

# Village of Sanford

2017 and 2020 FEMA Hazard Mitigation Grant





## Village of Sanford – Who are We?

- 813 people and 600 households
- 24% of the population is 65 and older
- Median household income is \$52,841 – Low-moderate income Community
- Village is inside of Jerome Township and Midland County
- Experienced a flood in 2017 and a dam failure and flood in 2020
- After 2020 Flood, ~30 homes (5%) were not rebuilt



Photo: Max Milne, MDN

# Village of Sanford Government

Monthly Meetings Jerome Twp Hall

- Five Board Members: Three Work Full Time, Two are Retirees
- One Part-time DPW Manager and two part-time laborers
- One Part-time Treasurer, Clerk and Building Inspector
- Board members and Clerk are elected officials
  - Clerk has changed four times since the flood of 2020
  - Current clerk drives for County Connection
  - Two of the five board members were on the board at time of flood
    - Both are retirees and one was an automotive instructor and one global leader Fortune 500
  - Three board members: EMT, Nurse, and one Customer Service
  - Newly formed Planning Committee

# Who am I: 2016 – Retiree from Dow Chemical

Grew up in Coleman  
Lived In Los Angeles Area two  
years

2 Associate's Degree (1980, 1990)  
1 Bachelor MSU (1992)  
1 MASS UofM-Flint (2015)  
1 MBA Northwood (2022)



Work for Dow Chemical: 38 Years  
Started Sorting Mail in High School  
Retired: Global Accounts Payable Leader

Joined Village Board ~2010  
Board President since ~2018

# The Devastation

## May 20, 2020

(3 months into Covid Pandemic)



# The Devastation



# The Devastation



# The Neighborhood – Aftermath of the Flood



# Debris South of the Rail Trail





# Tools for the Rebuilding

- FEMA Public Assistance (PA)
- FEMA Hazard Mitigation (HM)
- FEMA Individual Assistance (IA)
- Federal Highway Administration (FHWA)
- State of MI Public Act (PA) 150 Allocation
- Michigan Economic Development (MEDC) Community Development Block Grant (CDBG) Disaster Recovery (DR)



# Village of Sanford: Our Story

- 2017: Minor Flood from rain and river overflow
- 2018: Applied for grant for seven properties for flood of 2017: competitive
- 2020: February: Awarded Hazard Mitigation Grant for 2017 Flood
- 2020: March: COVID outbreak in March 2020
- 2020: May: Edenville dam breaches and floods the Village of Sanford
- 2020: August: Purchased the seven properties from 2017
- 2021: Applied for & Awarded Hazard Mitigation money for ~23 properties: tied to a disaster declaration
- 2024: ~20 properties purchased – working to close grant



# Village of Sanford: Our Experience

- Identify the properties and defining how we chose them:
  - Flood plain, remove from harm's way, move town to the East
- Estimate the cost of buying each property using pre-flood value
- Finding and contacting the property owners to explain the program and ask them to sign letter of intent
- Property owners need to sign that they are US Citizens
- Need to find out if they received any insurance that will need to be deducted
- Meet with property owners to secure their signatures



# Village of Sanford: Getting it Done

- Estimate for application – and provide explanation on how it was calculated:
  - cost to buy the property,
  - appraisal cost,
  - closing costs,
  - removal of septic tank,
  - demolition costs,
  - legal costs to write the purchase agreements & deed restriction document
  - Determine how to pay for the 10% match
  - Grant administration
- Considerations:
  - Asking people to donate or discount their services for the 10% match: legal, closing, demo, appraisal
  - Future uses and possible rezoning
  - Calculate Property Tax impact



# Village of Sanford – huh?

- Lessons Learned:
  - Two Properties didn't close:
    - One property owner sold immediately after flood, second owner said they'd participate, got in financial legal trouble and sold to unsuspecting buyer
    - One property owner said "yes" all the way to closing, planned to be part of the park, last minute sold to unsuspecting buyer. One property owner didn't like appraisal, said they'd get their own, sold to unsuspecting buyer
    - Additional property owner said "no" multiple times and then was upset when he wasn't included
  - Engineering Company and EGLE approve one set of plans and hazard mitigation does not: permeable vs. non-permeable asphalt
  - Zoning:
    - Update Midland County GIS zoning map (SEE MAP)
    - Identifying which properties are deed restricted and add to GIS and remembering land restrictions.
    - Future Planning Boards may see the zoning differently because they weren't part of current
    - How are we using the property? Summer concerts, part of a park, community garden, dog walking...
  - Need to pay and get reimbursed or can take pre-payments
  - Appraiser had to change their language on each appraisal to meet Federal requirements



# Village of Sanford: Lessons Learned

- People pulled out at the last minute
- Rezoning
- Timing of spending vs. reimbursement
- Bidding out the Appraisals and Closing  
Making sure the property is deed restricted
- Understanding the deed restrictions
- People sold to someone else before we could execute the grant – leaving pockets of property
  - Work with Michigan State Police Homeland Security but ultimate decisions for detailed project issues is from FEMA Region V in Chicago.
  - Help from Jen Boyer, Midland County Emergency Manager
  - Target improved CRS so we can minimize cost of flood insurance when the lakes come back



# The Heart of Sanford

Compliments of Zentx



# Sanford Strong

Founders: Emily Ricards, Martina Ricards, Teresa Quintana  
(Pictured with Annette Glenn)



# Sanford Shines: City of Frankenmuth Donates

Mark & Leah Lollar Pick Up & Deliver  
Megan & Andy Clark Store & Set Up



# Sanford Grows

A Grass Roots Effort: Led by Anne Mitchell



# Sanford Builds with Help from Habitat for Humanity



# Sanford Rising

## Anna Merillat Sets the Tone for the Future

🌟 This Lady! 🌟

Anna Merillat is the reason we were all able to be together today. She envisioned the Sanford Rising Series of Events, brought the organizers to the planning table, and executed a beautiful way for our community to remember and look forward. Thank you for the countless hours of work that no one sees.

Now enjoy yourself on your birthday!!! It looks like you're starting your celebration with a trip though the inflatables at Porte Park!



# Welcome to Sanford

## Time and Temperature - Restored



# Signs of Things to Come...

