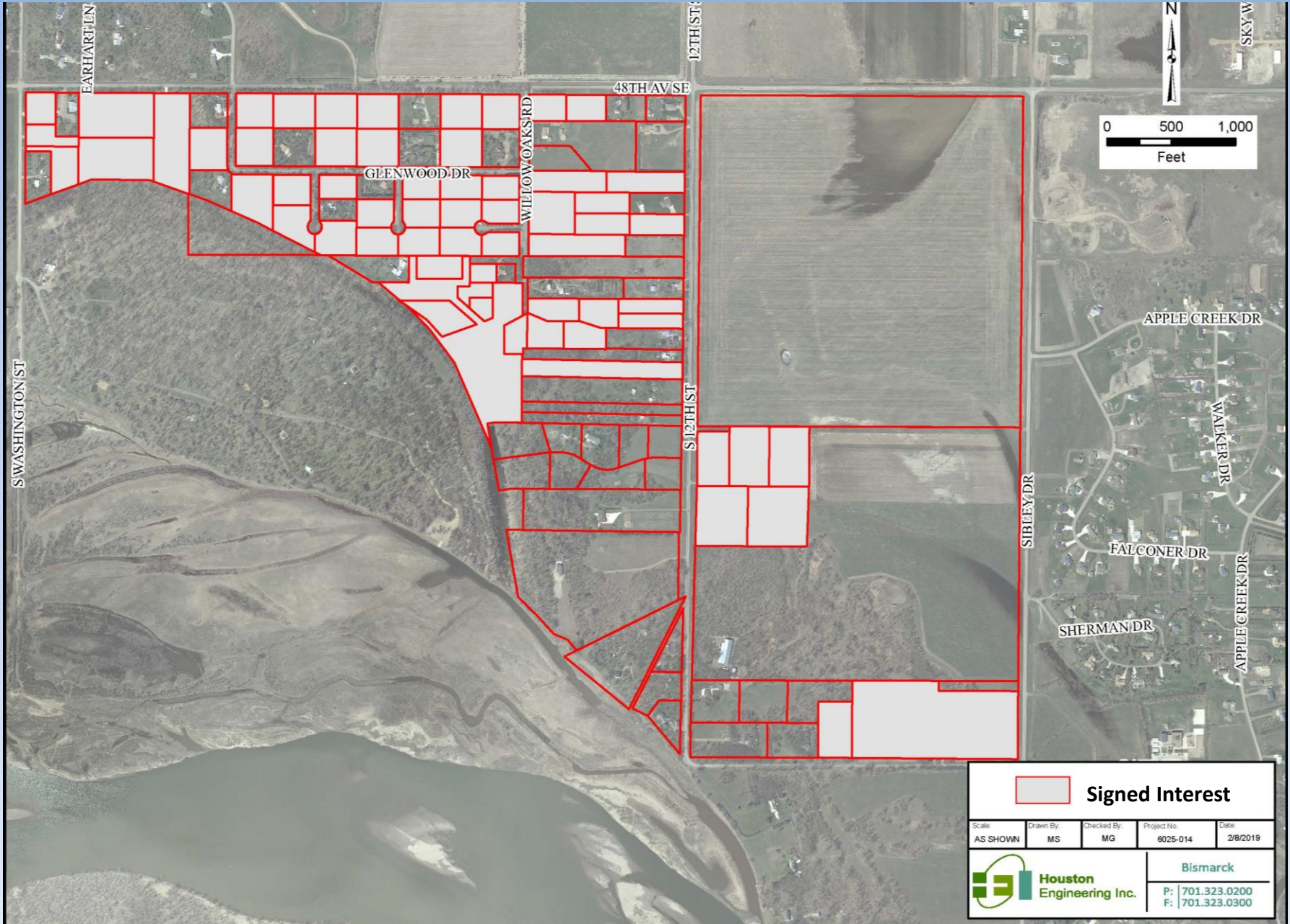


Table One
Sibley Island Flood Elevations
Missouri River Stages - Backwater
South of the Heart River – Oahe Bend

Frequency	Flow (cfs) ^[2]	Elevation (msl)
2-year (90%)	30,000	
10-year (10%)	68,500	1630.0
50-year (2%)	104,000	1632.4
100-year (1%)	121,500	1633.8 (BFE 1634)
200-year (0.5%)		1634.9
2011 Design Flood (0.6%) ^[3]	150,000	1633.95 (event based)
500-year (0.2%) ^[4]	192,000	1636.3

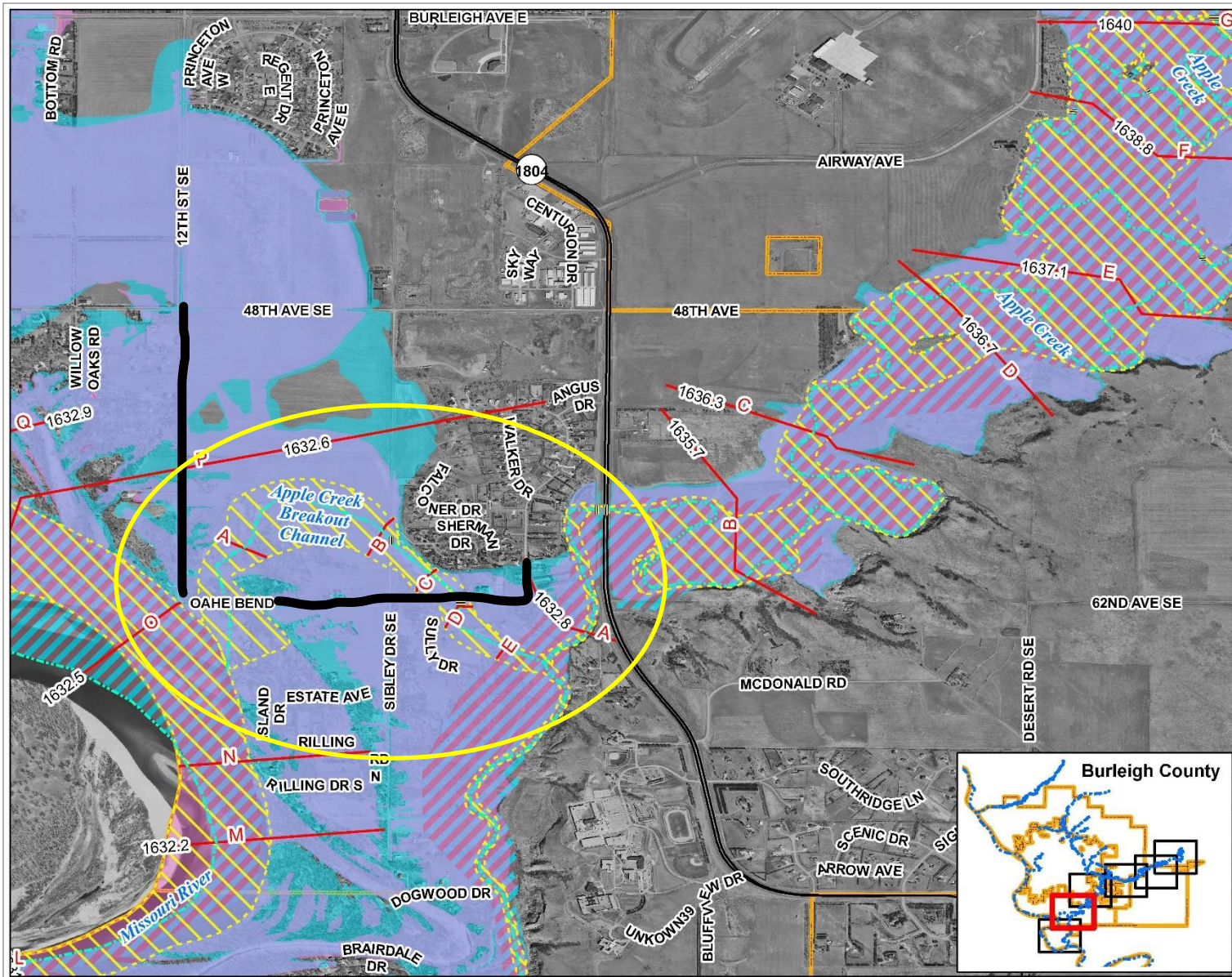
- 1) Top of levee protection elevation 1634.7, or a freeboard of 0.9 feet on the current 100-year event
- 2) Flows are based on the current effective Flood Insurance Study at the Schmidt Gage
- 3) Based on the current FIS data this flow is roughly a 170-year event
- 4) This event would result in a flow gradient vs backwater through the protected area.

Benefit Assessment Based on top of levee/roadway ~ 1635 vs 1634 (2011)

FEMA Mapping – Sibley Area

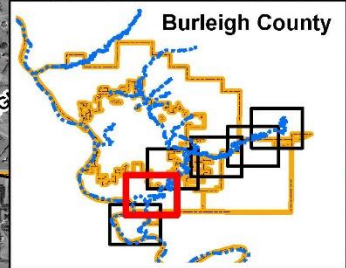
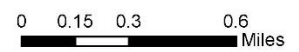
- **Missouri River - Base Flood Elevation (BFE)**
 - Existing ~1634 New ~1633 (Temporary – Oahe Delta Future Increase)
 - Potential insurance Rate Reduction due to reduced flood depth
- **Apple Creek Floodway – Preferred Alternative #5**
- **DFIRM Map Adoption – June 6, 2024**
- **The levee will not be an accredited levee system**
 - Flood Insurance is still required on federally insured loans
 - Risk Map 2.0 will consider the levee in insurance rate determinations
 - Burleigh County is considering the Community Rating System (CRS)
 - Potential reduction in premiums remains to be determined

Apple Creek Floodway – Alternative Impacts



DRAFT - DFIRM Update
 Apple Creek
 Burleigh County, ND

-  Prelim General Structures
-  Prelim Profile Baseline
-  Prelim Lettered Cross Sections
-  New Prelim Floodway
-  New Prelim Zone AE
-  Effective Floodway
-  Effective Zone AE
-  Flooded both Effective and Prelim
-  Political Boundaries



Apple Creek, Burleigh County

Scale: As Shown	Drawn by: KZS	Checked by: AN	Project No.: 8008-0050	Date: 2/4/2021	Sheet: 2
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 **HOUSTON**
 engineering, inc.

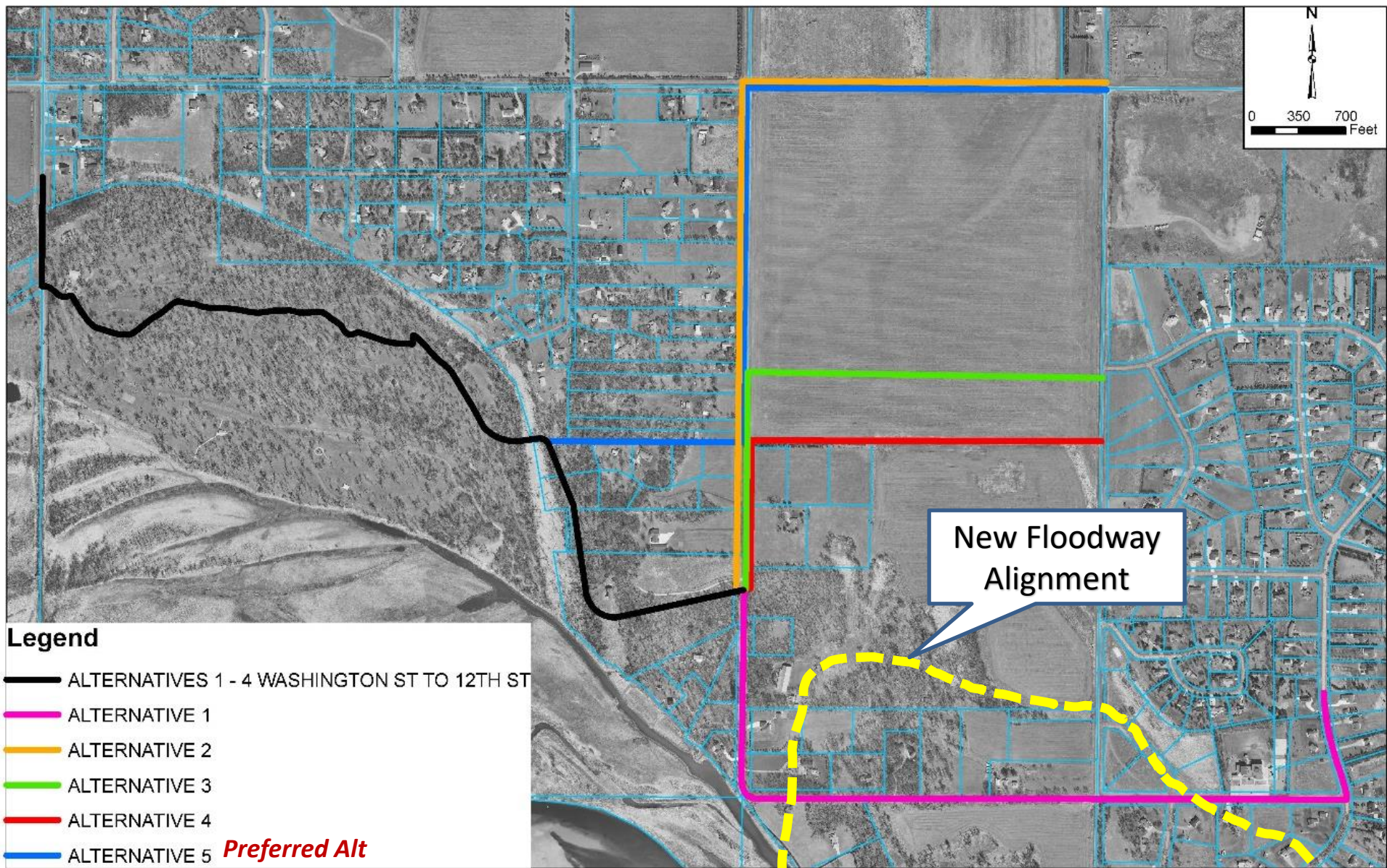
1401 21st Avenue North
 Fargo, ND 58102
 701.237.9065

Apple Creek Floodplain/Floodway

June 6, 2024



Alternatives Evaluated



Alternative #5 – Preferred Alternative



Figure #6



0 300 600 Feet

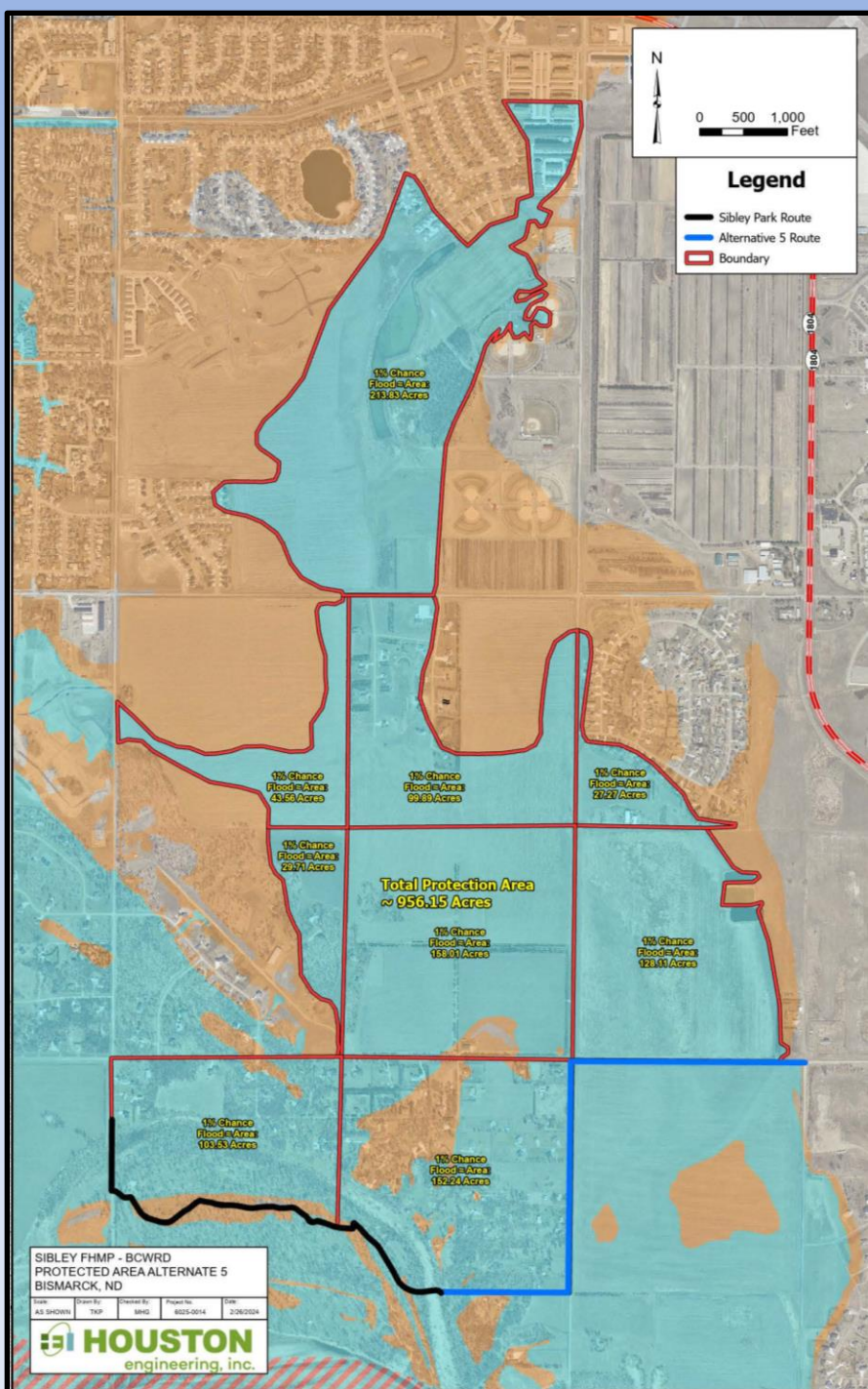
- Legend
- ALTERNATIVE 5 ROUTE
 - SIBLEY PARK ROUTE

SIBLEY ISLAND FLOOD PROTECTION
ALTERNATIVE 5 ROUTE
BISMARCK, NORTH DAKOTA

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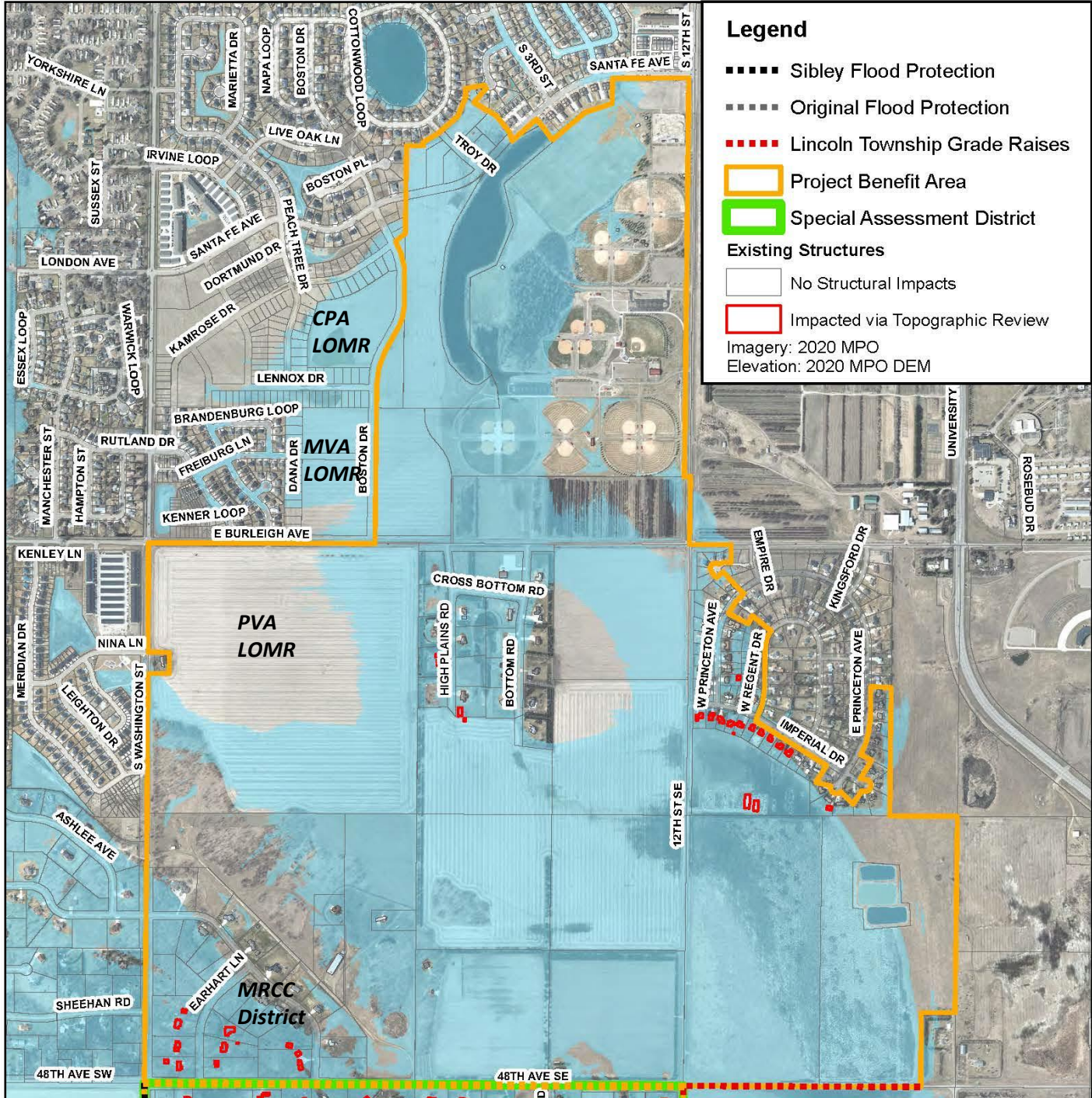


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Sibley Flood Control Project and Township Grade Raise Protection Area

~ 956 Acres



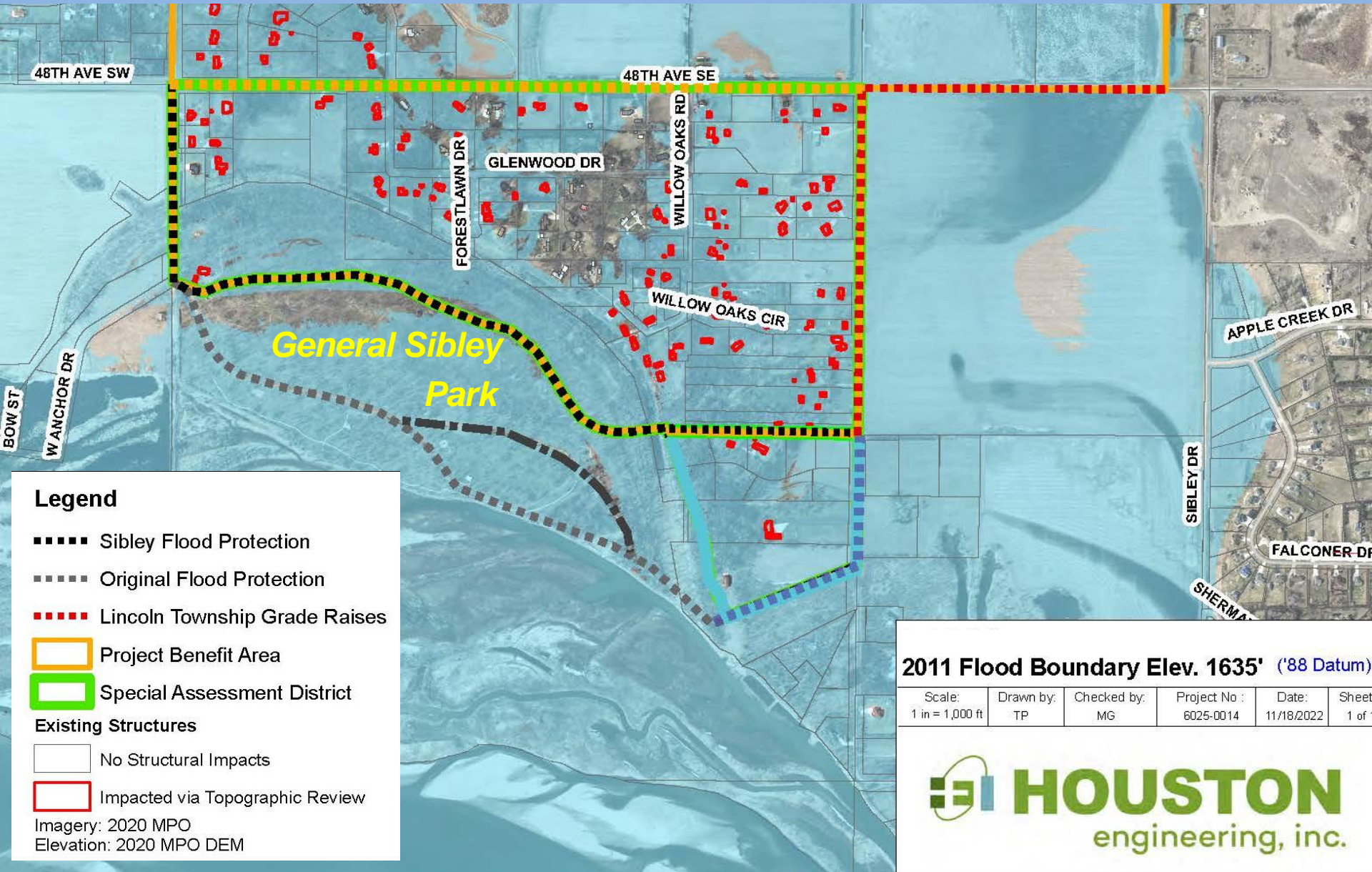
Legend

- Sibley Flood Protection
- Original Flood Protection
- Lincoln Township Grade Raises
- ▭ Project Benefit Area
- ▭ Special Assessment District
- Existing Structures
- No Structural Impacts
- ▭ Impacted via Topographic Review
- Imagery: 2020 MPO
- Elevation: 2020 MPO DEM

Flood Inundation North of 48th Avenue

Protected by Township Grade Raise Washington Street, 12th Street and 48th Avenue

Special Assessment District



48TH AVE SW

48TH AVE SE

GLENWOOD DR

FORESTLAWN DR

WILLOW OAKS RD

WILLOW OAKS CIR

General Sibley Park

APPLE CREEK DR

FALCONER DR

SIBLEY DR

SHERMAN DR

Legend

- Sibley Flood Protection
- Original Flood Protection
- Lincoln Township Grade Raises
- Project Benefit Area
- Special Assessment District

Existing Structures

- No Structural Impacts
- Impacted via Topographic Review

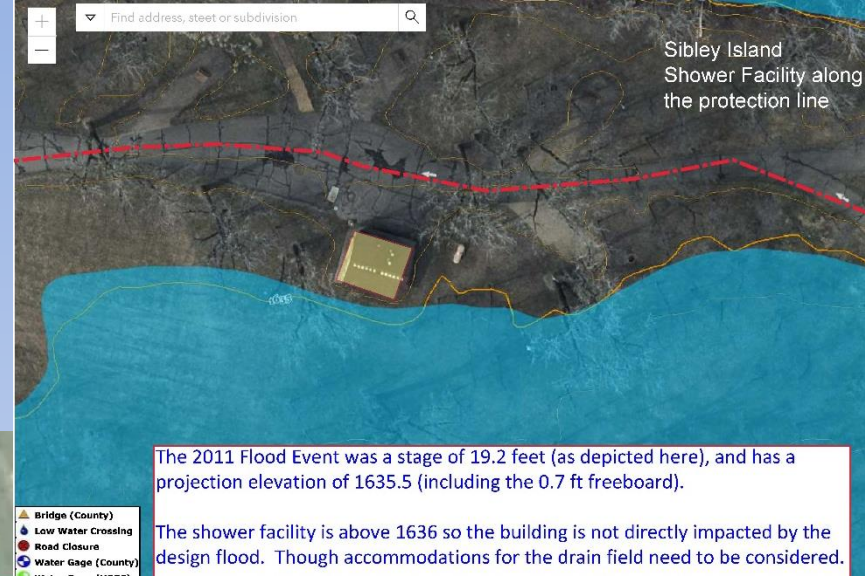
Imagery: 2020 MPO
Elevation: 2020 MPO DEM

2011 Flood Boundary Elev. 1635' ('88 Datum)

Scale: 1 in = 1,000 ft	Drawn by: TP	Checked by: MG	Project No : 6025-0014	Date: 11/18/2022	Sheet 1 of 1
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General Sibley Park Protection Area

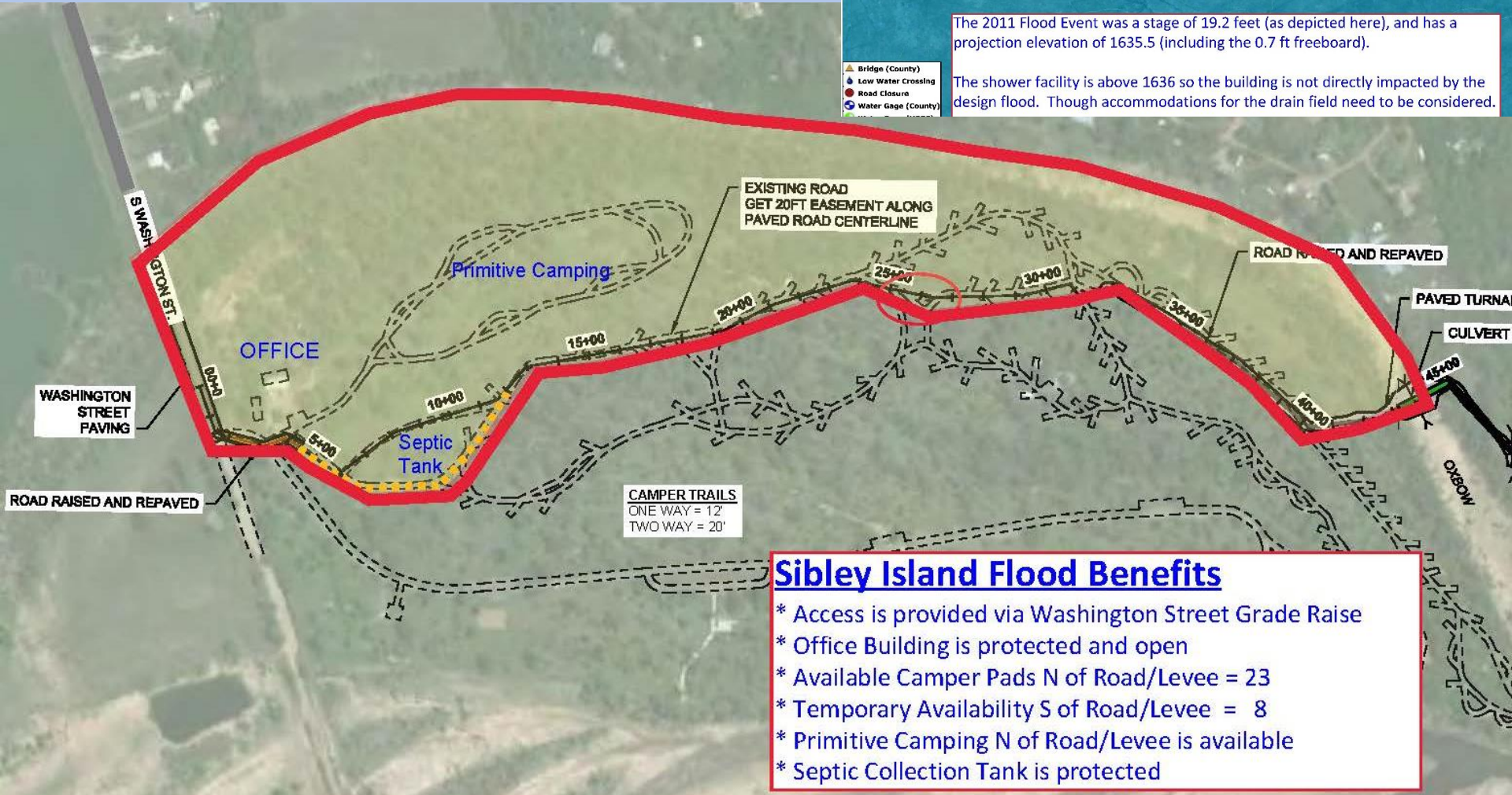


Sibley Island Shower Facility along the protection line

The 2011 Flood Event was a stage of 19.2 feet (as depicted here), and has a projection elevation of 1635.5 (including the 0.7 ft freeboard).

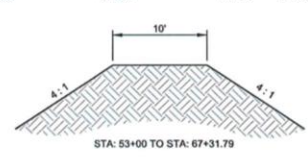
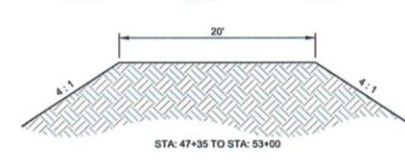
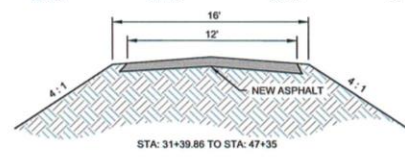
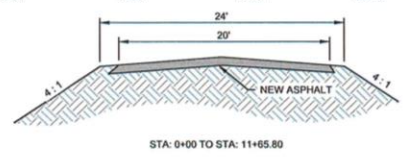
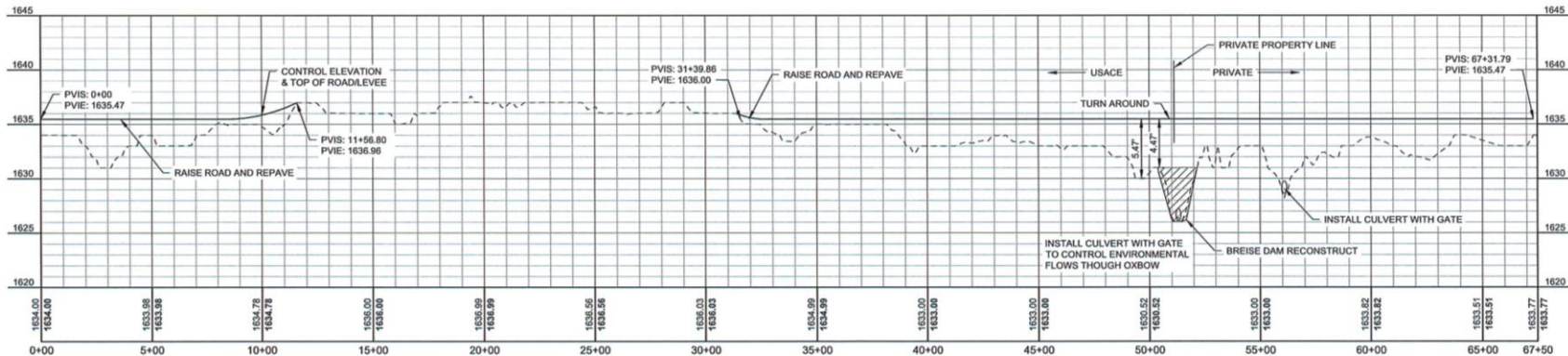
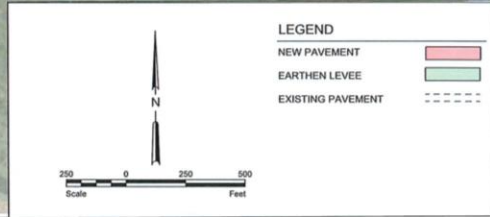
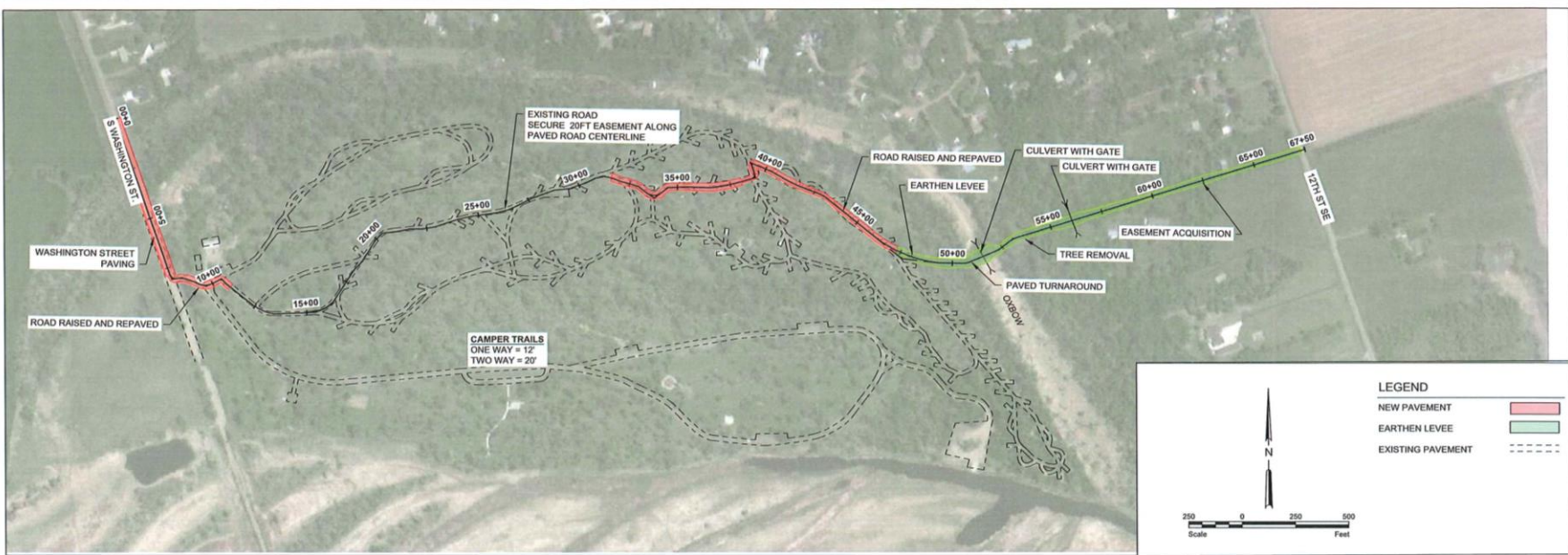
The shower facility is above 1636 so the building is not directly impacted by the design flood. Though accommodations for the drain field need to be considered.

- ▲ Bridge (County)
- Low Water Crossing
- Road Closure
- Water Gage (County)



- ### Sibley Island Flood Benefits
- * Access is provided via Washington Street Grade Raise
 - * Office Building is protected and open
 - * Available Camper Pads N of Road/Levee = 23
 - * Temporary Availability S of Road/Levee = 8
 - * Primitive Camping N of Road/Levee is available
 - * Septic Collection Tank is protected

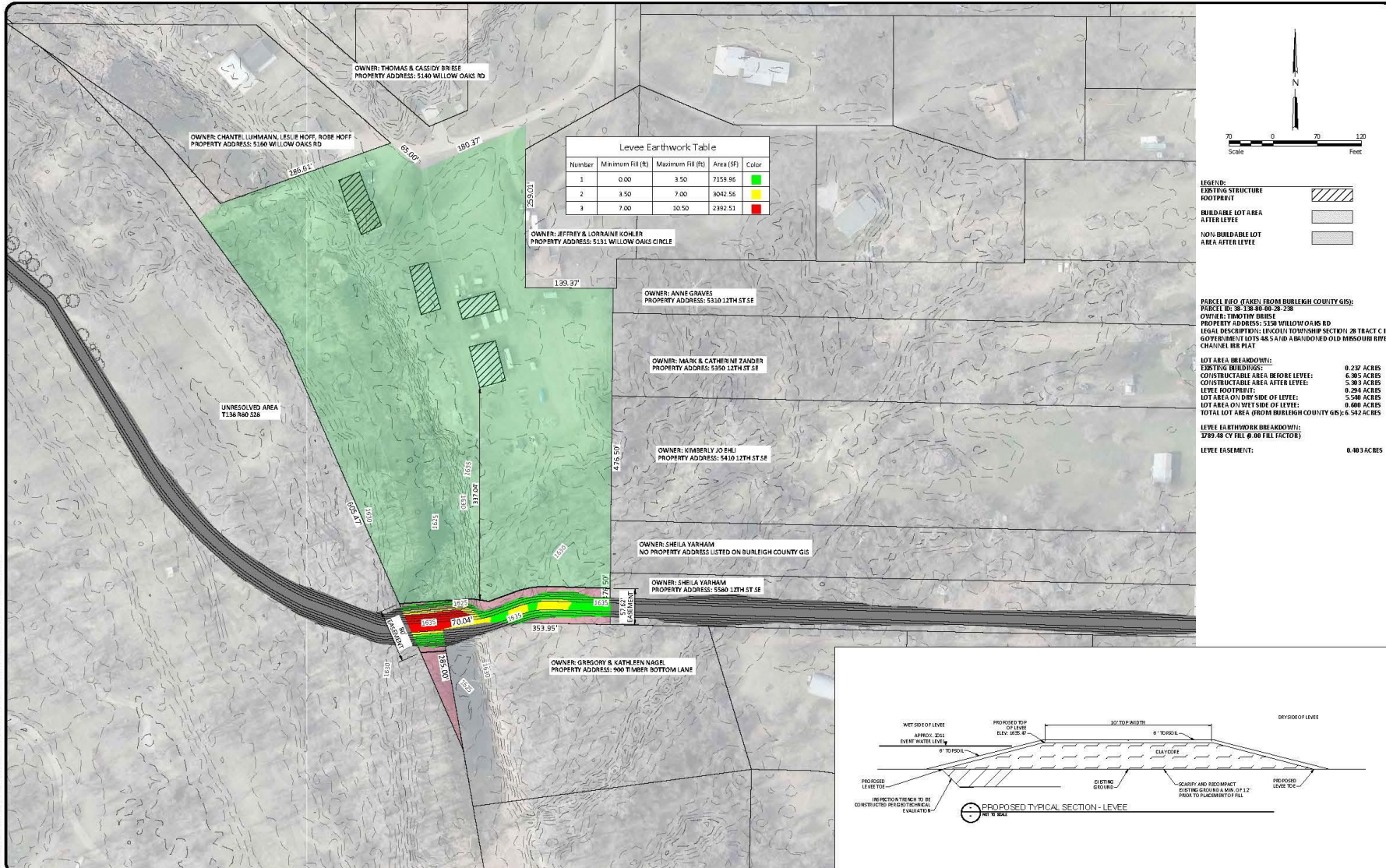
Sibley Island Levee Plan and Profile



SIBLEY ISLAND FLOOD CONTROL PROJECT
 BURLEIGH COUNTY
 BISMARCK NORTH DAKOTA
CONCEPT PLAN AND PROFILE

 P: 701.323.0200
 F: 701.323.0300
 DRAFTED BY: CD
 REVIEWED BY: MG
 DATE: 11/22/23
 PROJECT NUMBER: 6025-0014
 1

Landowner Easement Map



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No.	Revision	Date	By



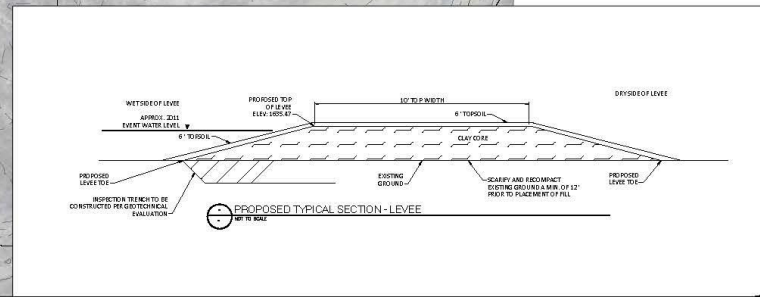
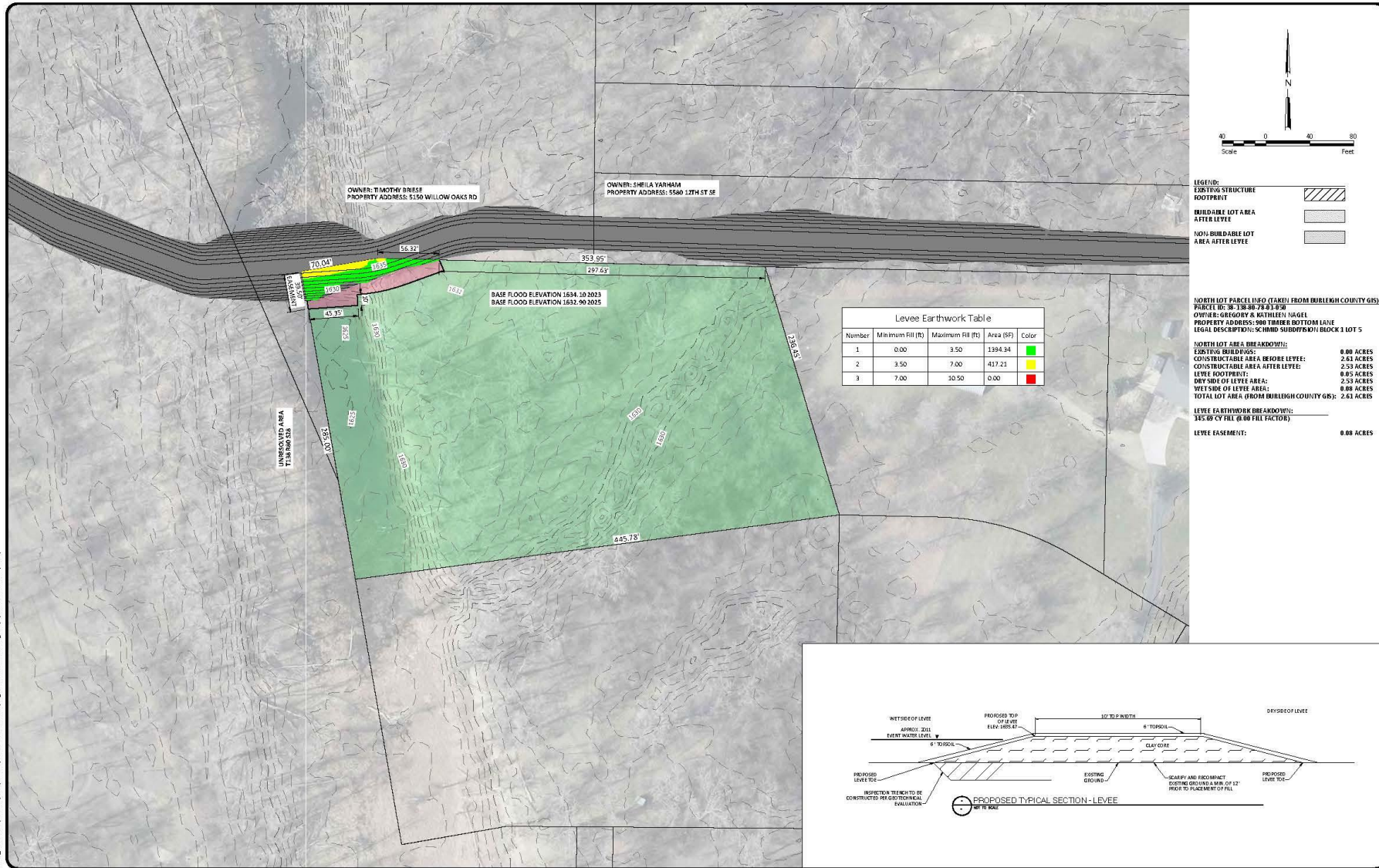
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 Checked by MG
 Scale AS SHOWN

LANDOWNER EASEMENT EXHIBITS
 SIBILEY ISLAND FHMP
 BURLEIGH COUNTY, NORTH DAKOTA

BRIESE EXHIBIT
 PROJECT NO. 6025-0014

SHEET
 1 OF 3

Landowner Easement Map



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No.	Revision	Date	By

HOUSTON
 engineering, inc.

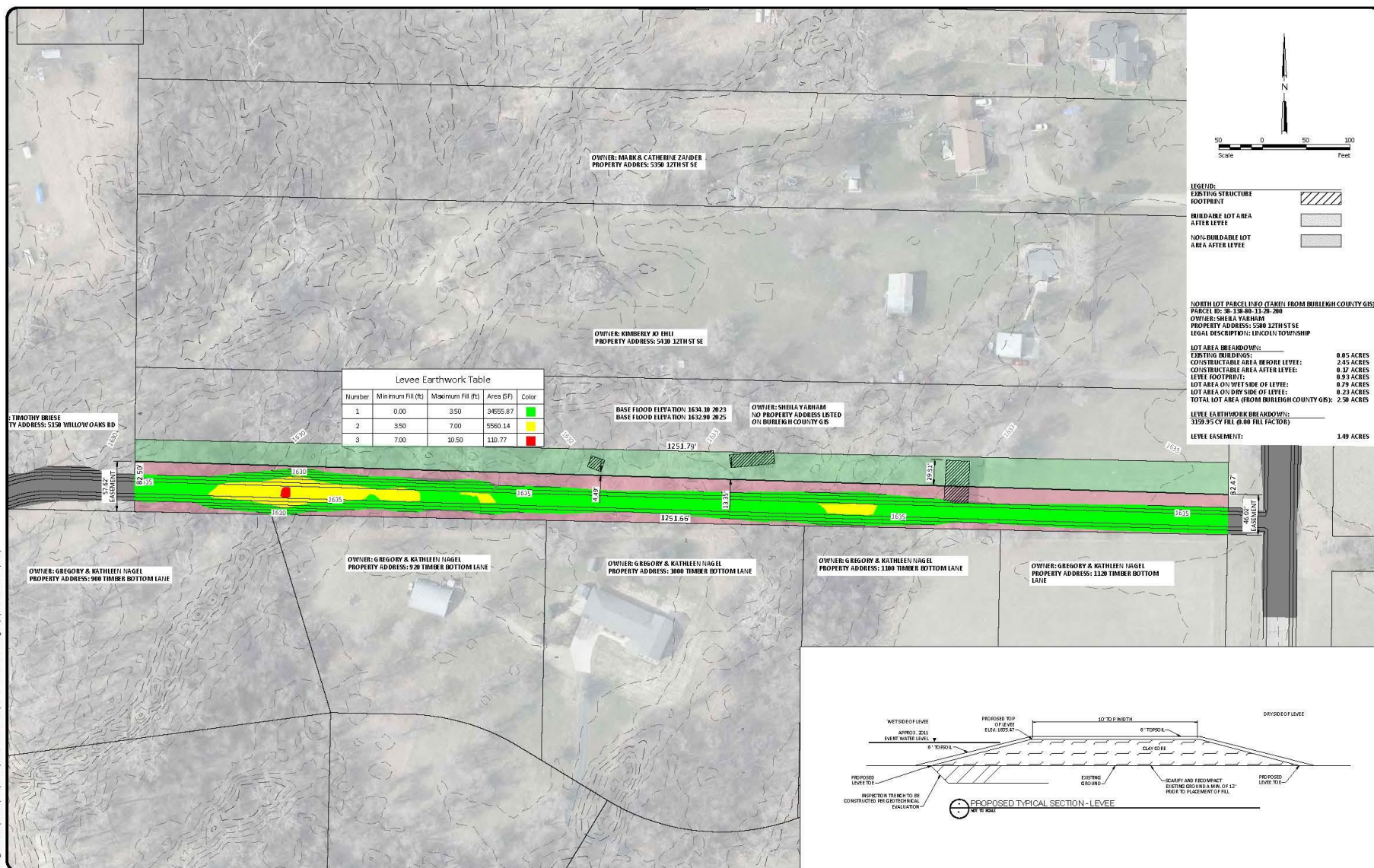
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LANDOWNER EASEMENT EXHIBITS
 SIBLEY ISLAND FHMP
 BURLEIGH COUNTY, NORTH DAKOTA

NAGEL EXHIBIT
 PROJECT NO. 6025-0014

SHEET
 2 OF 3

Landowner Easement Map



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No.	Revision	Date	By



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Date
5-9-23

Checked by
MG

Scale
AS SHOWN

LANDOWNER EASEMENT EXHIBITS
SIBLEY ISLAND FHMP
BURLEIGH COUNTY, NORTH DAKOTA

YARHAM EXHIBIT
PROJECT NO. 6025-0014

SHEET
3 OF 3

Lincoln Township Grade Raises

Existing funds – Not Assessed

Township Roadway Expenses

Construction Costs - Alternative #5

Existing/Projected Annual O&M Costs	2024 - \$TBD	~2025 - \$TBD
Sliver Widening and Repaving	\$1,448,000 ^{2}	
Grade Raise for Flood Control – Alternative #5 ^{1}	\$2,144,054 ^{2}	

1. Cost increase cost to provide flood protection is \$683,028 (inc. contingencies). This represents a decrease of \$263,954 compared to **Alternative #2** which was originally selected as the preferred alternative in January 2023.
2. **The OPC values are not all inclusive and need to be updated by the Township to include any missing, duplicated items or adjustments to unit prices.** The costs here include 20% contingencies, but not engineering or administration, see **Exhibit C** for unit breakdown.
3. The **Alternative #3** levee [*Unit D*] OPC is ~\$308,603 (w/core trench), using the 20% contingency and no engineering or administration, has net increase from **Alternative #5** at ~\$374,425.

Note: These costs are for 12th Street and 48th Avenue. The Washington Street grade raise costs are also being paid by Lincoln Twp and not assessed, but are included in the project as they receive SWC cost share.

Opinion of Probable Cost Distribution Projection

The table identifies the funds anticipated to be raised using the recommended assessments. This is the total required, based on the Alternative #5 Opinion of Probable Cost (OPC), and considers SWC cost share, and Lincoln Township's commitment to the Washington Street grade raise. The latter is a portion of the 48th Avenue grade raise project postponed due to USACE timing and permitting issues. The following is a projection of those costs based on the OPC:

▪ <i>OPC (2024 Construction Estimate, and EA Value)</i>	<i>\$ 2,175,530</i>
▪ <i>Lincoln Township (40%) Cost Share (Washington Street)</i>	<i><u>\$ 284,675</u></i>
▪ <i>SWC Cost Share (60% of eligible items)</i>	<i>\$ 1,217,620</i>
▪ <i>Remaining Costs needing to be secured</i>	<i><u>\$ 673,235</u></i>
▪ <i>Assessment Recommendation</i>	<i>\$ 792,800</i>
▪ <i>Special O&M Assessment</i>	<i><u>\$ 74,000</u></i>
<i>Total Assessments</i>	<i>\$ 718,800</i>

These values are subject to revision with final design, due to economic/construction costs, inflation, and funding availability. These costs are outlined in the Preliminary Engineering Report. The during the January 2023 Public Informational Meeting it was noted some regulatory costs were not included in the total. The Attached **Exhibit A** presents those values to be certified by the BCWRD in the Vote and Public Hearing.

Tiered Risk Assessments

Sibley Island Assessment Distribution Recommended for the Public Hearing / Vote Process (4/10/2024)						
Category	Base Assessment ^[1]	Number of Parcels	Average Damages	Recommended Assessment ^{[1][2]}	Funds Generated ^[3]	% of Assessment
Rural Residential Lot No Structure	\$3,000	9	\$3,381	\$3,000	\$27,000	3.4%
Rural Residential Structure No Damages	\$3,200	29	\$3,381	\$4,200 ^[3]	\$121,800	15.4%
RR (2% chance – 50 yr)	\$7,583	21	\$37,632	\$19,600 ^[3]	\$411,600	51.9%
RR (1% chance - 100 yr)	\$7,583	7	\$35,706	\$12,100 ^[3]	\$84,700	10.7%
RR (1% chance - 100 yr)	\$7,583	1	NA	\$10,000 ^[4]	\$10,000	1.3%
RR (0.6% chance – 170 yr)	\$7,583	17	\$18,604	\$ 8,100 ^[3]	\$137,700	17.3%
Non-Assessed Parcels ^[5]	NA	2	NA	NA	NA	NA
Burleigh County (ROW)	NA	4	NA	NA	NA	NA
USACE (General Sibley Park)	NA	NA	NA	NA	NA	NA
		Total 90 (84 Assessed)		Total	\$792,800	100%
<p>[1] All assessment values remain under review are subject to revision based on final cost projections.</p> <p>[2] These values consider SWC/Lincoln Twp cost share contributions, except for the "base cost".</p> <p>[3] Value includes the \$1,000 contribution to the project O&M fund, and a 6.2% inflationary factor for construction in 2024.</p> <p>[4] There is one parcel where the assessment could exceed the computed benefit, so the assessment was lowered</p> <p>[5] These parcels are either small and non-conforming or isolated through another parcel will no defined access.</p>						

Assessment Determinations

- ✓ Frequency based risk assessment - 50-yr, 100-yr and 170-yr events
- ✓ Damages based on ND Department of Water Resources Economic Spreadsheet
 - ✓ Social and public benefits within the district boundaries
 - ✓ GIS based flood depth evaluation using elevation 1635 (2011 - 1634)
 - ✓ FEMA related damage curves

Assessment Mapping (4/10/2024)

**Exhibit A
Revised**



Legend

Assessment	
	Non-Assessed - NA
	RR No Structure - \$3,000
	RR Structure No Damages - \$4,200
	RR (0.6% chance) - \$8,100
	RR (1% chance) - \$12,100
	RR (2% chance) - \$19,600

Sibley Island Assessed Parcels

Scale:	Drawn by:	Checked by:	Project No.:	Date:	Sheet
AS SHOWN	TF	MG	6225/2014	4/6/2024	1 of 1



Assessment Vote Distribution

Exhibit B
Page -2R-

SIBLEY ISLAND SPECIAL ASSESSMENT DISTRICT

Certified Assessment - Board Resolution

2/7/2024

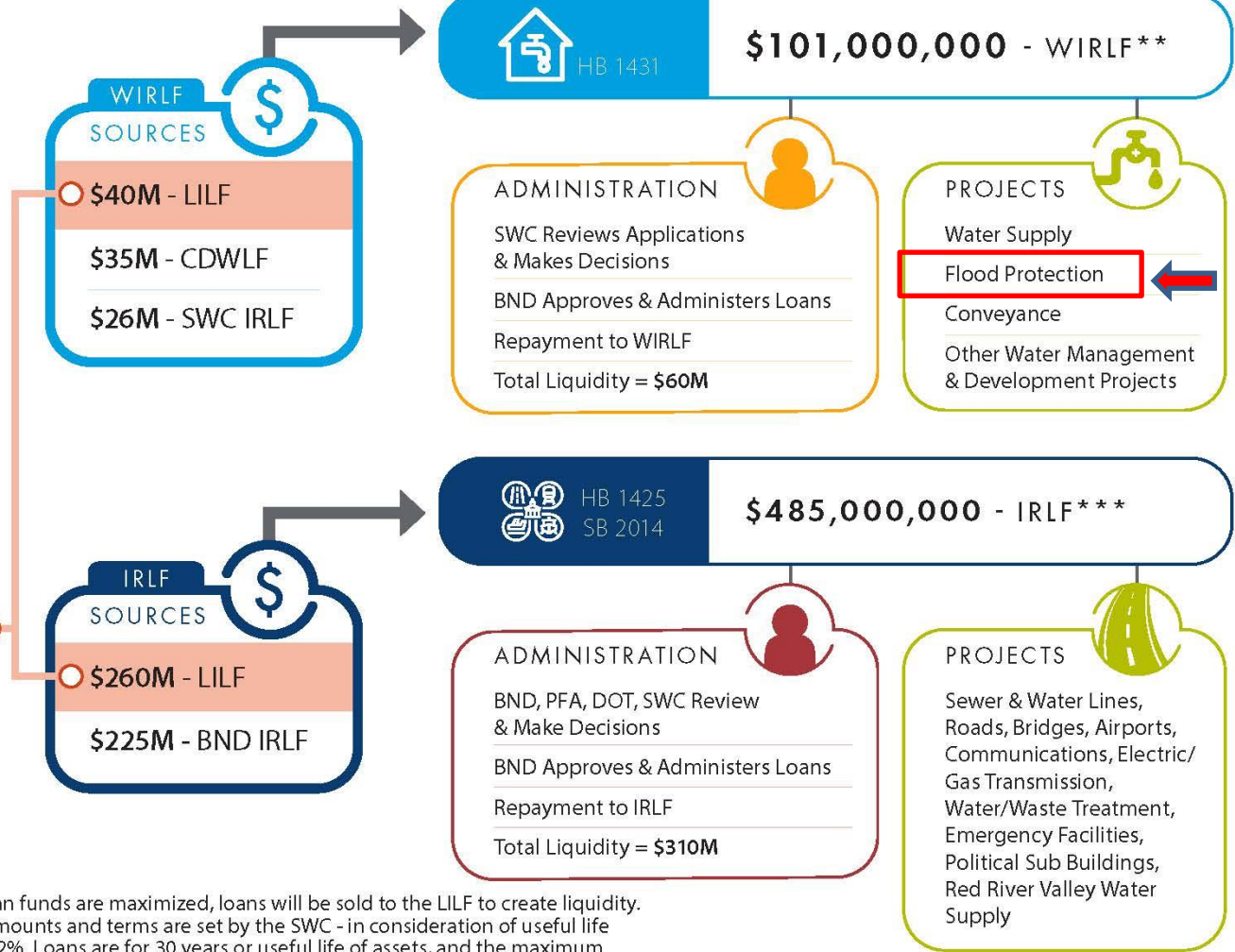
	Legal Description	Owner	Property Address	Acres	City	State	Zip	O&M Assessment for Parcels with Residential Structures	Total Assessment including O&M
38-138-80-42-01-110	GLENWOOD ESTATES Block 01 LOT 11	NELSON, STEVEN M	550 GLENWOOD DR	2.210	BISMARCK	ND	58504-8028	\$1,000.00	\$4,200.00
38-138-80-42-01-120	GLENWOOD ESTATES Block 01 LOT 12 #326059	CHUMLEY, LEROY & JANICE	600 GLENWOOD DR	2.210	BISMARCK	ND	58504-8030	\$1,000.00	\$4,200.00
38-138-80-42-01-130	GLENWOOD ESTATES Block 01 LOT 13	ESLINGER, TRACY & ESLINGER, LISHA L	700 GLENWOOD DR	2.210	BISMARCK	ND	58504-8032	\$1,000.00	\$4,200.00
38-138-80-42-01-140	GLENWOOD ESTATES Block 01 LOT 14 480580	SHO CRAM, DAVID J & SYLVIE, P	800 GLENWOOD DR	1.990	BISMARCK	ND	58504-8034	\$1,000.00	\$4,200.00
38-138-80-42-02-010	GLENWOOD ESTATES Block 02 LOT 1	CROY, MERLE LEE & JUDY ANN	304 GLENWOOD DR	1.970	BISMARCK	ND	58504-8024	\$1,000.00	\$19,600.00
38-138-80-42-02-020	GLENWOOD ESTATES Block 02 LOT 2 #390116	ILSE, STEPHEN & KATHERINE	334 GLENWOOD DR	2.220	BISMARCK	ND	58504-8024	\$1,000.00	\$19,600.00
38-138-80-42-02-030	GLENWOOD ESTATES Block 02 LOT 3 562656 732248	THOMPSON, LANCE	365 GLENWOOD DR	1.800	BISMARCK	ND	58504-8025	\$1,000.00	\$19,600.00
38-138-80-42-02-040	GLENWOOD ESTATES Block 2 LOT 4A OF LOT 4	NELSON, DALE J A	405 GLENWOOD DR	2.640	BISMARCK	ND	58504-8026	\$1,000.00	\$19,600.00
38-138-80-42-02-051	GLENWOOD ESTATES Block 02 LOT 5 1155 560' & LOT 4B OF LOT 4	HANDEGARD, JESSE D & TAMARA M	445 GLENWOOD DR	1.290	BISMARCK	ND	58504-8026	\$1,000.00	\$19,600.00
38-138-80-42-02-060	GLENWOOD ESTATES Block 02 LOT 6 560' OF LOT 5 & ALL L6 #393992	PAITHIA, PAUL I & MARY L	455 FORESTLAWN DR	1.900	BISMARCK	ND	58504-8036	\$1,000.00	\$19,600.00
38-138-80-42-02-080	GLENWOOD ESTATES Block 02 LOT 8 ALL LOT 7 & 550' OF LOT 8 #343683	ROBB, FLOYD & SHEILA	465 FORESTLAWN DR	1.920	BISMARCK	ND	58504-8036	\$1,000.00	\$4,200.00
38-138-80-42-02-081	GLENWOOD ESTATES Block 02 LOT 8 18 155 550' 611995	TORGERSON, DENNIS & ROBERTA	475 FORESTLAWN DR	1.140	BISMARCK	ND	58504	\$1,000.00	\$19,600.00
38-138-80-42-02-090	GLENWOOD ESTATES Block 02 LOT 9 #384101	BAARINSON, TIMOTHY & VONATHIN I	505 GLENWOOD DR	1.760	BISMARCK	ND	58504-8029	\$1,000.00	\$4,200.00
38-138-80-42-02-100	GLENWOOD ESTATES Block 02 LOT 10	BALLIE J, SCOTT I	551 GLENWOOD DR	1.760	BISMARCK	ND	58504-8029	\$1,000.00	\$4,200.00
38-138-80-42-02-110	GLENWOOD ESTATES Block 02 LOT 11 505520	KOTTRE, BARBARA	561 MEADOWVIEW DR	1.480	BISMARCK	ND	58502	\$1,000.00	\$4,200.00
38-138-80-42-02-120	GLENWOOD ESTATES Block 02 LOT 12 576497	MCDOWELL, RANDY K & KRISTY	569 MEADOWVIEW DR	1.480	BISMARCK	ND	58504-8037	\$1,000.00	\$4,200.00
38-138-80-42-02-130	GLENWOOD ESTATES Block 02 LOT 13 770075	DI VALLI, DEBICK & CLARKY	585 MEADOWVIEW DR	1.480	BISMARCK	ND	58504-8037	\$1,000.00	\$4,200.00
38-138-80-42-02-140	GLENWOOD ESTATES Block 02 LOT 14	KIRGALY, BRUCE I	591 MEADOWVIEW DR	1.480	BISMARCK	ND	58504-8037	\$1,000.00	\$4,200.00
38-138-80-42-02-150	GLENWOOD ESTATES Block 02 LOT 15 599577	CARLSON, BRUCE L & ANNA M	599 MEADOWVIEW DR	1.260	BISMARCK	ND	58504-8037	\$1,000.00	\$4,200.00
38-138-80-42-02-160	GLENWOOD ESTATES Block 02 LOT 16	BIRNISON, DANIEL S & KATHERINE	717 GLENWOOD DR	1.400	BISMARCK	ND	58504-8033	\$1,000.00	\$4,200.00
38-138-80-42-02-170	GLENWOOD ESTATES Block 02 LOT 17 #372267	BIRG, BIRNITH A	4930 WOODLAWN DR	1.540	BISMARCK	ND	58504-8038	\$1,000.00	\$4,200.00
38-138-80-42-02-180	GLENWOOD ESTATES Block 02 LOT 18 536253	MARTIN, WILLIAM B & PAULA G	4940 WOODLAWN DR	1.540	BISMARCK	ND	58504-8038	\$1,000.00	\$4,200.00
38-138-80-42-02-190	GLENWOOD ESTATES Block 02 LOT 19 804884	TURNER, MICK & TONIA	4950 WILLOW OAKS RD	1.250	BISMARCK	ND	58504-8042	\$1,000.00	\$8,100.00
38-138-80-42-02-200	GLENWOOD ESTATES Block 02 LOT 20	SCHWARTZ, TYLER	4990 WILLOW OAKS RD	1.250	BISMARCK	ND	58504-8041	\$1,000.00	\$4,200.00
38-138-80-42-02-210	GLENWOOD ESTATES Block 02 LOT 21 744034	BOEHM, PERRY	4900 WILLOW OAKS RD	1.260	BISMARCK	ND	58504-8041	\$1,000.00	\$4,200.00
38-138-80-51-01-010	HILKOWITS WITNESSS Block 01 LOT 11 1155 S 79.99' 54680	ND DIST COUNCIL OF THE ASSEMBLIES OF GOD	121 SE 48TH AVE	1.667	BISMARCK	ND	58501	\$1,000.00	\$19,600.00
38-138-80-55-01-010	LEMIEUX Block 01 LOT 1	LEUWER, VINCENT JR ETAL	5101 WILLOW OAKS CIR	1.490	BISMARCK	ND	58504-8002	\$1,000.00	\$8,100.00
38-138-80-55-01-020	LEMIEUX Block 01 LOT 2 #337548	LENGANG, MICHAEL & SUSAN	5107 WILLOW OAKS CIR	1.490	BISMARCK	ND	58504-8004	\$1,000.00	\$8,100.00
38-138-80-55-01-030	LEMIEUX Block 01 LOT 3 #461984	POPPINGA, RODNEY R & DAYLENE D	5115 WILLOW OAKS CIR	1.490	BISMARCK	ND	58504-8002	\$1,000.00	\$8,100.00
38-138-80-55-01-040	LEMIEUX Block 01 LOT 4	HICK, SUMMIT L HICK LAMBY PROP TRUST	5121 WILLOW OAKS CIR	1.490	BISMARCK	ND	58504-8047	\$1,000.00	\$4,200.00
38-138-80-55-01-050	LEMIEUX Block 01 LOT 5 #378257	KOHLER, JEFFREY W & LORRAINE	5131 WILLOW OAKS CIR	1.080	BISMARCK	ND	58504-8002	\$1,000.00	\$12,100.00
38-138-80-59-01-010	PUMPKIN PATCH Block 01 LOT 1 4.76 ACRES 506111	WERNER, JACK & BONNIE	285 SE 48TH AVE	4.760	MANDAN	ND	58554-4705	\$1,000.00	\$12,100.00
38-138-80-59-01-020	PUMPKIN PATCH Block 01 LOT 2 4.71 ACRES 538958	WITNI R, JACK & BONNIE	39 CAPTAIN MARSH DR	4.710	MANDAN	ND	58554-4705	\$0.00	\$1,000.00
38-138-80-59-01-030	PUMPKIN PATCH Block 01 LOT 3 4.48 ACRES 538958	WITNI R, JACK & BONNIE	39 CAPTAIN MARSH DR	4.480	MANDAN	ND	58554-4705	\$0.00	\$1,000.00
38-138-80-68-00-010	OTTO'S ACRES Block 00 LOT 1	OTTO, LORIN & NANCY	5055 WILLOW OAKS RD	2.820	BISMARCK	ND	58504-8045	\$1,000.00	\$19,600.00
38-138-80-68-00-020	OTTO'S ACRES Block 00 LOT 2 736502	FUGINGER, ALVIN L & TERESA M	5210 SE 12TH ST	1.770	BISMARCK	ND	58504-3147	\$1,000.00	\$8,100.00
38-138-80-70-01-010	PARADISE ACRE Block 01 LOT 1 LESS PARCEL 2-3 R/W #424471	NETT, MICHAEL ARSTROH, CYNTHIA	4875 S WASHINGTON ST	1.790	BISMARCK	ND	58504-8019	\$1,000.00	\$8,100.00
38-138-80-70-01-011	PARADISE ACRE Block 01 LOT 2 OF W85' OF LOT 1 PARCEL 2-3 R/W 791223	BIRIKAI CO LIMITED	8700 43RD AVE NE	0.020	BISMARCK	ND	58503	\$0.00	\$0.00
38-138-80-72-01-001	PLEASANT ACRES Block 01 W45' LESS N80.75' OF LOT 1 PARCEL 2-4 R/W 791222	BURLEIGH COUNTY	8100 43RD AVE NE	0.180	BISMARCK	ND	58503	\$0.00	\$0.00
38-138-80-72-01-002	PLEASANT ACRES Block 01 W45' OF LOT 8 OF LOT 1 48TH AVE R/W PARCEL 2-5 792784	BURLEIGH COUNTY	8100 43RD AVE NE	0.260	BISMARCK	ND	58503	\$0.00	\$0.00
38-138-80-72-01-010	PLEASANT ACRES Block 01 LOT 1 LESS LOT 8 LESS PARCEL 2-4 R/W; 579.99' OF LOT 1 BLOCK 1 OF JOHNSON'S WITNESSES SUB. 44114 546802	BAUMGARTNER, STEVEN V & >	4835 S WASHINGTON ST	1.073	BISMARCK	ND	58504	\$4,000.00	\$19,600.00
38-138-80-72-01-011	PLEASANT ACRES Block 01 LOT 8 OF LOT 1 LESS W45' 48TH AVE R/W	VARSON, MARC A & CYNTHIA I	4875 S WASHINGTON ST	1.060	BISMARCK	ND	58504	\$1,000.00	\$19,600.00
38-138-80-80-01-010	SCHULTZ Block 01 LOTS 1, 2, 4 & PART OF VACATED WILLOW OAKS PLACE 1.63AC 430613 522202	VANOUS, TRACY R & CYNTHIA A	4881 WILLOW OAKS RD	5.770	BISMARCK	ND	58504-8040	\$1,000.00	\$8,100.00
38-138-80-80-01-050	SCHULTZ Block 01 LOTS 5 & PART OF VACATED WILLOW OAKS PLACE 1.22AC 430613 522202	VANOUS, TRACY R & CYNTHIA A	4871 WILLOW OAKS RD	1.710	BISMARCK	ND	58504-8040	\$0.00	\$3,000.00
38-138-80-80-01-060	SCHULTZ Block 01 LOTS 6 & 628715	SCHRADO, MICHAEL A & TINA M	4860 SE 12TH ST	3.480	BISMARCK	ND	58503	\$1,000.00	\$4,200.00

Projected \$73,000.00 \$792,800.00

INFRASTRUCTURE LOAN FUNDING OPPORTUNITIES

BACKGROUND

In 2021, North Dakota's Legislature and Governor's Office worked to advance legislation intended to support and create loan opportunities for a broad spectrum of infrastructure needs. This included the creation of the WIRLF, and continued support of the IRLF. Both the WIRLF and IRLF are sourced in part from Legacy Fund principal through the newly created LILF, and previously existing loan funds. The following outlines these newly created opportunities.



LEGACY INFRASTRUCTURE LOAN FUND (LILF)*
~\$300,000,000

- Increases with Growth of Legacy Fund
- Same Definitions of Essential Infrastructure as Existing Programs
- When Liquidity is Needed in WIRLF and IRLF - Loans are Sold to the LILF
- Principal & Interest to Legacy Fund

* When funding in the existing revolving loan funds are maximized, loans will be sold to the LILF to create liquidity.
 | ** The interest rate for loans is 2%. Loan amounts and terms are set by the SWC - in consideration of useful life of assets.
 | *** The interest rate for loans is 2%. Loans are for 30 years or useful life of assets, and the maximum outstanding loan balance, per qualified applicant, is set at \$40M.

KEY

BND - Bank of North Dakota	LILF - Legacy Infrastructure Loan Fund
CDWLF - Community Development Water Loan Fund	PFA - Public Finance Authority
DOT - Department of Transportation	SWC - State Water Commission
IRLF - Infrastructure Revolving Loan Fund	WIRLF - Water Infrastructure Revolving Loan Fund

Sibley Island Estimated Annual Assessments

ND Dept of Water Resource Infrastructure 30-Year Loan

Bank of North Dakota

Values include the O&M Assessment Amount of \$1,000

<i>Risk Frequency</i>	<i>2%</i>	<i>50-year</i>		
\$88.01 Monthly Payment			Base	Admin Fee
3.500% Interest Rate		Rate Includes	2.00%	1.50%
360 monthly (net)				
\$19,600 Assessment			Annually	\$1,056.15

<i>Risk Frequency</i>	<i>1%</i>	<i>100-year</i>		
\$54.33 Monthly Payment			Base	Admin Fee
3.500% Interest Rate		Rate Includes	2.00%	1.50%
360 monthly (net)				
\$12,100 Assessment			Annually	\$652.01

<i>Risk Frequency</i>	<i>0.6%</i>	<i>170-year</i>		
\$36.37 Monthly Payment			Base	Admin Fee
3.500% Interest Rate		Rate Includes	2.00%	1.50%
360 monthly (net)				
\$8,100 Assessment			Annually	\$436.47

<i>Risk Frequency</i>	<i>Structure - No Impacts</i>			
\$18.86 Monthly Payment			Base	Admin Fee
3.500% Interest Rate		Rate Includes	2.00%	1.50%
360 monthly (net)				
\$4,200 Assessment			Annually	\$226.32

<i>Risk Frequency</i>	<i>No Structures</i>			
\$13.47 Monthly Payment			Base	Admin Fee
3.500% Interest Rate		Rate Includes	2.00%	1.50%
360 monthly (net)				
\$3,000 Assessment			Annually	\$161.66

Sibley Island Estimated Annual Assessments

Standard Bond Rate Option

20 Year Loan

Public Bond Sale

Values include the O&M Assessment Amount of \$1,000

Risk Frequency	2%	50-year		
\$140.42	Monthly Payment		Base	Admin Fee
6.000%	Interest Rate	Rate Includes	4.50%	1.50%
	240 monthly (net)			
\$19,600	Assessment		Annually	\$1,685.05

Risk Frequency	1%	100-year		
\$86.69	Monthly Payment		Base	Admin Fee
6.000%	Interest Rate	Rate Includes	4.50%	1.50%
	240 monthly (net)			
\$12,100	Assessment		Annually	\$1,040.26

Risk Frequency	0.6%	170-year		
\$58.03	Monthly Payment		Base	Admin Fee
6.000%	Interest Rate	Rate Includes	4.50%	1.50%
	240 monthly (net)			
\$8,100	Assessment		Annually	\$696.37

Risk Frequency	Structure - No Impacts			
\$30.09	Monthly Payment		Base	Admin Fee
6.000%	Interest Rate	Rate Includes	4.50%	1.50%
	240 monthly (net)			
\$4,200	Assessment		Annually	\$361.08

Risk Frequency	No Structures			
\$21.49	Monthly Payment		Base	Admin Fee
6.000%	Interest Rate	Rate Includes	4.50%	1.50%
	240 monthly (net)			
\$3,000	Assessment		Annually	\$257.92

Sibley Island Flood Hazard Mitigation Project Assessment District Formation Process

- **Process Defined in ND Century Code Chapter 61-16.1**
- **Preliminary Engineering Report & Special Assessment List – **April 2024****
- **State Water Commission – Conditional Cost Share Request (60%)**
 - ✓ **Economic Analysis Completed based on Preliminary Engineering Report**
 - ✓ **Final Design Cost Share funding was recently approved.**
- **Assessment List has been filed with Burleigh County Auditor**
- **Public Hearing Advertised (**Voting extension due to publication error**)**
- **Notice and ballots mailed to each voting landowner (**vote is by parcel**)**
 - ✓ **Ballots have a June 10th Deadline, which will be extended till June 20th**

Sibley Island Flood Hazard Mitigation Project Assessment District Formation Process

- **One Vote for Each Dollar of Assessment**
- **Project is approved by a simple majority > 50% of the Votes Cast**
- **Protest Hearing Process if project is approved**
- **Final Design (~Late 2024) – SWC Cost share for Final Design is approved**
- **Construction (Spring 2025)**
- **Special Assessments – Jan 2026 (if final costs available by Oct 31, 2025)**



Questions

- Please sign in, if you have not already
 - Provide email address if you would like informational updates
- Questions can be provided via the BCWRD's web site or send to mgunsch@houstoneng.com
- Please vote by the continued hearing date – Update Letter to Follow
(30 days from the date of the closing of the Public Hearing)
- Should you wish to rescind your vote you may do so, in writing only, at any time within the allotted period. The Burleigh County Water Resource Board will review the vote totals no earlier than June 20, 2024.

www.bcwrdd.org

- Posted information
 - Power Point Presentation and Q&A Sheet (4-29-2024)
 - <http://gis.burleighco.com/> - Flood Inundation Mapping