

Renaissance Zone Board Meeting
Meeting Minutes for May 20, 2021 @ 8:30am.
Council Chambers
City Hall,
515 2nd Avenue SW

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

Members Absent: Justin Anderson, Michael King

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

Guests: Kevin Black (MACEDC/Creedence Energy)

Call to Order: Pete Hugret called the meeting to order at 8:30 am.

Agenda: Consider Final Application #94 E. Central Avenue, Kevin Black
Discussion of policy and narrative changes by Staff
Discussion of policy changes for Renaissance Zone Review Board
Public comment on policy changes
Discussion on Next Steps

Approval of Minutes

Motion by Bailey to approve the March 18, 2021 meeting minutes, second by Wolsky. ayes: all, nays: none.

Motion passes

Consideration of Final Application #94, E. Central Avenue, Kevin Black

Both Billingsley and Rosenthal noted that all financial expectations, as well of the overall application by Kevin Black, were not only met, but also exceeded.

Wolsky also suggested a “tour after the fact” of the project, which was widely accepted by the committee.

Rosenthal suggested that some future meetings be held under site construction.

Motion by Wolsky for final approval of Application #94, E. Central Avenue, Kevin Black, second by Bailey. ayes: all, nays: none

Motion passes

Discussion of policy and narrative changes by Staff

Billingsley gave a short introduction, followed by Jonathan Rosenthal.

First Draft, May 2021 Development Plan, Minot Renaissance Zone (amended from 2016 plan)

- Rosenthal noted for the group that Wolsky had worked diligently on the 2016 plan, and that this is an amended version, also acknowledging the background and scholarly contributions of Mr. Wolsky.
- “Community Development Department” has replaced “Planning Department” on the cover page.
- Note: The paragraphs/verbiage that has been replaced throughout the document are highlighted in yellow.
- Page 5 – Phase VI (2020) is incomplete in relation to blocks within the Renaissance Zone.
- Page 6 – “Resources to include” is a list to be completed, not actual documents, and will eventually be stricken.
- Rosenthal noted that a brochure describing the Renaissance Zone, the benefits, etc. is to be developed.
- Bailey brought forward the idea of a Historic Preservation aspect to the Renaissance Zone as perhaps a sub-committee. Rosenthal noted that he had explored that option; however, we cannot offer historic preservations without a specific historic preservation committee. The committee was in agreement with the concept, and Hugret noted it had been presented years ago, but never

taken up. There was much discussion on this topic and all members were in agreement that it would be a good idea if we can act on it.

- Page 11 – MADC was stricken, as it does not exist anymore, but rather is under a new name.
- Page 12 – Project Completion of Blocks will be amended.
- Page 14 – Goals and Objectives. Rosenthal noted that during a walk-through of downtown that there are two readily identified areas that need to be looked at. Example 1. There is no handi-capped bathroom facilities one of the restaurants (and possibly more). Example 2. Although parking is adequate, the perception around the downtown area is that there is nowhere to park.
- Page 15 – Rosenthal informed the group that John Zakian (Resilience Manager, City of Minot) noted he might have access to \$750k.
- Committee concluded this part of the meeting (First Draft) on page 15.

Discussion of policy changes by Renaissance Zone Review Board

- Rosenthal has drafted a program for the development of apartment above current businesses in the downtown area. He will bring to the committee at a later meeting and upon draft completion.

Public comment on policy changes

- No attendance or comments by general public.

Discussion on Next Steps

Motion by Wolsky for the Renaissance Zone Review Committee to draft a letter of recommendation for support of funding for the Façade Program, second by Bailey. ayes: all, nays: none

Wolsky summarized the Façade Program, which is a program that is new to the committee, and the committee is in full support of.

Motion passes

Next Meeting

Thursday, June 17, 2021 @ City Hall Council Chambers, 8:30am – 9:30am.

Adjourn

Motion by Candrian to adjourn, second by Fedorchak. ayes: all, nays: none.

Motion passes

Chairman Hugret adjourned the meeting at 9:44 am.