

Renaissance Zone Board Meeting
Meeting Minutes for May 25, 2023 at 8:30am
City Hall, Council Chambers
Minot, ND

- Members Present:** Pete Hugret (Chair), Pat Bailey (Vice-Chair), Jason Bentley, Betty Fedorchak, Mark Lyman, Christine Staley
- Members Absent:** Justin Anderson, Michael King, Jen Cook, Rachelle Sian
- Others Present:** Jonathan Rosenthal (Economic Development Administrator) and Mikayla McWilliams (City Clerk)
- Guests:** Alderman Paul Pitner (liaison), Brian Billingsley (Community Development Director), Irene Pitner (Applicant), Joseph Hurt (Applicant), Amy Hass (Applicant), and Bradley Shimfessel (Applicant).

Call to Order.

Chairman Hugret called the meeting to order at 8:33 am.

Adopt Meeting Minutes.

Motion by Bailey to adopt the minutes of the April 27, 2023 meeting. Second by Lyman. Passed by the following vote: ayes: all, nays: none. **Motion Passes.**

Renaissance Zone Applications.

- FI-7 by Joseph L. Hurt for a 3-story property at 121 Main Street S (former Anderson Bootery)
Joseph Hurt, owner of Chaos Games, is moving into 121 Main St S. This building was toured last week. A quick quote for fire suppression was \$200,000 for the whole building. The building will be getting the roof replaced in the next 2-3 weeks. Design work was done by EAPC. The balconies will not be restored, the upper windows will be replaced, and the design is appropriate for the time of the building. Mr. Rosenthal recommended to approve a city payment of \$83,006.00 and recommend approval to council. Motion by Lyman to approve the request. Second by Bailey. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**
- FI-8 by Big M Minot, LLC for an 8-story property 123 1st Street SW Street (former M- Building)
Amy Hass, CEO of Epic Companies, came to discuss the former Big M Building. This building is eligible for up to \$180,000. The work on the building can be covered up to 64%. This building will be floor to ceiling windows. It is a period appropriate design even with the modifications. This building was toured back in August of 2022. Mr. Rosenthal recommended to approve the city payment of \$180,000.00 and recommend approval to council. Motion by Lyman to approve the request. Second by Staley. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**
- FI-9 by John and Irene Pitner for a 2-story property at 111 Main Street S (formerly Esoterica)
Irene Pitner, owner of 111 Main St South, was present at the meeting. Jonathan distributed out the 3rd bid for the application. It was a late submittal but the owners had difficulty getting the 3rd bid. For this project, Craft Builders was the low bid. The building has been altered, but the renovations will bring the building back to a period appropriate design. Mr. Rosenthal

recommended to approve the city payment of \$100,000.00 and recommend approval to the council. Motion by Lyman to approve the request. Second by Staley. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**

- o Bailey wanted to discuss the 3 bid requirement. With contractors being so busy, should the 3 bid requirement be looked at and/or changed. Jonathan stated he shares a list of contractors to the applicants who have previously returned bids and if they wanted to change the process it would need City Council approval.

Modification of Shimfessel M-103 Application

Brad Shimfessel's earlier application didn't quite meet the threshold. This is an amendment to add in a bid for the steel roof, bringing it above the required 20%. The value of the home is fixed until next year. Mr. Rosenthal recommended approving the amended contract at \$64,885.00 and recommend approval to the council. Motion by Bailey to approve the request. Second by Lyman. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**

Discussion on Senate Bill 2391

Senate Bill 2391 changes include allowing up to 8 years and the dollar thresholds change as well. The Renaissance Zone guidelines could change. There is an option to form a committee to direct staff on any changes. Brian Billingsley reminded the board that if there are amendments to the Renaissance Zone guidelines it would need to have approval with the County and School District. Discussion was had about having an initial internal meeting and the second meeting inviting the other agencies. They need to be involved due to the significant changes of 5 years 50% to 8 years 75%. Lyman suggested to include the agencies in the initial discussion or at least reach out to the entities in advance and let them know of the process. They can always decide when to come into the discussion process. Motion by Lyman to have a special meeting of the committee of the whole review changes with Renaissance Zone guidelines in regards to Senate Bill 2391 and notify Ward County and Minot School District of the meeting. Second by Bailey. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**

Review of uncommitted balance and consideration of budget request for façade program.

Jonathan discussed with the board that 99% of the original application funding from July 2021 have now been committed. There is still just over \$500,000 remaining but some possible applicants could be:

- o Arny's 2.0
- o 117 W Central
- o Soo Line freight Building at Citizen's Alley
- o Brick Building
- o Coldwell Banker Building

The group discussed how the program was catching on and they were hoping to receive more than \$500,000 in 2024. There was discussion about asking for \$1 million in 2024. It is hard to find a specific number to request because the uncertainty of what applications will come in and the source of funds is a portion of sales tax that is allocated to economic development. Wayfinding signage will already be allocated out of this portion of sales tax as is the chamber and most economic development including the Souris River Basin Planning ED activities. Alderman Pitner stated it would be important to have a recommendation to bring to council. He also reiterated to use staff to help get the outreach of the program out to the public. This funding is not in the CIP and the council cannot guarantee any certain funding for 2025. Motion by Lyman to recommend City Council fund \$500,000 in 2024 and \$500,000 in 2025 (legislative intent). Second by Fedorchak. Motion carried by the following vote: ayes: all, nays: none. **Motion Passes.**

Next Scheduled Meeting.

Thursday, June 22, 2023 in the new City Hall Council Chambers, 10 3rd Ave SW.

Adjournment.

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

The meeting was adjourned at 9:46 am.

Minutes prepared by: Mikayla McWilliams, City Clerk