

COMMUNITY DEVELOPMENT COMMITTEE
Tuesday, February 15, 2022 | 2:30PM
City Commission Chambers
AGENDA

1. Approve Agenda & November 16, 2021 Minutes
2. Public Comment
3. Downtown/Core Neighborhood Housing Needs – Presentation by Maxfield Research
 - a. Application of findings discussion, BSI Inc. & Planning Staff
4. Downtown development updates– Jim Gilmour
 - a. Riverfront renewal plan
 - b. Overview of RFP process and status updates
5. Staff Updates
 - a. HUD schedule update
 - b. Resource information
6. Adjourn – Next Meeting: May 17, 2022

Community Development Committee meetings are broadcast live on cable channel TV Fargo 56 and can be seen live at www.FargoND.gov/streaming. They are rebroadcast each Monday at 12:00 p.m. and Thursday at 3:30 p.m.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

Minutes are available on the City of Fargo Website at www.FargoND.gov/communitydevelopmentcommittee.

**COMMUNITY DEVELOPMENT COMMITTEE
MINUTES**

Regular Meeting:

Tuesday, November 16, 2021

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 2:30 p.m., Tuesday, November 16, 2021.

The Community Development Committee Members present or absent were as follows:

Present: Commissioner John Strand, Mayor Tim Mahoney, Michael Redlinger (Assistant City Administrator), Linda Klebe (Member-at-Large), Samantha McDonald (Member-at-Large), Rocky Schneider (Fargo Planning Commission), Jennifer Benson (Fargo Board of Education), Chris Brungardt (Fargo Housing & Redevelopment Authority), Thomas Hill (United Way), Mark Puppe (HBA FM), Cindy Graffeo (Downtown Community Partnership)

Absent: Ken Enockson (Member-at-Large)

Chair Strand welcomed Members to the meeting and introductions were made.

Item 1. Approve Agenda & Minutes: Regular Meeting of August 17, 2021

Member McDonald moved the agenda be approved as presented. Second by Member Klebe. All Members present voted aye and the motion was declared carried.

Member Brundgardt moved the minutes of the August 17, 2021 Community Development Committee meeting be approved. Second by Member Schneider. All Members present voted aye and the motion was declared carried.

Member Hill present.

Item 2. Public Comment

No public comment was provided.

Item 3. Renters & Evictions – Current State of Affairs, Resources, & Deficiencies

a. City Introduction

Planning Coordinator Tia Braseth introduced the topic of the current state of affairs, resources, and deficiencies as it relates to renters and evictions in the City of Fargo. She noted that the eviction moratoriums have ended.

b. High Plains Fair Housing

Michelle Rydz presented. She shared an overview of the concerns they are receiving, and how they have been providing assistance.

Discussion was held on rental assistance, and landlord/tenant issue resolution

c. Legal Services of North Dakota

d. Legal Services of Northwest Minnesota

Adele Page, Legal Services of North Dakota, and Anne Hoefgen, Legal Services of Northwest Minnesota, presented together sharing an overview of the services these organizations provide and barriers the organizations face.

Item 4. Staff Updates

a. HUD Programs – Fair Housing and Equal Opportunity Introduction

Ms. Braseth provided an overview of HUD (Department of Housing and Urban Development) programming.

b. HUD Programs – Program and Schedule Updates

Ms. Braseth shared that COVID vaccines can be received at Fargo Cass Public Health; those needing rental assistance can call 2-1-1; and an allocation plan is being worked on for HUD funding.

c. Quarterly Meeting calendar

The 2022 meeting calendar was included in the packet.

Item 5. Adjourn: Next Meeting – February 15, 2022

The time at adjournment was 3:38 p.m.

MEMORANDUM

TO: Community Development Committee

**FROM: Jim Gilmour, Director of Strategic Planning & Research
Nicole Crutchfield, Planning Director**

DATE: February 8, 2022

RE: Downtown Riverfront redevelopment

The Fargo City Commission directed the preparation of a Renewal Plan to encourage development along the river in downtown Fargo. The plan was prepared to be consistent and implement portions of the Downtown InFocus plan. In 2021 the Riverfront Renewal Plan for Tax Increment Financing strategies was adopted by the City Commission. An attachment outlines the activities within that plan.

In 2021 the City began implementation of the Riverfront Renewal Plan which included selling for development, three vacant parcels in downtown. These properties are located at 1 2nd Street South, 401 3rd Ave North, 419 3rd Street North. Developing these properties is in keeping with the adopted goals of the Downtown InFocus plan and the Renaissance Zone Development Plan.

In Fall 2021, the City of Fargo issued RFPs for three publicly owned parcels. A total of seven proposals were received, with each parcel receiving multiple options. In January a joint selection committee consisting of members of the Renaissance Zone Authority and the Economic Development Incentives Committee (formerly known as the Tax Exempt Review Committee) reviewed the proposals and developers were invited to present their proposals.

Of the three parcels, as of today, a formal recommendation has been brought forward to the City Commission to select EPIC Companies' proposal for the 1 2nd Street South parcel. At City Commission on February 7th, the City Commission elected to bring these proposals to the Community Development Committee for additional consideration on housing strategies in context to downtown. The proposals for the other two parcels are still being considered by the selection committee and will be revisited on February 22nd.

At the February 15th Community Development Committee, Jim Gilmour will provide an overview of the Riverfront Renewal Plan and the TIF incentives. He will also provide a more thorough overview of the RFP process and summary of the proposals. Developers will be invited to attend (virtual or in person) for vetting of questions or to continue conversations related to housing needs.

For background information about the RFP and the proposals for each site, please visit

<https://fargond.gov/city-government/departments/administration/strategic-planning-research>.

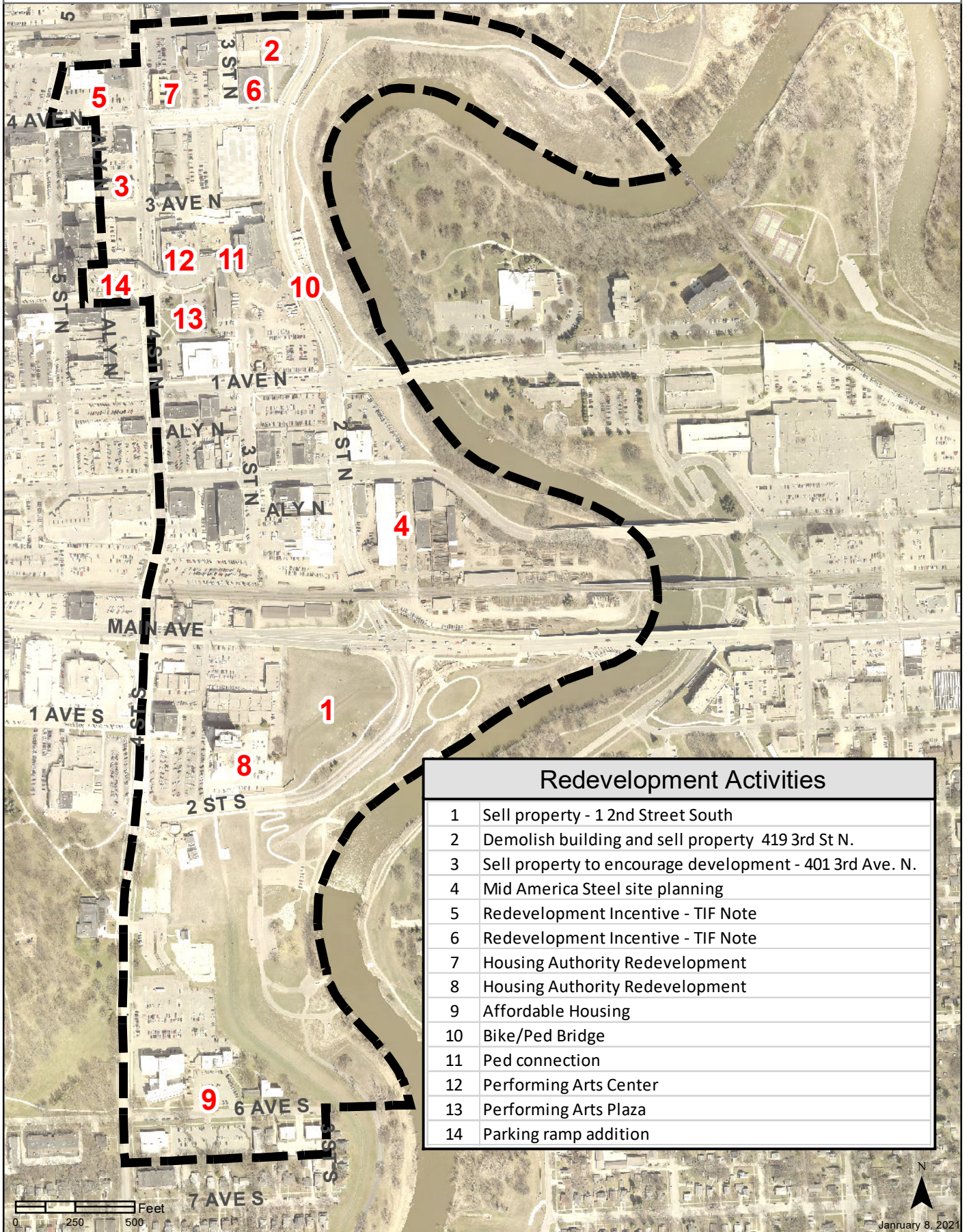
To watch the selection committee meetings, please visit

<https://fargond.gov/news-events/far-more-on-demand/boards-commissions-committees-meeting-videos/tax-exempt-review-committee> (1/19/22 and 1/25/22 meeting dates)

The Community Development Committee may want to consider board members to create a small working group to further participate in the selection process.

APPENDIX F

REDEVELOPMENT ACTIVITY MAP



Redevelopment Activities	
1	Sell property - 1 2nd Street South
2	Demolish building and sell property 419 3rd St N.
3	Sell property to encourage development - 401 3rd Ave. N.
4	Mid America Steel site planning
5	Redevelopment Incentive - TIF Note
6	Redevelopment Incentive - TIF Note
7	Housing Authority Redevelopment
8	Housing Authority Redevelopment
9	Affordable Housing
10	Bike/Ped Bridge
11	Ped connection
12	Performing Arts Center
13	Performing Arts Plaza
14	Parking ramp addition

Redevelopment Activities
▭ Renewal Area/TIF District

TIF District No. 2021-01

MEMORANDUM

TO: Community Development Committee
FROM: Tia Braseth
DATE: February 9, 2022
RE: Staff Report

This agenda item is an effort to summarize and memorialize issues, concerns, or staff action related to the work of the Planning Department since the last meeting. During the meeting, the Chair may open for discussion or questions concerning these items.

1. COVID-19 Vaccinations & Testing

Fargo Cass Public Health continues to conduct walk-in COVID-19 vaccine clinics and testing. The vaccine clinic is open Monday from 8 am to 6 pm, and Wednesday and Thursday from 8 am to 4 pm. Children ages 5-11 are now able to be vaccinated at FCPH. Appointments are required for all vaccinations. The vaccine itself is being provided at no cost by the federal government; insurance will be charged for the cost of administering the vaccination. Individuals will not be turned away for not having insurance.

For testing and screening, PCR testing and BinaxNOW Rapid Screening are provided Monday – Friday from 8 am to 5 pm at 3051 25th Street South, Fargo, Suite K. Pre-registration is required and can be completed at <https://testreg.nd.gov/>. There is no cost for testing and screening.

For the most up to date information, please visit the website. Specific clinic information, including links to make an appointment, are available at: <https://fargond.gov/city-government/departments/fargo-cass-public-health>

2. Rental Assistance & Eviction Prevention

Anyone struggling to pay rent is encouraged to call 2-1-1 (FirstLink) to be connected to rental assistance and other eviction prevention programs currently available. They will direct individuals to the best-fit assistance, such as the North Dakota Rent Help program, <https://www.nd.gov/dhs/info/covid-19/rent-help.html>, or other assistance available through SENDCAA and Presentation Partners in Housing.

The High Plains Fair Housing Center also continues to offer an eviction prevention program to income-qualified residents living in Fargo (as well as Grand Forks and Bismarck). If eligible, potential eviction prevention services offered include referral to and help applying for rental assistance programs and/or connection to a lawyer at no cost for assistance in eviction court. Call the intake line at 701-203-1077 or toll free at 1-866-380-2738.

3. HUD Programs

Staff is currently in the process of analyzing needs and preparing plans for both the HOME-ARP homeless assistance funds and the regular 2022 allocation of HUD funds.

Timeline for 2022 & HOME-ARP Funds

March	Solicitation for proposals for the HOME-ARP funds
April	Draft plan expected for both 2022 & HOME ARP funds
May	30-day comment period and public hearing held at City Commission
June – August	Begin projects associated with these funds

Current Status of Funds

Year	Funding Source	Amount	Allocated	Spent	# Activities Underway	# Activities Completed
2022	HOME & CDBG	\$1,255,000	0%	0%	n/a, project selection underway	n/a
2021	HOME ARP – 1 time pandemic funding	\$1,697,107	0%	0%	n/a, project selection underway	n/a
2021	HOME & CDBG	\$1,253,402	100%	2%	7	0
2020	HOME & CDBG	\$1,284,182	100%	52%	9	0
2019	CDBG-CV – 1 time pandemic funding	\$1,044,369	100%	31%	8	0
2019	HOME & CDBG	\$1,215,364	100%	58%	4	9
2018	HOME & CDBG	\$1,193,307	100%	89%	2	18
TOTALS		\$8,942,731		31%	27	27

HOME – HOME Investment Partnerships Program

HOME ARP – HOME American Rescue Plan

CDBG – Community Development Block Grant

CDBG-CV – Community Development Block Grant COVID-19 Preparation, Prevention, & Response

Important Reminders – 2021 program year is still in progress with City’s HUD cycle. 2022 program year begins May 1, 2022. Years 2019-2021 were extended as a result of the pandemic, so activities for 2021 have just started and 2022 projects will begin in summer 2022.

Also, HOME ARP is different than ARPA. HOME ARP funds are received from HUD and fall under the Planning & Development Department’s purview. ARPA funds are direct from the US Treasury to the City and fall under the City’s Administration purview.

Activities

Activities underway include emergency subsistence payments to prevent evictions and to house people who are experiencing homelessness, eviction prevention legal assistance and fair housing operational, salaries for housing navigators at the Downtown Engagement Center to help people find housing and stay housed, affordable multi-family and single family housing, after school and summer youth programming for teens, Gladys Ray Shelter facility improvements (recently completed), and mobile clinic operations for Homeless Health to offer COVID-19 vaccines and tests for people who are homeless.

4. Department Updates

The department staff are looking forward to a busy year ahead. Our priority activities include:

- Downtown InFocus review and status update with consultants Interface Studio.



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- Core Neighborhood Plan next steps; to include code enforcement focus, housing rehab focus, and growth plan focus as main priorities
- Onboarding two new staff members to round out the Long Range Planning division
- Housing needs analysis and housing strategy
- Homeless strategy development
- Public Arts initiatives
- Continuity of operations
- Land Development Code initiative