

**COMMUNITY DEVELOPMENT COMMITTEE
MINUTES**

Regular Meeting:

Wednesday:

May 25, 2016:

The Regular Meeting of the Community Development Committee of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 3:30 p.m., Wednesday, May 25, 2016.

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

Present: Linda Boyd, Linda Klebe, John Paulsen, Jan Ulferts Stewart, Samantha McDonald

Absent: Commissioner Melissa Sobolik, Commissioner Tim Mahoney, Bruce Grubb, Lynn Fundingsland

Item 1. Welcome

Acting Chair Boyd welcomed Members to the meeting and introductions were made.

Item 2. Review Storefront Rehabilitation at 524 7th Street North

Community Development Administrator Dan Mahli introduced the proposed storefront rehabilitation project to be considered for 2015 Community Development Block Grant (CDBG) funding, adding this project has been reviewed and approved by the Historic Preservation Commission.

Matthew Gasper, property owner at 524 7th Street North, and Mike Gunderson, Olaf Anderson Construction, discussed the details of the storefront façade renovation which include removal of the non-historic entrance canopy, addition of new entrance/lobby area, and addition of a new, taller façade in the entrance area.

Mr. Paulsen moved to approve the request for \$15,000 as presented. Second by Ms. Ulferts Stewart. All Members present voted aye and the motion was declared carried.

Item 3. Review Storefront Rehabilitation at 1208 1st Avenue North

Mr. Mahli introduced the proposed project for demolition at 1208 1st Avenue North, noting this project will help to remove some blighted conditions within the downtown area.

Mike Zimney, The Kilbourne Group, spoke on behalf of the project. He noted this property has been a persistent problem rental property, with numerous code violations and frequent calls for service to the police and has been vacant for five months.

Ms. Klebe moved to approve the request for \$15,000 as presented. Second by Ms. McDonald. All Members present voted aye and the motion was declared carried.

Item 4. Efargo Energy Efficiency Initiative and Passive House Update

Malini Srivastava, Project Lead and Principal Architect, gave a presentation on the efargo Energy Efficiency Initiative, which was selected as a finalist for the Georgetown University Energy Prize. She noted the Georgetown University Energy Prize is a nationwide competition to improve energy efficiency in cities and Fargo is in 3rd place out of 50 communities nationwide.

Nick Braaksma and Dylan Neuruer, Graduate Research Assistants with North Dakota State University (NDSU) provided an update on the passive house partnership between the City of Fargo, NDSU, and Habitat for Humanity, noting a passive house is a building that cuts energy consumption by 60-80% compared to code buildings.

Mr. Mahli stated there are 3 City-owned lots at 1015, 1017, and 1021 13th Avenue South which are being considered for redevelopment into detached homes. Two of the efargo demonstration homes are proposed to be built as passive, energy-efficient housing. Dan Mahli added the City Commission and Community Development Committee have approved this high performance, affordable housing project as part of the 2016 Community Development Action Plan and the Planned Unit Development will be presented to the Planning Commission at its June meeting.

Item 5. Review 2016 Special Assessment Assistance Program and Policy

Mr. Mahli reviewed the City of Fargo's Special Assessment Assistance Program and Policy, noting 98 households were assisted in 2015 (33 households were at or below 30% of Fargo's median income; 23 households were at or below 40% of the median income; and 42 households were at or below 60% of the median income).

Item 6. Update on Homebuyer and Tenant Education

Mr. Mahli presented an update on Homebuyer and Tenant Education. He stated The Village Family Service Center is no longer providing Homebuyer or Tenant Education. Currently, online programs are available and conversations are happening regarding the re-establishment of the programs in Fargo-Moorhead.

Item 7. Other Business

Mr. Mahli announced Community Development Planner Monica Graber will be retiring July 1. The Community Development Committee expressed its appreciation to Monica for her great work and service to the citizens of Fargo and the Department of Planning and Development for over 40 years. Fargo is a better place because of Monica Graber.

Item 8. Adjourn

The time at adjournment was 4:39 p.m.