

Renaissance Zone Board Meeting
Meeting Minutes for February 17, 2022 @ 8:30am.
City Hall Council Chambers
515 2nd Avenue SW, Minot, ND

Members Present: Pete Hugret (Chair), Pat Bailey (Vice-Chair), Justin Anderson, Josh Wolsky, Jason Bentley, Jen Cook

Members Absent: Kerry Candrian, Michael King, Betty Fedorchak, Kevin Black

Others Present: Brian Billingsley (Community & Economic Development Director), Jonathan Rosenthal (Economic Development Administrator), Glenda Sorensen (Admin), Alderman Paul Pitner (City Council Liaison)

Guests: Cathy & Ken Haarstad, Linda Knickerbocker, Nancy Pearson, Margie Bolton

Call to Order: Vice-Chair Bailey called the meeting to order at 8:32 am.

Agenda:

- Review of FI-3 Application for Façade Improvement Program by Mouse River Players, 115 First Street SE. Referral to City Council.
- Review of FI-4 Application for Façade Improvement Program by Margie's Art Glass, 109 Main Street South. Referral to City Council.
- Discussion of Renaissance Zone property tax policy (if time allows)

Adopt Meeting Minutes

Motion by Bailey to adopt January 20, 2022 Meeting Minutes, second by Anderson.
Ayes: all, Nays: none.

Motion passes

Rosenthal set meeting expectations and gave an overview of the handout "The Minot Renaissance Zone Program Guidelines for Users".

Review of FI-3 Application for Façade Improvement Program by Mouse River Players, 115 First Street SE. Referral to City Council

Program: Façade Improvement Program
Application Number: FI-3
Property: 115 First Street, SE
Owners: Mouse River Players

Application: Substantially complete for a single facade

Appropriate efforts/work: Yes. Will renovate a one-story commercial public theatre.

Their plan will restore original fenestration (window/door openings) and materials. Staff is recommending the requested work. Their plan is appropriate to the time period. Will maintain brickwork.

Historic facade renovation: Time-Period appropriate work is contemplated, mostly windows and doors. Some repair to masonry will be required. All replacement glazing is low-E.

Design Costs: Although the Renaissance Zone Review Board hasn't received a request for design costs in the two previous applications, architectural/engineering design costs are eligible expenses subject to an owner match. They are added to the eligible match below

Low bid: \$79,330 (Mattson Construction)

Eligible Match: Includes up to an additional 10%ⁱ or \$6,000 of \$6,000 for eligible design, exterior only.
\$85,330 up to 75% of total = \$63,998.00 Subject to 25% Owner match (\$21,333)

Motion by Wolsky to recommend approval by the Minot City Council of the Façade Improvement application FI-3 from the Mouse River Players for a property located at 115 First Street SE in the amount not to exceed \$63,998.00 subject to conditions set forth in the program, second by Hugret.

Ayes: all, Nays: none

Motion passes

Review of FI-4 Application for Façade Improvement Program by Margie’s Art Glass, 109 Main Street South. Referral to City Council

Program: Façade Improvement Program
Application Number: FI-4
Property: 109 Main Street, S
Owners: Edward (Ted) and Margie Bolton, Margie’s Art Glass

Application: Substantially complete for a single facade

Appropriate efforts/work: Yes. Will renovate a three-story commercial mixed-use building.

Their plan will restore original fenestration (window/door openings) and materials. Staff is recommending the requested work. Their plan is appropriate to the time period. Will maintain first-floor canvas awning (appropriate).

Historic facade renovation: Time-Period appropriate work is contemplated, mostly windows and doors. Code-appropriate entrance doors will replace older entrances. Some repair to masonry will be required. All replacement glazing is low-E.

Design Costs: Although the Renaissance Zone Review Board hasn’t received a request for design costs in the two previous applications, architectural/engineering design costs are eligible expenses subject to an owner match. They are added to the eligible match below

Low bid: \$102,500 (Craft Builders)
Eligible Match: Includes additional 10%ⁱⁱ or \$10,250 of \$11,700 for eligible design, exterior only.
\$112,750 up to 75% of total = \$84,563 Subject to 25% Owner match (\$28,188).

Motion by Bailey to recommend approval by the Minot City Council of the Façade Improvement application FI-4 from the Margie’s Art Glass for a property located at 109 Main Street, S in the amount not to exceed \$84,563.00 subject to conditions set forth in the program, second by Cook.

Ayes: all, Nays: none

Motion passes

Rosenthal opened up a discussion on a series of letters that will be mailed to potential applicants within the Renaissance Zone. The committee has requested copies of the mailings, which will be provided to the members. The committee also suggested walk-throughs before and after project completion.

Bentley asked if there is room for a 10% contingency in the event the project goes over cost or is delayed. Wolsky replied that no, there is no such contingency. The applicant would be required to come back to the Renaissance committee and give an update as to what is going on with the project. Pitner agreed.

Discussion of Renaissance Zone property tax policy (if time allows)

Page 16. Property Tax Exemptions for Approved Projects:

Amended as follows (yellow highlighting from DRAFT submission):

Property Tax Exemptions for Approved Projects:

- Property tax exemptions may be granted up to 100% of the current true and full value, ~~excluding~~ **land**, to any **commercial** property for a business or investment purpose **including multifamily housing**.

- To obtain an exemption on the land value, there are four different types of Renaissance Zone projects, each with different criteria for approval. The full criteria of the Development Plan are summarized here:
 1. When the rehabilitation meets or exceeds \$40 per square foot for a commercial building.
 2. Rehabilitation meeting or exceeding \$30 for multifamily residential building.
 3. New Construction costs of at least \$150 per square foot for new commercial.
 4. New Construction of \$100 per square foot for multifamily residential.

Next Scheduled Meeting – Thursday, March 17, 2022 in City Hall Chamber at 8:40am.

Motion by Bailey to adjourn the meeting, second by Anderson.
Ayes: all, Nays: none

Motion passes

The meeting adjourned at 9:40 am.
