

**Renaissance Zone Board Meeting**  
Meeting Minutes for April 27, 2023 at 8:30am  
Public Works Building, Conference Room #3  
1025 31<sup>st</sup> Street SE, Minot, ND

**Members Present:** Pete Hugret (Chair), Pat Bailey (Vice-Chair), Jason Bentley, Jen Cook, Betty Fedorchak, Mark Lyman, Rachelle Sian, Christine Staley.  
**Members Absent:** Justin Anderson, Kerry Candrian, Michael King.  
**Others Present:** Jonathan Rosenthal (Economic Development Administrator) and Nicole Rivera (Planning Administrative Clerk).  
**Guests:** Melinda Howe (Applicant) and Bradley Shimfessel (Applicant).

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**Call to Order.**

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

**Adopt Meeting Minutes.**

Motion by Lyman to adopt the minutes of the February 23, 2023 meeting. Second by Bailey. Passed by the following vote: ayes: all, nays: none. **Motion Passes.**

**Renaissance Zone Applications.**

- M-102 by Wayne & Melinda Howe for the property at 108 Main Street S.  
Melinda Howe was present and outlined her plans for the building. The bulk of the first-floor space will house her health business but a grocery store, with healthy options, will occupy the street front. The second floor is still under planning. Mr. Rosenthal recommended approval to City Council.  
Motion by Bailey to approve the request. Second by Lyman. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**
- M-103 by Bradley Shimfessel for a residential property at 1924 3<sup>rd</sup> St NW.  
Mr. Rosenthal explained the plans for the residential property and advised that Bradley Shimfessel is currently in the Air Force which posed the question of what happens with the tax deduction if he receives transfer orders. Mr. Rosenthal explained that he has to look at the case as of right now and Bradley Shimfessel fits the criteria right now. Mr. Lyman also explained that his understanding of it is even if he has to transfer it would follow with him. Mr. Rosenthal requests approval to City Council.  
Motion by Fedorchak to approve the request. Second by Bailey. Motion carries by the following vote: ayes: all, nays: none. **Motion Passes.**
- M-104 by Ken and Gail Momerak for a residential property at 1945 Skyline Dr NW.  
Mr. Rosenthal explained that part of this project has already been started and that invoices will only qualify for the work completed after the conditional approval date. Mr. Lyman clarified if it is the date of the invoice or when the work was completed to which Mr. Rosenthal stated he has to go by the invoice date because that is what can be established on paper. Mr. Rosenthal requests approval to City Council.

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

**Update on Senate Bill 2391.**

Some discussion took place between the board members regarding possible changes to the Renaissance Zone. The board agreed to have a complete breakdown of the proposed changes at the next meeting for everyone to look over and have a further discussion on what the board wants to adopt. It was also requested for the changes to be sent out ahead of time for the members to look over.

**Retirement from the board by Kerry Candrian.**

Mr. Rosenthal advised the board that member, Kerry Candrian has retired from the board and the Mayor will appoint her replacement from the Housing Authority as the seat specifies.

**Commercial window stickers.**

Mr. Rosenthal advised he received a quote for 8" X 8" double-sided sticker for \$21. This sticker would be given to individuals who have participated in the Façade program and they would place them in the corner of the window of their storefront windows. A couple of suggestions arose such as possibly adding a QR Code with information about the Façade Program and images of things they have participated in. One decision was made to support local businesses and order the stickers through them. Mr. Rosenthal advised he will order one and bring it to the next meeting for a final decision.

**List of possible Façade Program projects for which plans are under review.**

- 117 Central Avenue (Kristen Boen)  
Mr. Rosenthal updated the board advising her received an email that morning from Kristen Boen who stated she received a bid for what she wants to do and it is almost the cost of the building so she has decided not to move forward. Mr. Rosenthal advised he suggested she looks into getting more bids.
- 121 Main Street (Joseph Hurt, Chaos Games into former Anderson Bootery)  
Mr. Rosenthal advised new owner closed on the building yesterday and some plans in place is to restore the front of the business to its original design by removing the addition on the front.
- 111 Main Street S (Pitner, Formerly Esoterica)  
Mr. Rosenthal stated he is waiting on a design from the Pitner family.
- Central Ave (Aksal/Ackerman, former Soo-Line Freight house at Citizen's Alley)  
Mr. Rosenthal advised he is working with the owner of Citizen's Alley. The owner would like to replace the freight door with wood doors and windows and it is unknown the plans for inside the Soo-Line building.
- Century Eyewear  
Chairman Hugret inquired about the Century Eyewear business to which Mr. Rosenthal advised he will speak with them and will look into Minot Daily News generating an article about them like the daily newspaper did with Margie's Art Glass.

**Other Business.**

Sian inquired about the boundary for the Renaissance Zone and moving it forward to include the Guest Lodge and then west. Mr. Rosenthal advised, while at the maximum number of blocks right now, that the board may be able to eventually create an "island" where Burdick and 4<sup>th</sup> Ave could be considered.

**Next Scheduled Meeting.**

Thursday, May 25, 2023 in the new City Hall Council Chambers, 10 3<sup>rd</sup> Ave SW.

**Adjournment.**

Motion by Bailey 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*