

**Renaissance Zone Board Meeting**  
Meeting Minutes for February 23, 2023 at 8:30am  
Public Works Building, Conference Room #3  
1025 31<sup>st</sup> Street SE, Minot, ND

**Members Present:** Pete Hugret (Chair), Justin Anderson, Jason Bentley, Betty Fedorchak, Mark Lyman, Rachelle Sian, Christine Staley.  
**Members Absent:** Pat Bailey (Vice-Chair), Kerry Candrian, Jen Cook, Michael King.  
**Others Present:** Brian Billingsley (Community & Economic Development Director), Jonathan Rosenthal (Economic Development Administrator) and Nicole Rivera (Planning Administrative Clerk)  
**Guests:** Levi Kraft (Applicant) and Jonathon Rued (Applicant)

---

**Call to Order.**

Chairman Hugret called the meeting to order at 8:30 am.

**Adopt Meeting Minutes.**

Motion by Anderson to adopt the minutes of the December 15, 2022 meeting. Second by Lyman. Passed by the following vote: ayes: all, nays: none. **Motion Passes.**

**Request FI-6 by Tami and Jason Bradley for building at 10 First Street SW to alter façade design.**

Rosenthal advised the original design was approved by the committee last fall, however, the contractor is suggesting adjusting the placement of the windows and doors on the main floor to align with the brick front of the building. Therefore; the recessed sections would not exist, and the entire building would be more uniform. Rosenthal advised they will be using the same windows and are just making them flush with the building. Rosenthal recommends approval and referral to City Council.

Motion by Anderson to approve the request: Second by Lyman. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**

**Renaissance Zone Application 101 by 5<sup>th</sup> Avenue Investments, LLC for the property at 215 5<sup>th</sup> Avenue NW (behind Barley Pop).**

Jonathon Rued and Levi Kraft, property owners of 215 5<sup>th</sup> Avenue NW and applicants, outlined their plans for the building. They purchased the building about a year ago and will be gutting the inside. There is the main building and a “shop” building located behind it. They will be fixing the shop, where Levi Kraft will be officed, and the main building will be split between office space and an event center. They will be fixing the paint on the exterior this spring and will be putting in better quality windows. Lyman inquired about parking spaces since they are considering making part it an event center to which Levi Kraft explained when they purchased the building they also purchased Barley Pop and the property to the south of Barley Pop. Levi Kraft continued on explaining they have talked about parking and believes with more

distinguished parking spaces it shouldn't be an issue. Another question was presented about the office space: If they will be using it or if it will be rented out? Jonathon Rued explained that they will be using it, he will be bringing his offices to this location. Anderson inquired about how much space is actually inside the building if they are planning on making it an event space to which Levi Kraft explained the building is 40 feet by 40 feet. They are planning on full glass overhead doors with two walk-throughs. There is painted brick inside which can make for a good backdrop for pictures and occupancy will be limited by space and parking available. Their thought for the event space is office meetings/gatherings or bridal showers or something similar where there may only be 20-25 people in the space at a time. Rosenthal stated that the City Assessor made note of the unfinished basement and inquired if the owners had any ideas for the basement. Levi Kraft explained it was originally designed for utility purposes so they hadn't put much thought into at this moment and don't have anything planned for it. Staley inquired about the functionality of the restrooms to which Levi Kraft advised everything will be brand new and will be up to code. Rosenthal recommends conditional approval to City Council.

Motion by Lyman to approve request. Second by Anderson. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**

#### **List of Projects and Façade Program Budget Balance as requested by Board.**

Rosenthal updated the Board with potential applicants and the estimated participation amount which is outlined below:

- FI -1-Auslander – Rosenthal explained Auslander was approved by City Council so 61% of the money is underway.
- M Building – Rosenthal explained the building is coming together nicely. There is no application in place yet but believes there will be one shortly with the anticipated amount of approximately \$180,000.
- 117 West Central (to the west of Whiskey Nine) – Rosenthal explained it would be a double wide façade with apartments on the second floor and parking on the first floor but it does require a lot of renovations to include removing the extra addition on the front and take it back to the original building line. There is a balcony in the picture Rosenthal provided to which he stated they will not be replacing the balcony due to the engineering of it, they will be replacing it with railing. The issues the owner is running into is obtaining a contractor quote which they are working on. The anticipated amount is approximately \$180,000.
- Antiques/Former Masonic Temple – Rosenthal explained this building is under new ownership and they should be closing on it this week. A question arose if the new owner is planning on keeping the dome ceiling on the second floor to which Rosenthal advised they are. The anticipated amount is approximately \$180,000. The Board asked that Jonathan set up a time for them to tour the Antiques/Former Masonic Temple when the sell goes through with the new owners.
- Arny's Lounge – Rosenthal advised that the owner, Melissa Wright, has been slightly overwhelmed due to taking over Elevation at the golf course. She has been having issues getting a contractor as well and advised there is a pebble finish on the property attached to Arny's that needs to be striped. Rosenthal explained the other building will be an extension to Arny's with apartments on the second floor.

Billingsley informed the board that he traveled to Bismarck a couple weeks ago to speak to legislation in favor for two bills that would impact the Renaissance Zone Board. The first bill would allow an offer to be given for 8 years to 75% as well as the current 5 years to 50%, provides a 2<sup>nd</sup> island (area not connected to the main area), and allows the property owners to submit a second application 30 years after their first

one has been submitted. The second bill allows communities to bring back the Renaissance Zone if it gets shut down like the one in Bismarck did. Billingsley advised both bills have been approved by a 40 to 5 vote so they will not go to the house. Billingsley also stated that if they are both approved and adopted into law, they will have to go to the County and Public Schools for their support.

The Board did not take any action.

**Next Scheduled Meeting.**

Thursday, March 23, 2023 in Conference Room #3 in Public Works Building, 1025 31<sup>st</sup> St SE.

**Adjournment.**

Motion by Fedorchak to adjourn the meeting. Second by Bentley. Motion carried by the following vote: ayes: all, nays: none. **Motion passes.**

The meeting was adjourned at 9:30 am.

*Minutes prepared by: Nicole Rivera, Planning Administrative Clerk*