

BOARD OF CITY COMMISSIONERS
Fargo, North Dakota

Regular Meeting: Monday: February 11, 2008:

The Regular Meeting of the Board of City Commissioners of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 5:00 o'clock p.m., Monday, February 11, 2008.

The Commissioners present or absent were as shown following:

Present: Coates, Mahoney, Williams, Wimmer, Walaker.

Absent: None.

Mayor Walaker presiding.

Order of Agenda Approved:

Commissioner Coates moved the Order of the Agenda be approved.

Second by Wimmer. All the Commissioners voted aye and the motion was declared carried.

Minutes Approved:

Commissioner Coates moved that the Minutes of the Regular Meeting of the Board held on January 28, 2008 and the Special Meeting of the Board held on January 30, 2008 be approved as read.

Second by Wimmer. All the Commissioners voted aye and the motion was declared carried.

Consent Agenda Approved:

Commissioner Coates moved the Consent Agenda be approved as follows:

- a. 2nd reading, waive reading and final adoption of an Ordinance Rezoning Certain Parcels of Land Lying in Yunker Farm Addition to the City of Fargo; 1st reading, 1/28/08.
- b. Purchase of new pumper for the Fire Department from Custom Fire Apparatus, Inc. in the amount of \$355,155.
- c. Sale of NRI property at 812 8th Street North for \$69,900.
- d. Set 2/25/08 as the date for a public hearing on MIDA bond financing for the Metro Sports Foundation, Inc.
- e. Justice Assistance grant for the Rape and Abuse Crisis Center in the amount of \$13,844 for fiscal year 2008 (CFDA #16.738).

- f. Health Department budget adjustment and North Dakota Department of Health Notice of Grant Award Amendment for the City Readiness Initiative (CFDA #93.283).
- g. Applications for five-year tax exemptions for improvements made to buildings:
 - (1) Connie Piepkorn, 1321 3rd Street North.
 - (2) Mark and Carrie Johnson, 1413 3rd Avenue South.
 - (3) Michele and Nick Kuppich, 918 19th Street South.
- h. Applications for Games of Chance:
 - (1) Longfellow Public School PTA for bingo on 3/29/08.
 - (2) Francis J. Beaton Chapter 1, Disabled American Veterans for a raffle on 5/22/08.
 - (3) Cathedral of St. Mary for bingo and a raffle on 5/4/08.
 - (4) National Guard Association of North Dakota for a raffle on 2/23/08; Public Spirited Resolution.
 - (5) Red River Valley Figure Skating Club for a raffle on 3/9/08.
 - (6) Dakota East Central Chapter - Pheasants Forever, for a raffle on 3/2/08; Public Spirited Resolution.
 - (7) Fargo Catholic Schools Network for a raffle on 4/26/08.
- i. Donation of obsolete lighting equipment to EVAC.
- j. Plat of Burgum Addition (approved by the Planning Commission as Kilbourne Addition).
- k. Maintenance Agreement with Butler Machinery Company and increase in the 2008 Landfill budget by \$46,121 for preventative maintenance services.
- l. Increase in the 2008 Landfill budget by \$46,011 for expenses related to a North Dakota Department of Health Inspector at the Fargo Landfill.
- m. Chicago Climate Exchange (CCX) commitment letter, CCX Resolution and Master Services Agreement with Clear Energy Brokerage & Consulting, LLC relating to Landfill carbon credits (Attachment "A").
- n. Position Evaluation Committee recommendations:
 - Engineering: Reclassify one Civil Engineering position (D62) to a Senior Engineer (D73) and award out-of-grade pay for one Engineering Technician II both effective immediately.
 - Equipment Operator: Implement 18-month Promotion Policy for Equipment Operator I effective 1/1/08 with increases calculated retroactively.
 - Waste Water: Create new position (1 FTE) – Effluent Reuse Facility Technician/Chemist (C41) effective immediately.

Public Works: Move Public Works Supervisor – Utilities (C41-2) position from Waste Water portfolio to Public Works portfolio effective immediately.

Police Department: Create new position (1 FTE) – School Resource Officer (SRO) for Shanley High School to be funded by the school effective immediately.

Water Department: Reclassify one (Auditor's Office) Office Associate II (B21) to Office Associate III (B23) effective immediately.

- o. Relocation Agreement for Starr Fireworks at 52nd Avenue South.
- p. Relinquishment of Easement of 38th Street South, north of 52nd Avenue South.
- q. Cost Participation and Maintenance Agreement for 52nd Avenue South reconstruction from University Drive to 31st Street South (Improvement Dist. No. 5314).
- r. Professional services contract award for Project No. 5768 to Merrick & Company.
- s. Engineering Services Contract Amendment No. 3 in the amount of \$34,446.50 for Project No. 5523.
- t. Contract Amendment with Houston Engineering in the amount of \$14,840 for Project No. 5031-2.
- u. Right-of-Way Agreement with Matrix Properties for property along 32nd Avenue South.
- v. Bid advertisement for Project Nos. 5771 and 5809.
- w. Bills in the amount of \$1,961,122.78.

Second by Wimmer. On call of the roll Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Bids Received for Bridges, PC Concrete Pavement, Grading, Storm Sewer, Water Main Distribution, Signals, Street Lighting, Bike Trail and Incidentals Improvement District No. 5314, Phase 1:

The bids for Bridges, PC Concrete Pavement, Grading, Storm Sewer, Water Main Distribution, Signals, Street Lighting, Bike Trail and Incidentals Improvement District No. 5314, Phase 1 in the City of Fargo, North Dakota were opened by NDDOT on January 18, 2008 and the bids were found to be as follows:

Master Construction Company, Inc. Bid:	Fargo, ND \$9,793,449.17
Dakota Underground Bid:	Fargo, ND \$10,180,804.73
Northern Improvement Company Bid:	Fargo, ND \$10,537,510.96
Industrial Builders, Inc. Bid:	Fargo, ND \$10,669,316.20
Strata Corporation Bid:	Grand Forks, ND \$10,983,102.09
Park Construction Company Bid:	Hampton, MN \$11,184,026.01
C.S. McCrossan Construction Bid:	Maple Grove, MN \$12,236,748.22
HCC, Inc. Bid:	Black River Falls, WI \$12,553,111.69

Contract for Bridges, PC Concrete Pavement, Grading, Storm Sewer, Water Main Distribution, Signals, Street Lighting, Bike Trail and Incidentals Improvement District No. 5314, Phase 1 Awarded to Master Construction Company, Inc. in the Amount of \$9,793,449.17:

Commissioner Coates offered the following Resolution and moved its adoption:

WHEREAS, The City Engineer has prepared and filed a detailed statement of the estimated costs of Bridges, PC Concrete Pavement, Grading, Storm Sewer, Water Main Distribution, Signals, Street Lighting, Bike Trail and Incidentals Improvement District No. 5314, Phase 1; and

WHEREAS, The Board of City Commissioners of the City of Fargo has considered the bids received January 18, 2008 for Bridges, PC Concrete Pavement, Grading, Storm Sewer, Water Main Distribution, Signals, Street Lighting, Bike Trail and Incidentals Improvement District No. 5314, Phase 1 in the City of Fargo, North Dakota; and

WHEREAS, The City Engineer's tabulation of the bids received for Bridges, PC Concrete Pavement, Grading, Storm Sewer, Water Main Distribution, Signals, Street Lighting, Bike Trail and Incidentals Improvement District No. 5314, Phase 1 shows the bid of Master Construction Company of Fargo, North Dakota, in the sum of \$9,793,449.17 to be the lowest and best bid received.

NOW, THEREFORE, BE IT RESOLVED, That the Board of City Commissioners finds and declares the bid received from Master Construction Company in the sum of \$9,793,449.17 is the lowest and best bid received.

BE IT FURTHER RESOLVED, That the contract for Bridges, PC Concrete Pavement, Grading, Storm Sewer, Water Main Distribution, Signals, Street Lighting,

Bike Trail and Incidentals Improvement District No. 5314, Phase 1 in the City of Fargo, North Dakota, be and the same is hereby awarded to Master Construction Company for the sum of \$9,793,449.17, subject to the supervision, inspection and approval of the City Engineer, and in accordance with the Plans and Specifications filed in the office of the City Auditor, subject to bid award concurrence from NDDOT and NDDH.

Second by Wimmer. On the vote being taken on the question of the adoption of the Resolution Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the Resolution was adopted.

City of Fargo Concurs with the NDDOT Bid Award for Improvement District No. 5314, Phase 2:

Commissioner Coates moved the City of Fargo concur with the NDDOT bid award for Improvement District No. 5314, Phase 2 to Industrial Builders, Inc. in the amount of \$23,112,361.56.

Second by Wimmer. On call of the roll Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Water Main and Incidentals Improvement District No. 5583 (64th Avenue South Between the 1600 Block Heading West and Stopping at 25th Street South):

Commissioner Coates moved the following action be taken in connection with Water Main and Incidentals Improvement District No. 5583:

Adopt Resolution Creating Improvement District No. 5583:

WHEREAS, The Board of City Commissioners of the City of Fargo, North Dakota, deems it expedient that Improvement District No. 5583, in the City of Fargo, North Dakota, be created

64th Avenue South between the 1600 Block heading west and stopping at 25th Street South.

COMPRISING:

Lots 1 through 24, Block 1.

All in Marten's Way West Heritage Addition.

Lots 1 through 3, Block 1.

All in Marten's Southwest Townhomes Addition.

Lot 1, Block 1.

All in Cass Rural Water Addition.

Lots 1 through 51, Block 8.

Lots 1 through 9, Block 9.

Lots 1 through 20, Block 10.

Lots 1 through 39, Block 11.
Lots 1 through 35, Block 12.
All in Legacy I 4th Addition.

Lots 1 through 20, Block 1.
All in Januscheitis Subdivision.

Lot 1, Block 1.
Lot 1, Block 2.
All in Alverson Subdivision.

Lots 1 through 2, Block 1.
All in Trapper's Run Addition.

Lot 14, Block 1.
All in Custers Crossing Addition.

All unplatted land located in the northern 428' and the western 3,051' of Section 12, Township 138N, Range 49W.

All of the foregoing is located in the City of Fargo, Cass County, North Dakota.

NOW, THEREFORE, BE IT RESOLVED, That Water Main and Incidentals Improvement District No. 5583, in the City of Fargo, North Dakota, be and the same is hereby created.

Request Report and Estimate of Cost From the City Engineer for Improvement District No. 5583:

Direct City Engineer to report as to the general nature, purpose and feasibility relative to the construction of Improvement District No. 5583, in the City of Fargo, North Dakota; as well as an estimate of the approximate cost of said construction. (The Engineer's estimate of cost is \$184,410.)

Order Plans and Specifications for Improvement District No. 5583:

Direct City Engineer to prepare Plans and Specifications for the construction of Improvement District No. 5583, in the City of Fargo, North Dakota.

Adopt Resolution Approving Plans and Specifications and Engineer's Report for Improvement District No. 5583:

WHEREAS, The Board of City Commissioners of the City of Fargo, North Dakota, has created Improvement District No. 5583, in the City of Fargo, North Dakota, as required by law; and

WHEREAS, Plans and Specifications and the Engineer's Report prepared by the City Engineer, have been considered.

NOW, THEREFORE, BE IT RESOLVED, That the Plans and Specifications and Engineer's Report for the construction of Improvement District No. 5583, in the City of Fargo, North Dakota, be and the same are

hereby approved and ordered filed in the Office of the City Auditor.

Direct City Auditor's Office to Call for Bids for Improvement District No. 5583:

Direct City Auditor's Office to publish a Notice, as required by law, calling for bids for the construction of Improvement District No. 5583, in the City of Fargo, North Dakota.

Second by Wimmer. On call of the roll Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Dr. Richard Rohla Reappointed to the Board of Health:

The Board received a communication from Mayor Walaker recommending that Dr. Richard Rohla be reappointed to the Board of Health.

Commissioner Wimmer moved the reappointment of Dr. Richard Rohla to the Board of Health for the term ending December 31, 2010 be approved.

Second by Williams. On call of the roll Commissioners Wimmer, Williams, Mahoney, Coates and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

New Change Order Policy for City Contracts Adopted:

The Board received a communication from City Administrator Pat Zavoral stating the City has a policy dealing with change orders which reads, "PWPEC and City Commission to approve change orders exceeding 10% of the original contract amount or exceeding \$25,000; City Engineer to approve change orders for amounts less than the lesser of \$25,000 or 10% of the original contract amount." This policy, he said, was adopted when most, if not all, of the City projects were developed in the Engineering department. He stated projects developed by other departments, such as Community Development or the Transit Department, followed this policy or adopted specific procedures for change orders directly related to their projects. Over time procedures and policies governing contract change orders have been developed into a standard practice which follows the framework of the existing policy, he said, but also has expanded the responsibilities of ad hoc building committees and department heads. He submitted a proposed re-write to the existing policy and said the proposed policy sets thresholds when change orders to contracts can be approved on the job site by staff (emergency situations) and when suggested changes to the contract need to go to the City Commission before they can be undertaken by the contractor as well as time extensions or time reductions to contracts that need to be approved.

Mr. Zavoral said the construction business and the City have become more sophisticated than when the original policy was created. This produces a need, he said, for the new policy which would allow for some review before the final decision is made but for amounts over \$25,000, the City Commission would debate the change prior to implementation.

In response to a question from Commissioner Wimmer, Mr. Zavoral said the new policy takes the issue of change orders being split to stay under the \$25,000 limit into consideration.

Commissioner Coates moved the new change order policy for City contracts be adopted.

Second by Wimmer. On call of the roll Commissioners Coates, Wimmer, Williams, Mahoney and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Renaissance Zone Project Application for Hanson Properties, LLC at 214/214½ Broadway Approved:

A Hearing had been set for this day and hour to receive comments on a Renaissance Zone Project for Hanson Properties, LLC at 214/214½ Broadway.

No written protest or objection to the Project has been received or filed in the City Auditor's Office.

The Board determined that no person is present to protest or offer objection to the Project.

The Board received a communication from Senior Planner Robert Stein stating the Renaissance Zone Project application presented by Hanson Properties, LLC meets all of the minimum criteria set forth in the Renaissance Zone Plan and is consistent with the established goals and objectives. Mr. Stein recommended that the project be approved.

Commissioner Wimmer moved the Renaissance Zone application filed by Hanson Properties, LLC for a project located at 214/214½ Broadway be approved and the income tax and property tax exemptions be granted as recommended by the Renaissance Zone Authority.

Second by Coates. On call of the roll Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Parcels of Land in Original Townsite Addition Rezoned (915 2nd Avenue South):

At a Hearing held on January 9, 2008 the Fargo Planning Commission recommended approval of a change in zoning from MR-3, Multi-Dwelling to DMU, Downtown Mixed Use on Lot 9, Block 16, Original Townsite Addition.

The City Auditor's Office published a Notice of Hearing stating this is the time and date set for said Hearing at which time all interested persons could appear and would be heard.

Senior Planner Jim Hinderaker stated the current MR-3 zoning for this condominium building does not meet zoning requirements and the location next to downtown makes it a good candidate for Downtown Mixed Use.

Commissioner Coates offered the following Resolution and moved its adoption:

WHEREAS, All legal requirements in connection with the above-described request for rezoning have been complied with; and

WHEREAS, There have been no written or verbal protests to the request for rezoning and no one is present to protest thereto.

NOW, THEREFORE, BE IT RESOLVED, That the findings of staff be accepted and the rezoning be approved on the basis that review criteria of Section 20-0906.F (1-4) has been met.

Second by Wimmer. On the vote being taken on the question of the adoption of the Resolution Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the Resolution was adopted.

First Reading of an Ordinance Rezoning Certain Parcels of Land Lying in Original Townsite Addition to the City of Fargo:

Commissioner Coates moved the requirement relating to receipt of the Ordinance by the Commission one week prior to first reading be waived and that the Ordinance Rezoning Certain Parcels of Land Lying in Original Townsite Addition to the City of Fargo be placed on first reading.

Second by Wimmer. On call of the roll Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Parcels of Land in Roberts 2nd Addition Rezoned (1001, 1017, 1107 and 1111 4th Avenue North, 520 10th Street North and 414 11th Street North):

At a Hearing held on January 9, 2008 the Fargo Planning Commission recommended approval of a change in zoning from GC, General Commercial to DMU, Downtown Mixed Use on the following property in Roberts 2nd Addition:

Lots 10, 11 and 12, less the East 7.5 feet of Lot 12, Block 30; and

Part of Lot 9, beginning at the Southeast corner, thence West 140 feet to the Southwest corner then North 49 feet, then Southeasterly to a point in the East line of Lot 9 a distance of 35 feet North of the Southeast corner, thence South 35 feet to the point of beginning, also East 10 feet adjacent of vacated alley and less the East 7 ½ feet for street, Block 30; and

Lots 1, 2, 3 and 20 feet of the vacated alley adjacent thereto and Lot 4 and the Southerly 25 feet of Lot 5 and 10 feet of the vacated alley adjacent to said Lots 4 and 5, all in Block 30; and

Lots 7 through 11, Block 35; and

The East 97 feet of Lot 12, Block 35; and

The West 43 feet of Lot 12, Block 35.

The City Auditor's Office published a Notice of Hearing stating this is the time and date set for said Hearing at which time all interested persons could appear and would be heard.

Senior Planner Jim Hinderaker stated the request to rezone was initiated by Planning staff because the property was purchased by the Fargo Housing Authority to provide affordable housing. He said the Planning Commission discussed concerns with nearby commercial property owners regarding the possible affect on truck traffic. Planning staff also met with area property owners, he said, to discuss truck route concerns and the owners conveyed no negative impact from the rezoning.

Commissioner Coates offered the following Resolution and moved its adoption:

WHEREAS, All legal requirements in connection with the above-described request for rezoning have been complied with; and

WHEREAS, There have been no written or verbal protests to the request for rezoning and no one is present to protest thereto.

NOW, THEREFORE, BE IT RESOLVED, That the findings of staff be accepted and the rezoning be approved on the basis that review criteria of Section 20-0906.F (1-4) has been met.

Second by Williams. On the vote being taken on the question of the adoption of the Resolution Commissioners Coates, Williams, Wimmer, Mahoney and Walaker voted aye.

No Commissioner being absent and none voting nay, the Resolution was adopted.

First Reading of an Ordinance Rezoning Certain Parcels of Land Lying in Roberts 2nd Addition to the City of Fargo:

Commissioner Coates moved the requirement relating to receipt of the Ordinance by the Commission one week prior to first reading be waived and that the Ordinance Rezoning Certain Parcels of Land Lying in Roberts 2nd Addition to the City of Fargo be placed on first reading.

Second by Williams. On call of the roll Commissioners Coates, Williams, Wimmer, Mahoney and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Parcels of Land in Village West Addition Rezoned (901 38th Street South):

At a Hearing held on January 9, 2008 the Fargo Planning Commission recommended approval of a change in zoning from GC, General Commercial to LC, Limited Commercial on Lot 6, less the West 376.75 feet, Block 1, Village West Addition.

The City Auditor's Office published a Notice of Hearing stating this is the time and date set for said Hearing at which time all interested persons could appear and would be heard.

Senior Planner Jim Hinderaker stated the petitioner requested the zoning change for the construction of a water park. Planning staff, he said, encourages more Limited Commercial so the request was recommended.

Commissioner Coates offered the following Resolution and moved its adoption:

WHEREAS, All legal requirements in connection with the above-described request for rezoning have been complied with; and

WHEREAS, There have been no written or verbal protests to the request for rezoning and no one is present to protest thereto.

NOW, THEREFORE, BE IT RESOLVED, That the findings of staff be accepted and the rezoning be approved on the basis that review criteria of Section 20-0906.F (1-4) has been met.

Second by Wimmer. On the vote being taken on the question of the adoption of the Resolution Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the Resolution was adopted.

First Reading of an Ordinance Rezoning Certain Parcels of Land Lying in Village West Addition to the City of Fargo:

Commissioner Coates moved the requirement relating to receipt of the Ordinance by the Commission one week prior to first reading be waived and that the Ordinance Rezoning Certain Parcels of Land Lying in Village West Addition to the City of Fargo be placed on first reading.

Second by Wimmer. On call of the roll Commissioners Coates, Wimmer, Mahoney, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

2008 Community Development Action Plan, Amendment to Transfer Unused CDBG Special Assessment Assistance Funds to the Homeless and Workforce Housing Allocation and 2008 City Social Service Fund Recommendation Approved:

A Hearing had been set for this day and hour on the 2008 Action Plan update for housing and community development resources which will be used in the next fiscal year in accordance with the community's Consolidated Plan update.

The Board received a communication from Senior Planner Dan Mahli stating the Community Development Committee is recommending approval of the submitted 2008 Community Development Action Plan and City Social Service Fund budget. Mr. Mahli also submitted an outline of the four 2008 community development goals which include Affordable Housing & Homelessness, Poverty Reduction, Community Culture and Arts and Entertainment. He said the proposed 2008 budget utilizes \$710,864 in CDBG funds, \$718,000 in HOME funds and \$288,000 in City Social Service funding. On January 12, 2008, he said, the 2008 Community Development Action Plan was advertised and made available for a 30 day public comment period of which there were no comments on the Action Plan. He stated there were two unwritten comments on the City's Social Service Fund recommendation. The comments, he said, came from the executive directors of the People's Diversity Forum and the Immigrant Development Center, both of whom were denied funding in 2008. Mr. Mahli said the Immigrant Development Center still has funds available from a CDBG allocation in 2007 to train New American entrepreneurs and the People's Diversity Forum's request is over 90% of the organization's total operating budget. The City's Social Service Fund guidelines state, he said, that organizations cannot receive more than 30% of their operating budget. Since 2005, he said, the City has expended \$1,300 of the budgeted \$150,000 in CDBG funds for the Special Assessment Assistance program which serves low income people in the community by providing assistance to pay for special assessments. In an effort to ensure that the Special Assessment Assistance funds are spent to support households that are in

greatest need, he said, the City increased the income limits to include households that earn 60% of the area median income or less in 2008. He said the 2008 budget includes \$50,000 in Special Assessment Assistance, which would be sufficient to meet needs and the recommendation is to direct the remaining balance of \$148,700 from previous years to the Homeless and Workforce Housing allocation. He said projects in the 2008 Action Plan include the following:

HOUSING REHABILITATION: \$300,000 to be available for rehabilitation of existing owner-occupied housing units. This includes \$50,000 in CDBG and \$250,000 in HOME funds.

DOWNPAYMENT ASSISTANCE: \$100,000 to be available to assist lower income families to purchase homes. This includes \$60,000 in HOME funds and the City will apply to the State of ND for \$40,000 in American Dream Downpayment Initiative funds.

SPECIAL ASSESSMENT ASSISTANCE: \$50,000 of CDBG funds to pay the special assessments of low income households for designated infrastructure projects.

AFFORDABLE HOUSING PROJECTS:

Beyond Shelter, Inc. CHDO Projects - \$100,000 in HOME funds for housing at 414 11 Street North.

Beyond Shelter, Inc. - \$60,000 in CDBG funds to assist in demolition at 414 11 Street North.

Habitat for Humanity - \$60,000 in HOME funds to cover lot costs.

Home Builders Care Foundation - \$10,000 in CDBG funds for materials to construct accessible ramps for low/moderate income individuals with disabilities.

Special Projects: Workforce Housing/Homelessness - \$150,000 of HOME and \$107,000 of CDBG funds for housing and related projects that address priorities established around homelessness and workforce housing.

DOWNTOWN PROJECTS: \$150,000 in CDBG funds for projects that address slum and blight conditions in downtown Fargo.

PUBLIC SERVICE PROJECTS:

Village Financial Service Center - \$30,000 in CDBG and \$10,000 in HOME funds to support the Homebuyer and Tenant Education programs.

CHARISM - \$40,000 of CDBG funds to help fund a refugee service coordinator and outreach.

Fargo Emergency Shelter - \$27,000 in CDBG funds to provide operating support at the emergency shelter in Fargo.

Metropolitan Transportation Initiative - \$5,000 in CDBG funds to support transportation services for low income individuals in Fargo.

Snow Removal Assistance - \$2,000 in CDBG funds to offer emergency snow removal assistance to low income senior households.

Native American Programs building - \$2,000 in CDBG funds to maintain the Native American Programs building and parking lot at 324 & 320 7th Street North.

FACILITIES/CAPITAL:

Jefferson Area Neighborhood Association - \$12,000 in CDBG funds for improvements at Jefferson Park West.

YWCA of Cass Clay - \$13,000 in CDBG funds to upgrade the security and surveillance system at the YWCA emergency shelter.

Mert Armstrong Center - \$10,290 in CDBG funds to repair the ceiling at the Mert Armstrong Center.

ADMINISTRATION: \$142,000 in CDBG funds for project development, planning, and administrative costs associated with the delivery of the CDBG program. HOME funds will provide an additional \$48,000 for administration.

In response to a question from Commissioner Mahoney, Mr. Mahli said he has been working with Family Healthcare Center Executive Director Patricia Patron to determine the amount of work needed before they are included in the future budget.

Commissioner Coates moved the 2008 Community Development Action Plan be approved and staff be directed to submit the plan to the U.S. Department of Housing and Urban Development, which includes an amendment to transfer unused CDBG Special Assessment Assistance funds to the Homeless and Workforce Housing allocation.

Second by Mahoney. On call of the roll Commissioners Coates, Mahoney, Wimmer, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Commissioner Coates moved the 2008 City Social Service Fund be approved.

Second by Mahoney. On call of the roll Commissioners Coates, Mahoney, Wimmer, Williams and Walaker voted aye.

No Commissioner being absent and none voting nay, the motion was declared carried.

Commissioner Coates moved that the Board adjourn to 5:00 o'clock p.m., Monday, February 25, 2008.

Second by Wimmer. All the Commissioners voted aye and the motion was declared carried.

The time at adjournment was 5:35 o'clock p.m.