

Renaissance Zone Board Meeting
Meeting Minutes for April 28, 2022 @ 8:30am.
Public Works Building, Conference Room #3
1025 31st Street SE, Minot, ND

Members Present: Pete Hugret (Chair), Pat Bailey (Vice-Chair), Justin Anderson, Josh Wolsky, Jason Bentley, Jen Cook, Betty Fedorchak, Kerry Candrian, Rachelle Sian

Members Absent: Michael King, 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: Mark Lyman (Minot Area Chamber EDC), Cathy & Ken Haarstad (Mouse River Players)

Call to Order: Chair Pete Hugret called the meeting to order at 8:32 am.

Agenda:

- Welcome new Board Member Rachelle Sian
- Review of M-100 Application for Renaissance Zone Program by Spectrum Fitness/Rachelle Sian, 1915 North Broadway, NE. Referral to City Council.
- Review modification of FI-3, Application for Façade Improvement Program by Mouse River Players, 115 First Street SE. Referral to City Council
- Discussion of Renaissance Goals & Objectives (requested by Chairman Hugret)
- Adopt new 2022 annual schedule of meetings

Adopt Meeting Minutes

Motion by Fedorchak to adopt February 17, 2022, Meeting Minutes, second by Bailey.

Ayes: all, Nays: none.

Motion passes

Billingsley & Rosenthal welcomed new member **Rachelle Sian** (At-Large Private Sector)

Review of M-100 Application for Renaissance Zone Program by Spectrum Fitness/Rachelle Sian, 1915 N Broadway, NE. Referral to City Council.

Ms. Sian provided information in addition to her application to the committee:

- Spectrum School of Massage is open and operating.
- Class size is 12 students.
- Massages can be purchased to assist the students in completing their Practical Application labs.
- School program is 24 weeks (6 months).
- Committee noted that the cost of flooring & installation (\$15,000.00) is not included in the Renaissance Zone Program for this application.
- Building portion, not the land portion, is included in the application.
- Item will go to City Council on May 16, 2022.

Motion by Bailey to approve the application and refer to City Council for May 16th, 2022 meeting, second by Fedorchak.

Ayes: all, Nays: none

Motion passes

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

Cathy & Ken Haarstad attended the committee meeting to answer questions about their project.

- No updates or comments on this application.

Motion by Wolsky to approve the application and refer to City Council for May 16th, 2022 meeting, second by Anderson.

Ayes: all, Nays: none

Motion passes

Discussion of Renaissance Zone Goals & Objectives (requested by Chairman Hugret)

Due to time constraints, the committee covered approximately a third of the Renaissance Zone Goal and Objectives document.

Text modification:

- a. Year changed from 2021 to 2023.

Need hospital master plan (re-use) and also a shared parking study.

- There was a great deal of discussion on the hospital master plan.
- The main concern is what Trinity is planning to do with their vacant buildings once the hospital has moved to its new location.
- The overall square footage of the vacant Trinity buildings does present several different scenarios.
- Staff believes Trinity appears to have avoided substantive discussions on the reuse of properties.
- There is approximately 2200 off-street parking (private parking) in the downtown area.
- Downtown parking is an important topic for the downtown businesses and the Minot Downtown Business and Professional Association.

Develop upper floor housing program (Skyline) and façade program. Inspection programs are unpopular.

- No further discussion by the committee.

Façade Program

- Average Façade Improvement application has been \$75,000.00.
- There is room for seven (7) additional applications.
- The M Building project would take two (2) of the seven (7) available applications.

The suggested Recruitment/Retraining Program is helpful but encouraging new business development including financing may be a better focus for the Zone and downtown.

- No further discussion by the committee.

Next Scheduled Meeting – Thursday, May 26, 2022 in Conference Room #3, Public Works Bldg.

Motion by Bailey to adjourn the meeting, second by Cook.

Ayes: all, Nays: none

Motion passes

The meeting adjourned at 9:35 am.