

**Renaissance Zone Board Meeting**  
Minutes for April 25, 2024 at 8:30 am  
2<sup>nd</sup> Floor Finance Conference Room, City Hall  
Minot, ND

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<b>Members Present:</b>	Pete Hugret (Chair), Jason Bentley, Christine Staley, Thomas Alexander, Pat Bailey (Vice-Chair), Betty Fedorchak, Mark Lyman, Amy Rogers
<b>Members Absent:</b>	Michael King, Justin Anderson
<b>Others Present:</b>	Alderman Paul Pitner, Brian Billingsley (Community and Economic Development Director) and Mikayla McWilliams (City Clerk), Ryan Kamrowski (City Assessor)
<b>Guests:</b>	Ryan and Jessica Ackerman, Tonia Vitko

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**Call to Order.**

Chairman Hugret called the meeting to order at 8:29 am.

**Introductions**

Tonia Vitko attended the meeting and will be an appointment to the board at the May 6<sup>th</sup> meeting. The other committee members did a brief introduction.

**Adopt Meeting Minutes.**

Motion by Bailey to adopt the minutes of the February 22, 2024 meeting. Second by Lyman and carried by the following vote: ayes: all, nays: none. **Motion Passes.**

**Façade Program Applications: Site Plan Review for 110 East Central Ave**

Ryan and Jessica Ackerman will be potential applicants for both the façade program and the renaissance zone program. Their plan is to rehabilitate the freight building at 110 East Central Ave and create a public plaza. The plaza will potentially include fountains much like a splash pad, synthetic turf, and decorative concrete. The freight building will have a board walk placed in front of the five freight doors allowing for each door to be a commercial space and have public restrooms available downtown during normal business hours. The plaza will be a space adaptable to the season to potentially include: a winter ice rink, summer farmers market, an outdoor concert space, an inflatable water park, etc.

The freight building will have two sides of the building most visible to Central Ave qualifying it for the \$180,000.00 double façade program. Ryan Ackerman thought the plaza would be completed this year and the freight building will be a two-year build. There can be no construction started prior to approval by the board and council for both programs. The freight building will be ADA accessible, but will have no elevator because the basement of the building will be used for logistics/equipment storage. The board supported the concept as long as it follows the rules of each of the programs.

**Renaissance Zone Applications: Minot Renaissance Zone Development Plan Update**

Brian Billingsley presented the development plan update with the state law changing for the Renaissance Zone applications allowing for a new benefit that would last 8 years. The Ward County Commissioners approved the 8 years at 150%. The plan update includes retaining the 5-year exemption plan at 50%. The Minot Public School Board approved the change unanimously. Residential will still be at 20%.

Mark Lyman left the meeting at 9:05 am.

Brian also pointed out the addition of Phase VII: Two (2) blocks located along the west side of North

Broadway. This phase constitutes a first island. This plan supports the development of up to two islands. This addition will include businesses on the west side of North Broadway but will not include the full block with the church and some residential properties.

Brian did not make any changes to the make up of the board in the plan. He also updated the goals and visions in the plan to be good through 2029. If the updates are approved in this meeting, it will be taken to City Council on May 6<sup>th</sup> and will then go to the State of ND for approval.

Amy Rogers left the meeting at 9:19 am.

Brian did mention to the board that Fargo and Bismarck had the update to 8 years rejected by their commissions, but Williston adopted the new laws about a month ago.

Motion by Bentley to recommend approval of the Development Plan updates to the City Council. Second by Fedorchak and carried by the following vote: ayes: all, nays: none. **Motion Passes.**

#### **Other Business**

Renaissance Zone Inactive Cases –

There are 10 cases which have not received final approval. Brian plans to contact the individuals about completing the projects. Any application prior to 2021 had no completion deadline.

Brian also mentioned he has received calls about applications for the programs from Ebeneezer's, Lien's Jewelry, and a muffler shop.

Façade Improvement Program Fund Balance –

As of now, there have been 12 cases approved so far. 6 of the 12 have been completed, but FI-5 has withdrawn their application. Including all of the allocated funds the remaining balance is \$483,438.00, which could be enough funding for 4 more projects. Christine Staley mentioned putting together a slideshow for potential applicants.

#### **Next Scheduled Meeting**

Thursday, May 23, 2024, in the 2<sup>nd</sup> floor Finance Conference Room at City Hall, 10 3<sup>rd</sup> Ave SW. Brian Billingsley reminded the Committee that the Renaissance Zone Development Plan updates will go to City Council on May 6<sup>th</sup> and would appreciate committee attendance at the public hearing.

#### **Adjournment**

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

The meeting was adjourned at 9:38 am.

*Minutes prepared by: Mikayla McWilliams, City Clerk*