



TO: Mayor Ross and City Council
FROM: Brian Billingsley, AICP, Community & Economic Development Director
DATE: April 26, 2024
SUBJECT: APPROVE TIME EXTENSION FOR APPLICATION FI-8 (BIG M BUILDING)

I. RECOMMENDED ACTION

City Council should approve a time extension request for Big M Minot, LLC to December 31, 2024.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Comm. & Economic Dev. Director 857-4147

III. DESCRIPTION

A. Background

On July 23, 2023, the City Council entered into an agreement for a 10 year forgivable loan for the rehabilitation of the Big M Building. The original agreement specified that the project be completed by January 20, 2024. This amendment will change the project completion date to December 31, 2024.

B. Proposed Project

The applicant, Big M Minot, LLC, is completely rehabilitating the building for future commercial and residential usage.

IV. IMPACT:

A. Strategic Impact:

The changes will allow the applicant to accommodate longer wait times for the delivery of building materials. The interior demolition and the removal of asbestos also took longer than anticipated.

B. Service/Delivery Impact:

There will be no changes to the service delivery.

C. Fiscal Impact:

There will be no additional commitment of resources.

V. CITY COUNCIL ASPIRATIONS

Dynamic and Prosperous, Resilient and Prepared, Safe and Welcoming, Excellent and Connected

VI. ALTERNATIVES

- A. City Council can defer this back to the Renaissance Zone Review Board for further review.
- B. City Council can table this request and ask the applicant to provide additional information.
- C. City Council can reject this request which would end the application.

VII. TIME CONSTRAINTS

- A. None

VIII. LIST OF ATTACHMENTS

- A. Written Request
- B. Executed Contract