

M E M O R A N D U M

TO: Renaissance Zone Authority

FROM: Nicole Crutchfield, Planning Director
Maegin Elshaug, Planning Coordinator

DATE: December 18, 2020

RE: Renaissance Zone Authority Meeting

The next meeting of the Renaissance Zone Authority will be a virtual meeting held on Tuesday, December 22 at 8:00 a.m. in the Commission Chambers at Fargo City Hall. If you are not able to attend, please contact staff at 701.241.1474 or Planning@FargoND.gov. Thank you.

RENAISSANCE ZONE AUTHORITY Tuesday, December 22, 2020, 8:00 a.m. Commission Chambers AGENDA

1. Approve Order of Agenda
2. Approve Minutes: Regular Meeting of April 22, 2020 (Attachment 1)
3. Review application from Craig Enclave OG, LLC (New Construction) located at 6 & 10 6th Avenue North; 505 & 509 Oak Street North (Attachment 2)
4. Hazardous Substance and Petroleum Brownfields Grant work and Brownfield Advisory Committee information
5. Other Business and Public Comments
 - a. 2021 Renaissance Zone Authority Meeting Schedule
6. Next Meeting – January 27, 2021

Renaissance Zone Authority meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.FargoND.gov/streaming. They are rebroadcast each Friday at 2:30 p.m. for one month following the meeting.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. 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 Web site at www.FargoND.gov/RenaissanceZoneAuthority.

RENAISSANCE ZONE AUTHORITY MINUTES

Regular Meeting:

Wednesday, April 22, 2020

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held virtually at 8:00 a.m., Wednesday, April 22, 2020.

The Renaissance Zone Authority members present or absent were as follows:

Present: Dr. Dean Bresciani, Commissioner Dave Piepkorn, Prakash Mathew, Commissioner Tony Grindberg, Cari Luchau, Deb Mathern, Steve Swiontek, Chad Peterson

Chair Mathern called the meeting to order.

Item 1: Approve Order of Agenda

This item was heard after Item 2.

Chair Mathern moved the Order of Agenda be approved as presented.

Item 2: Minutes: Regular Meeting of October 23, 2019

Member Bresciani moved the minutes of the October 23, 2019 Renaissance Zone Authority meeting be approved. Second by Member Swiontek. All Members present voted aye and the motion was declared carried.

Item 3: Review Application from Epic Gateway North Real Estate Holdings, LLC (New Construction) located at 300 Main Avenue North: APPROVED

Planner Kylie Bagley presented the staff report for a new construction project at 300 Main Avenue noting that the project scored a 98/100 and staff is recommending approval.

Member Luchau present.

Applicant Brian Kounovsky spoke on behalf of the application.

Discussion was held on the average cost per square foot for new construction projects in the Fargo area.

Members Grindberg noted support of this project and that the location of it serves as a gateway into the City.

Further discussion continued on the amount of underground and surface parking, and communications with neighboring properties. Mr. Kounovsky noted he has received positive feedback on the project.

Member Bresciani moved to recommend approval to the Fargo City Commission to approve the application submitted by Epic Gateway North Real Estate Holdings, LLC and to grant the property tax and the State income tax exemptions as allowed by the North Dakota Renaissance Zone law contingent upon completion of the project and verification of costs. Second by Member Luchau. On call of the roll Members Luchau, Mathew, Swiontek, Peterson, Grindberg, Bresciani, Mathern, and Piepkorn voted aye. The motion was declared carried.

Item 4: Other Business and Public Comments

Ms. Bagley noted the look of the staff report for today's meeting was updated to reflect the adapted changes to the Renaissance Zone Plan.

Item 5: Next Meeting – May 27, 2020

The time at adjournment was 8:14 a.m.



**Renaissance Zone Staff Report for
Craig Enclave OG, LLC (311-F)
6 & 10 6th Avenue North; 505 & 509 Oak Street North**

Project Evaluation:

The City of Fargo received a Renaissance Zone application from Craig Enclave OG, LLC to construct a 5-story residential project at 6 & 10 6th Avenue North and 505 & 509 Oak Street North. Pursuant to the application, project proposes to construct a building with one floor of below grade parking, first floor parking and walk-out apartment units, with additional multi-family units on floors two through four (117 total multi-family units), and the top floor having 14 for-sale condominiums units.

The construction would begin spring of 2021 and the proposed timeframe of completion of Summer 2022.

The Planning Department has reviewed the application and has provided a project ranking based on the analysis below:

1. **Renaissance Zone Plan Goals:** Use consistent with the RZ Plan (as per Visions and Goals): As noted in the 2019 Renaissance Zone Development Plan. (*responses are from applicant for item 1*)
 - a. *Grow as a Neighborhood:* Invest in housing to increase the population living Downtown and maintain Downtown's diversity.
The project will add 117 multi-family units and 14 for-sale condominiums to Downtown as well as the Oak Grove Neighborhood.
 - b. *Prosper as a Business Center:* Increase the number and types of jobs Downtown.
The project will bring new home owners and residents that will live, work, and play Downtown to support the growing number of businesses and jobs that call Downtown home.
 - c. *Thrive as a Destination:* Create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop of the community's social life.
The project was artfully designed to fit within the context of the historic Oak Grove neighborhood and river scape setting. The property borders the Wildflower Grove Park offering convenient access to the riverwalk trails while overlooking downtown Fargo, the Hjemkomst Center, and the Red River.
 - d. *Be a model for Inclusive Growth and Development:* Protect Downtown's diversity and evolve as a model for equitable growth and development.
The project will bring more opportunities for ownership in Downtown Fargo. We [*the applicant*] worked to partner with the neighborhood while putting a strong plan in place and believe this project will serve as a catalyst for future revitalization in the area.
 - e. *Complete our Streets:* Make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car.
The project requires improvements to the infrastructure (streets, sidewalks, utilities) and will have connectivity to river bike paths with ease access to Downtown.
 - f. *Park Smart:* Manage parking resources to meet the needs of drivers, while also making room for new development and activity.
The site contains 145 indoor parking spaces and 75 outdoor parking spaces. The Total 220 parking spaces is adequate to support the 131 total units.

- g. *Play with purpose:* Develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater).
The project borders the beautiful Wildflower Grove Park offering public green spaces to the residents and helping further activate the park. The residents will have convenient access to the river walk trails and river scape scenery. The levee and setbacks provide for a substantial amount of pervious greenspace adjacent to the park.

(17/20 points)

2. **Investment Thresholds:** Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in this RZ Plan?

According to the application, the structure accommodates 215,712 square feet, as follows:

- *Proposed Building Total:* approximately 215,712 SF
- *Commercial:* approximately 0 SF
- *Residential:* approximately 122,345 SF (97,700 SF Apartments; 24,645 SF Condominiums)
- *Parking:* approximately 64,115 SF

**Remaining SF includes ancillary space, such as amenities, lobbies, corridors, elevators, etc.*

Overall, the application estimates a total capital investment of \$25,931,000, which calculates to approximately \$120.21 per square foot.

(10/10 points)

3. **High Priority Land Use:** The new construction or proposed improvements are representative of “High Priority Land Uses” as defined by this RZ Plan (page 9).

- a. Primary Sector Business:
N/A
- b. Active Commercial, Specialty Retail or Destination Commercial:
No
- c. Mixed Use Development:
No

(0/20 points)

4. **Targeted Areas:** Is the investment located in a “Targeted Area” as defined by this RZ Plan? Consideration shall be given to whether this property has been vacant or underutilized for a period of time and/or whether the property is specifically targeted for clearance.

- a. Parcels that have been vacant or underutilized for an extended period of time:
Detached housing was located on the property, but over the last several years has been demolished. A project has been contemplated at this location for many years.
- b. Parcels specifically targeted for clearance:
The RZ Plan identifies Block 55 for: Clearance and redevelopment; housing

(10/10 points)

5. **Urban Design:** Is the project representative of strong urban design principles?

The project embodies strong urban design principles, including density, form, materials, and proximity/adjacency to amenities. The design contemplates the interface of the structure to the right-of-way, and it is located adjacent to the Red River where residents can connect to metro area trails and other destinations. The building consists of a variety of materials as well as projections and recessions, which create architectural interest. The project is located within the DMU, Downtown-Mixed Use zoning district and will have to meet the architectural intent of that zoning district requirements as well.

(10/10 points)

6. **Investment Analysis:** Consideration and analysis as to the total actual investment.

As proposed, the redevelopment project and improvement costs significantly exceed both the 50% (true and full value of the building) and \$100 per square foot requirement. As previously noted, the application represents a total estimated investment of \$25,931,000, which calculates to approximately \$120.21 per square foot.

(10/10 points)

7. **Business Relocation:** Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community?

The project does not involve the movement or relocation of a business from another North Dakota community.

(Criteria does not apply)

8. **Street Activation:** Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?

The building is architecturally designed and provides interest with varying projections and recesses, colors, textures and materials, and other vertical elements. Renaissance Zone projects are anticipated to be conscience of four-sided design, which has been seen with other projects within the downtown, which the design reflects.

The project is adjacent to the proposed Oak Grove Historic Overlay, which is scheduled for review by the City Commission on December 28, 2020 meeting. The historic overlay is intended to preserve the historic nature of structures, which are mostly single-family, detached residences. The multi-dwelling project is a larger scale than what is typical for a majority of this area, however, there are condo buildings (range of sizes) within the boundary of the proposed historic overlay. The project provides residential units for rent and condos for ownership, which means more residents in the neighborhood. More residents provide more “eyes on the street” and street activation in this area. The project is on the edge of the Downtown area, providing alternate transportation options for Downtown destinations.

(8/10 points)

Summary:

This application received a score of 65 on a 90-point scale (item 7 does not apply). The applicant met criteria and the use is consistent with the RZ Plan. In addition, the proposed new construction project surpasses the local capital improvement requirement of \$100 per square foot for new construction. The amount invested in the project exceeds state and local guidelines. The project does not involve the relocation of commercial businesses from another North Dakota city. The applicant will not be seeking any historic preservation tax credits.-This project will make use of a lot that is currently underutilized.

To note, the project ranking total is lower than typical (a Renaissance Project typically ranks in the 90's). However, there are several factors to explain this project ranking that should be considered. When Renaissance Zone Development Plan was updated in 2019, the list of criteria was slightly adjusted to align with the Downtown InFocus plan. This means that we are essentially working with a new set of metrics to review projects against, and we are just beginning to see how this is working with new projects. When reviewing the study area of the Downtown InFocus plan, this block is located outside which can explain why some aspects of the project do not align with the criteria.

Additionally, this is the first solely residential project since the approval of the Renaissance Zone Development Plan Update. It is typical for projects located in the heart of downtown to be mixed-use, while this project is solely residential. When reviewing the redevelopment opportunity for this block, the Development Plan specifically states this block as an opportunity for clearance and redevelopment of housing, and does not contemplate mixed-use. Also, while this block is outside the study area of the Downtown InFocus plan, the future land use map within the plan contemplated the fringe areas, as they interface with Downtown. The future land use plan proposes that this location is appropriate for residential use.

Furthermore, the project is located on a satellite block. Per State requirements, a satellite block, which is not contiguous with the zone boundary, is allowed. By virtue, it's likely that this block is not located in the heart downtown, but on the periphery or potentially even further away. Much of the project criteria is related to the location of being within the downtown core.

Staff finds that although the project does not score as high as others in the past, there are reasons why this can be explained. Staff believes that this project will be a benefit to the downtown community and will positively contribute to the health of surrounding neighborhood and nearby businesses and is recommending approval.

Suggested motion:

Recommend approval to the Fargo City Commission to approve the application submitted by Craig Enclave OG, LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the ND Renaissance Zone law contingent upon completion of the project and verification of costs.

Minimum Criteria (New Construction Proposals)			
Criteria:		Staff Rating	Possible Points
1	Use consistent with the plan (as per Vision and Goals)	17	20
2	Does the investment comply with minimum investment thresholds (locally determined) for residential and commercial projects as set forth in the RZ Plan?	10	10
3	<p>The new construction or proposed improvements are representative of “High Priority Land Uses” as defined in the RZ Plan:</p> <ul style="list-style-type: none"> • Primary sector business, industry and talent-dependent Enterprises • Active Commercial, Specialty Retail and/or Destination Commercial • Mixed use development (combination of housing, commercial, and/or retail uses in a horizontal or vertical fashion) 	0	20
4	<p>The investment is located in a ‘Target Area’ as defined by the RZ Plan:</p> <ul style="list-style-type: none"> • Parcels that have been vacant or underutilized for an extended period of time • Parcels specifically targeted for clearance 	10	10
5	Is the project representative of strong urban design principles?	10	10
6	Consideration and analysis as to the total actual investment in the project: Consideration can be given for the level of capital investment in a project. (i.e., additional consideration can be given for higher levels of investment)	10	10
7	<p>Consideration as to whether the project will include or accommodate the relocation of a business from another North Dakota community:</p> <ul style="list-style-type: none"> • Commercial tenants that are re-locating within the Downtown Area (as defined by the 1996 Downtown Area Plan) are not eligible for tax incentives without special approval from the Zone Authority • Commercial tenants that are relocating from a North Dakota community (other than Fargo) to the Fargo Renaissance Zone are not eligible for tax incentives without special approval from the Zone Authority. 	N/A	N/A
8	Will the project fit contextually and will the project contribute or enhance the area from an architectural perspective?	8	10
Total Rating (90 possible points)		65	90

APPLICATION FOR RENAISSANCE ZONE PROJECT

Property owners, business owners, developers or investors interested in pursuing a Renaissance Zone project should review the 2019 RZ Plan. The RZ Plan delineates the current geographical boundaries of the program (only certain blocks within the downtown core are included) and provides additional detail on minimum investment requirements and applicable program goals and objectives that must be met.

Application submitted for (check all that apply):

- | | |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Commercial Lease |
| <input type="checkbox"/> Purchase with Major Improvements | <input type="checkbox"/> Rehabilitation: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential |
| <input type="checkbox"/> Primary Residential Purchase | <input type="checkbox"/> Block Addition |

Property Owner Information
Name (printed): Jesse Craig
Name (printed):
Address: PO Box 426, Fargo, ND 58107

Contact Person Information (if different than owner)
Name (printed): Tim Gleason (Enclave Development)
Address: 1 2nd St N #102, Fargo, ND 58102

Parcel Information
Address: 10 6th Ave N; 6 6th Ave N; 505 Oak St N; 509 Oak St N Fargo, ND 58102
Unit Number:
Renaissance Zone Block Number: 55
Legal Description (attach separate sheet if more space is needed): Lot 2, Block 1 of Craigs Oak Grove Second Addition
See Minor Plat
Parcel Number: 01876600200000

Is this property listed on or a contributing structure to the National Register of Historic Places? ☐ Yes ☒ No
Do you intend to apply for a Historic Preservation Tax Credit in conjunction with this project? ☐ Yes ☒ No

Project Information	
Total Project Cost: (Qualified Capital Improvements) \$25,931,000.00	
Current Use of Property: Blighted single family homes and vacant land	
Anticipated Use Upon Completion: 117 Multifamily Units and 14 Condominiums	
Expected Date of Purchase: -	Expected Date of Occupancy: 6/1/2022
Estimated Property Tax Benefit: (Over five year exemption period) \$1,500,000.00	Estimated State Income Tax Benefit: (Over five year exemption period) \$200,000.00
Current Employees: (Full-time equivalent) 0	Anticipated Employees: (Full-time equivalent) 75 construction

Scope of Work

Construction will consist of five stories above grade with one story below grade parking. Part of the first level will be a combination of at-grade parking and walk-out apartment units. In total, the project will contain 117 multifamily units and 14 for-sale condominium units on the top floor. The existing improvements will be removed and a flood levee will be added to the site.

Additional Project Information

New Construction/Rehabilitation/Purchase with Improvements Only

Current Building Value: (Taxable Improvement Value) \$800,000.00	Estimated Building Value Upon Completion: (Taxable Improvement Value) \$21,500,000.00
Building Area Upon Completion (SF): 215,712	Number of Stories Upon Completion: Five

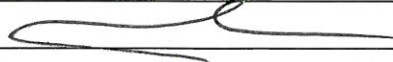
Commercial Lease Only

Lease Area Upon Completion (SF):			
Type of Business:			
<input type="checkbox"/> New business moving to the Renaissance Zone	<input type="checkbox"/> Expanding Business moving to the Renaissance Zone	<input type="checkbox"/> Existing Business Expanding within the Renaissance Zone	<input type="checkbox"/> Continuation of a lease moving from one Renaissance Zone Project to another Renaissance Zone Project

Residential Purchase Only

Will this be your primary place of Residency?:

Acknowledgement – We hereby acknowledge that we have familiarized ourselves with the rules and regulations to the preparation of this submittal and that the forgoing information is true and complete to the best of our knowledge.

Owner (Signature): 	Date: <u>11-3-20</u>
Joint Owner (Signature): _____	Date: _____
Representative (Signature): <u>Tim gleason</u> <small>Digitally signed by Tim gleason DN: C=US, E=tim@endavecompanies.com, CN=Tim gleason Date: 2020.10.29 17:59:05-05'00'</small>	Date: <u>10-29-2020</u>

THE FOLLOWING CHECKLIST MUST BE COMPLETED AND SUBMITTED WITH THE APPLICATION FORM:

		Submitted	N/A
Renaissance Zone Project	Current photos of property, relevant to project scope and proposed renderings of the proposed project	<input checked="" type="checkbox"/>	
	Certificate of Good Standing from the Office of the State Tax Commissioner	<input checked="" type="checkbox"/>	
	Business Incentive Agreement from the Department of Commerce for all non-residential projects	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	For residential purchases proved a copy of the purchase agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Goals and objectives as outlined in the 2015 Fargo Renaissance Zone Development Plan (Attachment A)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION DEADLINES:

The Renaissance Zone Authority regularly meets on the Fourth Wednesday of each month at 8:00 am in the in the City Commission Chambers at 225 4th Street North, Fargo, ND 58102. For consideration during a monthly meeting:

- **Renaissance Zone** applications are due by 4:30 pm on the **first Wednesday of each month.**

REQUIREMENTS, POLICIES, AND GUIDELINES:

The Renaissance Zone is administered according to the following written documents, each of which are available on the City of Fargo's website.

- **Renaissance Zone Designation**
 - o City of Fargo Renaissance Zone Development Plan
 - o North Dakota Renaissance Zone Program Guidelines

CERTIFICATION:


Applicant certifies that, to the best of his/her knowledge and belief, the information contained in the application and attached hereto is true and correct. Applicant also certifies that he/she understands all written requirements, policies, and guidelines of the Fargo Renaissance Zone Authority, the City of Fargo, and/or the State of North Dakota governing the use of the procedure or program being applied for:

Tim gleason
Digitally signed by Tim gleason
 DN: C=US, E=timg@enclavecompanies.com, CN=Tim gleason
 Date: 2020.10.29 18:03:26-05'00'
 (Applicant's Signature)

Tim Gleason
 (Printed Name)

10-29-2020
 (Date)

If the property owner(s) and applicant are different, the property owner certifies that he/she has full knowledge of this application and consents to its submission:


 (Applicant's Signature)

Jesse Chazy
 (Printed Name)

11-3-2020
 (Date)

(Applicant's Signature)

(Printed Name)

(Date)

Goals of the Fargo Renaissance Zone Plan

Is the proposed use of the project consistent with the RZ Plan? As noted in the Renaissance Zone Development Plan the desired land use will contribute to a number of goals:

1. *Grow as a Neighborhood.* How will this project invest in housing to increase the population living Downtown and maintain Downtown's diversity?

The project will add 117 multifamily units and 14 for sale condominiums to Downtown as well as the Oak Grove neighborhood

2. *Prosper as a Business Center.* How will this project increase the number and type of jobs Downtown (or accessible from Downtown)?

The project will bring new home owners and residents that will live, work, and play Downtown to support the growing number of businesses and jobs that call Downtown home

3. *Thrive as a Destination.* How will this project create a unique Downtown experience with an activated riverfront and vibrant sidewalks and public spaces that serve as the backdrop to the community's social life?

The project was artfully designed to fit within the context of the historic Oak Grove neighborhood and river scape setting. The property borders the Wildflower Grove Park offering convenient access to the riverwalk trails while overlooking downtown Fargo, the Hjemkomst Center, and the Red River.

4. *Be a Model for Inclusive Growth and Development.* How will this project protect Downtown's diversity and evolve as a model for equitable growth and development?

The project will bring more opportunities for ownership in Downtown Fargo. We worked to partner with the neighborhood while putting a strong plan in place and believe this project will serve as catalyst for future revitalization in the area.

5. *Complete our Streets.* How will this project make complete streets common place and encourage trips by foot, bicycle, and bus, as well as car?

The project requires improvements to the infrastructure (streets, sidewalks, utilities) and will have connectivity to river bike paths with easy access to Downtown

6. *Park Smart.* How will this project manage parking resources to meet the needs of drivers, while also making room for new development and activity?

The site contains 145 indoor parking spaces and 75 outdoor parking spaces. The total 220 parking spaces is adequate to support the 131 total units.

7. *Play with Purpose.* Will this project develop a system of connected all-season green spaces designed for people (of a range of ages and interests) and purpose (as infrastructure that absorbs stormwater)?

The project borders the beautiful Wildflower Grove Park offering public green spaces to the residents and helping further activate the park. The residents will have convenient access to the river walk trails and river scape scenery. The levee and setbacks provide for a substantial amount of previous green space adjacent to the park.

ENCLAVE DEVELOPMENT FARGO

FARGO, ND

City of Fargo Presentation

esg



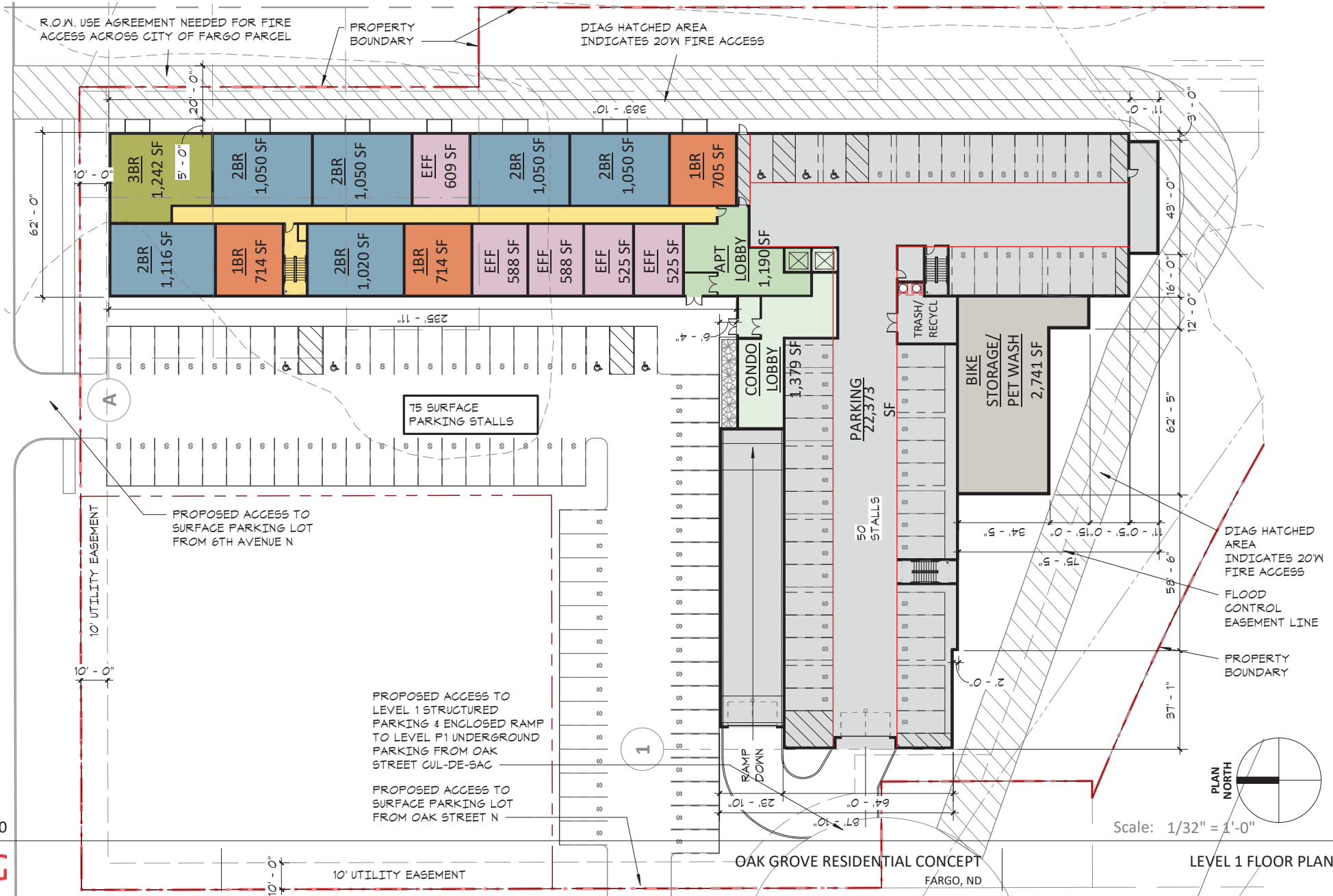
SITE CONTEXT



09.14.20

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6TH AVE. N



09.14.20

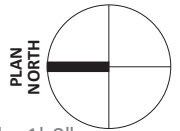
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OAK GROVE RESIDENTIAL CONCEPT
FARGO, ND

Scale: 1/32" = 1'-0"

LEVEL 2 FLOOR PLAN





Scale: 1/32" = 1'-0"

09.14.20



OAK GROVE RESIDENTIAL CONCEPT
FARGO, ND

LEVEL 3 FLOOR PLAN

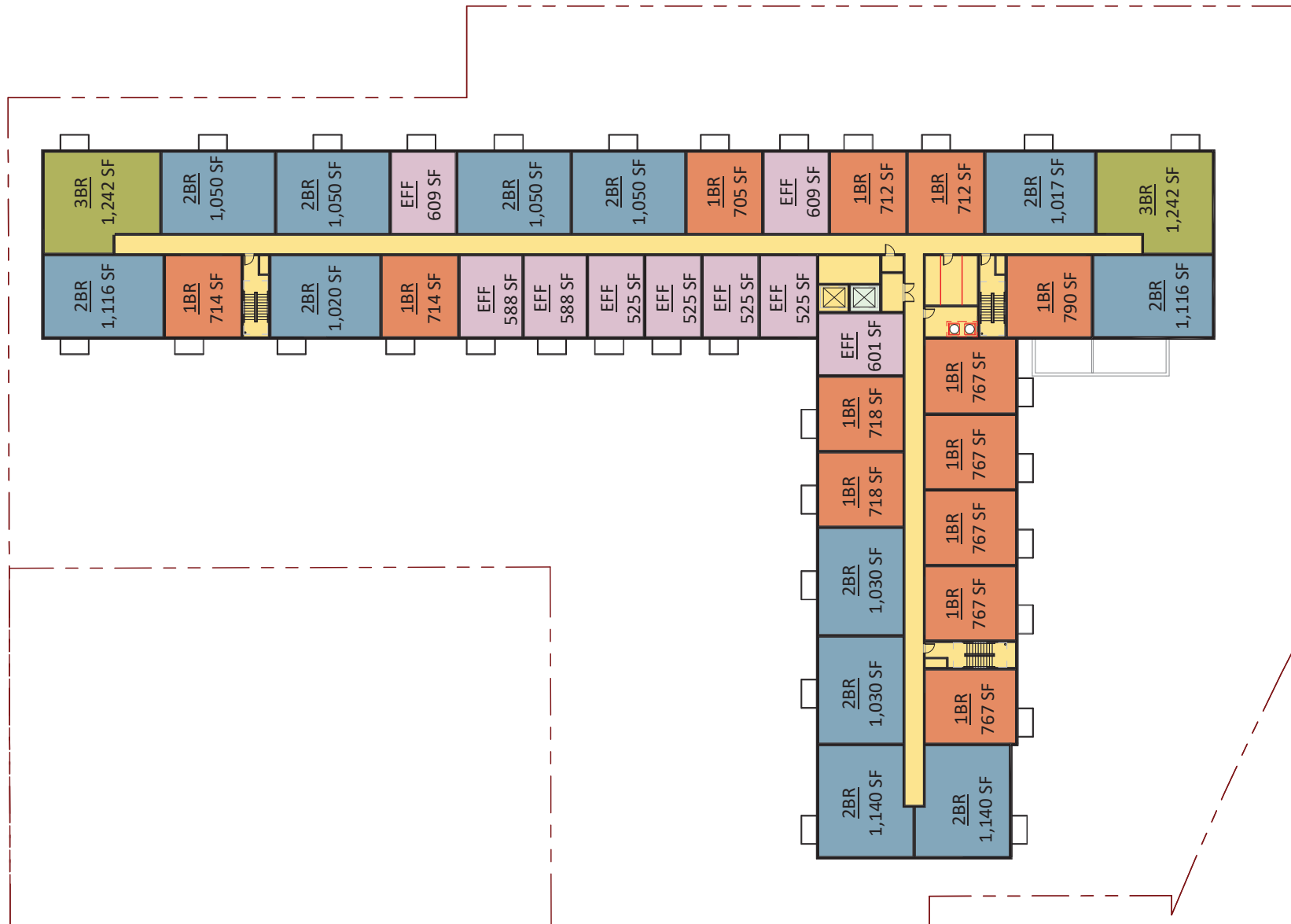
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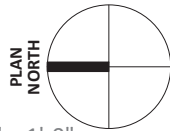
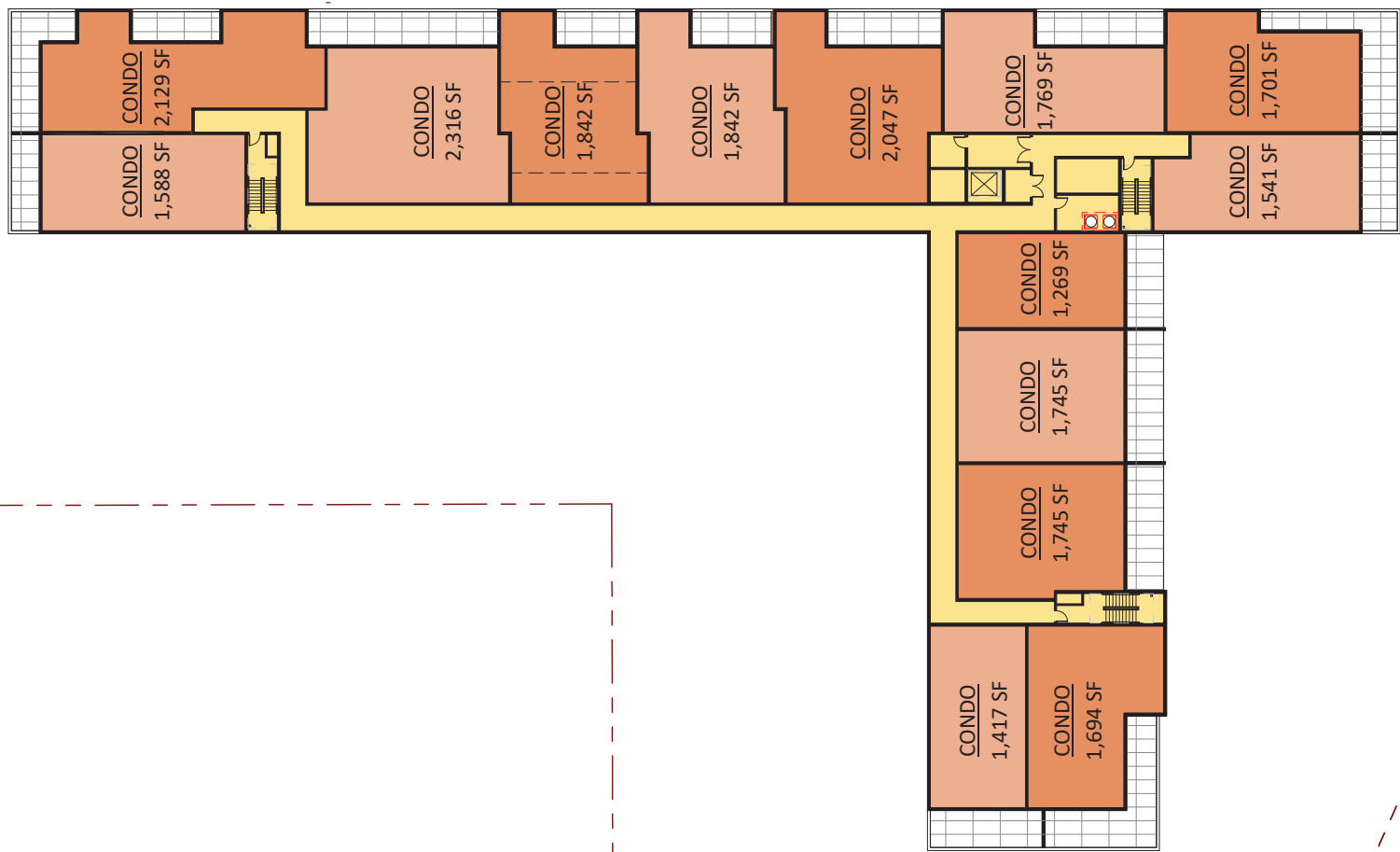
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OAK GROVE RESIDENTIAL CONCEPT
FARGO, ND

Scale: 1/32" = 1'-0"

LEVEL 4 FLOOR PLAN





Scale: 1/32" = 1'-0"

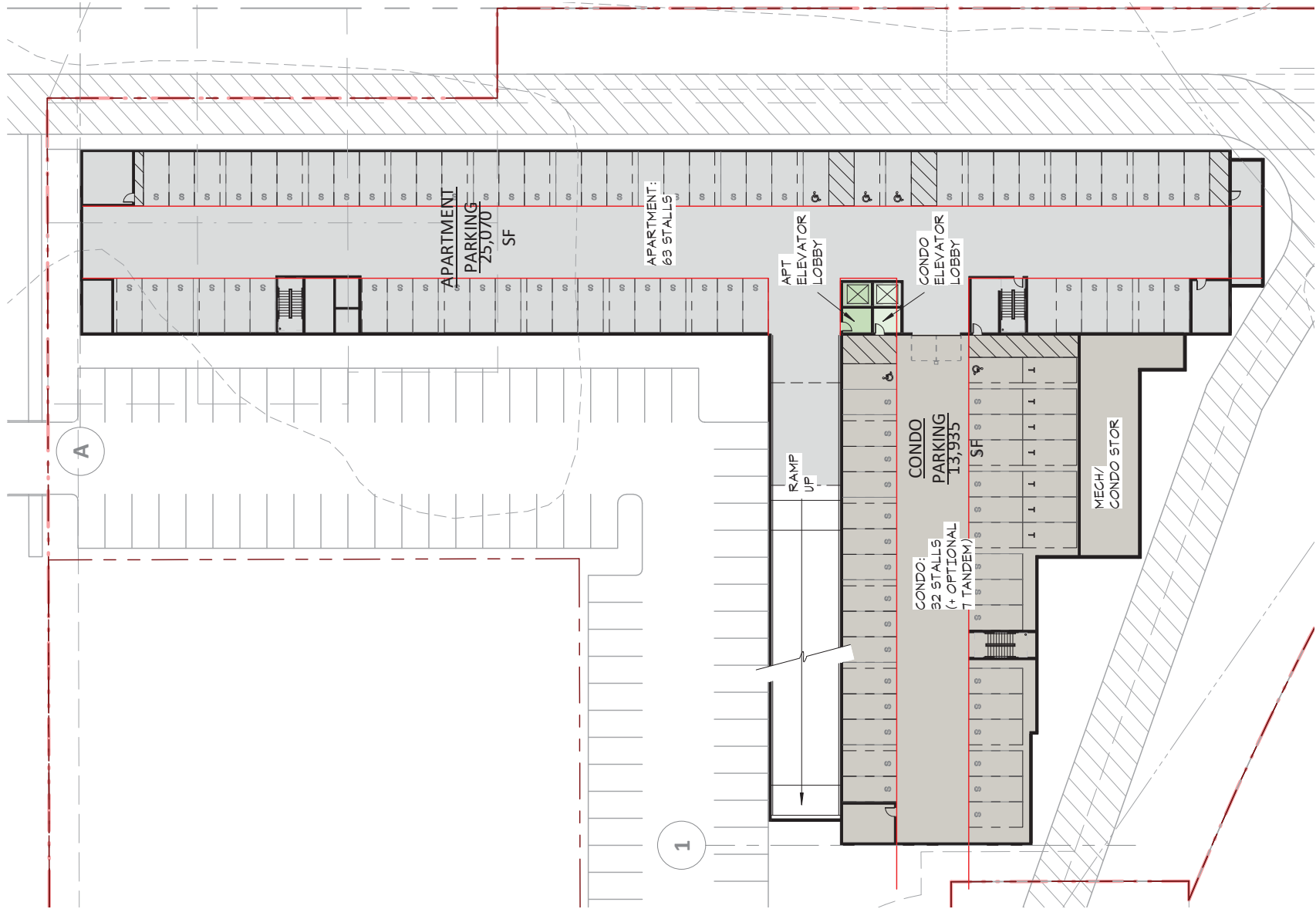
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OAK GROVE RESIDENTIAL CONCEPT
FARGO, ND

LEVEL 5 FLOOR PLAN

Scale: 1/32" = 1'-0"



PERSPECTIVES

1. VIEW OF SOUTH-EAST END FROM WILDFLOWER GROVE PARK



PERSPECTIVES

2. VIEW OF NORTH-EAST CORNER FROM WILDFLOWER GROVE PARK



ENTRANCE

3. AERIAL VIEW OF ENTRANCE AND UNIT PATIOS



BUILDING KEY PLAN

ENTRY

4. AERIAL VIEW OF AMENITY DECK



MEMORANDUM

TO: Renaissance Zone Authority

FROM: Nicole Crutchfield, Planning Director

DATE: December 18, 2020

RE: Hazardous Substance and Petroleum Brownfields Grant work and Brownfield Advisory Committee

In October 2016, the City of Fargo received a Hazardous Substance and Petroleum Brownfields grant from the Environmental Protection Agency. Over the last several years, staff has been working with consultant Stantec to administer the grant, which specifically addresses topics of Brownfields Inventory, Phase I Environmental Site Assessments, Phase II Environmental Assessments and Community Outreach. The focus of the grant was redevelopment opportunities on properties along the Red River located in Downtown. We see overlap in this work with the work of the Renaissance Zone Authority and implementation of the Renaissance Zone Development Plan.

As part of the Brownfields Assessment Grant, a Brownfield Advisory Committee is recommended. We would like to use the Renaissance Zone Authority as this committee to serve as advisory for redevelopment components related to the Brownfields grant, as we see common interests with both the grant and the work of the Renaissance Zone Authority of redevelopment in the downtown area. Additionally, we see this committee as a tool to further connect the work of the Downtown InFocus Plan with the Renaissance Zone priorities since many members of the Renaissance Zone Authority were on the steering committee of the Downtown InFocus Plan

As we begin the next year, specifically with opportunity sites, we will be conducting a deeper dive into the Mid America Steel site as we review the environmental assessment. At our next Renaissance Zone Authority meeting we will bring back some recommended work activities and next steps as we continue further with this work.

Recommendation:

None at this time, for discussion purposes only.

MEMORANDUM

TO: ALL DEPARTMENTS

FROM: ALBERT GIBSON, PLANNING AND DEVELOPMENT DEPARTMENT AG

DATE: DECEMBER 1, 2020

SUBJECT: 2021 RENAISSANCE ZONE AUTHORITY MEETING SCHEDULE

Listed below are the Renaissance Zone Authority meeting dates for the calendar year 2021.

2021 Meeting Schedule

Renaissance Zone Authority Meetings	
	January 27
	February 24
	March 24
	April 28
	May 26
	June 23
	July 28
	August 25
	September 22
	October 27
	*November 23
	December 22
Renaissance Zone Authority meetings will be held the 4th Wednesday of each month at 8:00 a.m. in the Commission Chambers at City Hall.	
*Date/day change from Wednesday to Tuesday due to the Thanksgiving Holiday.	