

Renaissance Zone Board Meeting
Meeting Minutes for July 28, 2022 @ 8:30am.
Public Works Building, Conference Room #1
1025 31st Street SE, Minot, ND

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

Members Absent: Josh Wolsky, Michael King, Kevin Black, Jen Cook

Others Present: Jonathan Rosenthal (Economic Development Administrator), Glenda Sorensen (Admin)

Guests: Mark Lyman (Minot Area Chamber EDC), Doug Maynard (Hogan-Douglas) (remotely), Matt Hillerud (Hogan-Douglas) (remotely)

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

Agenda:

- Review of FI-5 Application for Renaissance Zone Program by Hogan-Douglas, 10 1st Street SW.
- Discussion of Renaissance Zone Goals & Objectives (continued discussion)

Adopt Meeting Minutes

Motion by Bailey to adopt May 28, 2022, Meeting Minutes, second by Anderson.

Ayes: all, Nays: none.

Motion passes

Review of FI-5 Application for Renaissance Zone Program by Hogan-Douglas, 10 1st Street SW

Mr. Rosenthal walked the committee through the application packet:

- Applicants Mr. Hillerud and Mr. Maynard attended the meeting via Teams.
- Vice-Chair Bailey expressed mild concern that the winning bid by Mattson Construction is so low compared to the other two (2) bids.
 - Mattson Construction \$134,360.00
 - Hight Construction \$207,213.00
 - Craft Builders \$220,653.00
- Committee member Fedorchak, along with the rest of the committee, agreed that this is a good location for the Façade Improvement project.
- Applicant Hillerud thanked the committee for their approval of the application and noted that the approval will help them with improvements.

Motion by Anderson to approve the application, second by Bailey.

Ayes: all, Nays: none

Motion passes

Discussion of Renaissance Zone Vision, Goals & Objectives (continued discussion).

Pete Hugret led the discussion.

- Committee discussed the city participating in refining the provisions for parking on behalf of current and future businesses.
- Shared parking, and the complexities around the concept, were discussed.
- Incentives for banks to participate in upper-story housing conversions to address inverse equity (Bank of North Dakota was highlighted) was discussed.
- It was decided that “Gathering Space” has developed a negative connotation and the committee will find a better term.
- Discussion to continue the goal list next meeting starting at #3 – Describe the milestones and benchmarks for managing and monitoring the progress of the zone.

Other

Jonathan Rosenthal mentioned that Margie's Art Glass would soon begin their façade work and that Arny's was an expected application for August. Jason Bentley asked about the balance of the façade program account. Rosenthal responded that with the unexpected \$180k Application of the M Building to the program to make up for the county's shortfall in participation, the program will be down to two fundable applications, depending upon the projects.

Justin Anderson mentioned the possibility of obtaining a nationally recognized muralist to paint a community mural on one of downtown's grain elevators. The cost would be around \$350k and will involve significant fundraising.

It was asked if Mr. Wolsky will continue to represent the Downtown Business and Professional Association. Mr. Rosenthal said he understands that Mr. Wolsky continues to be the board representative for the group until the organization asks the mayor and city council to replace him.

Next Scheduled Meeting – Thursday, August 25, 2022 in the Carnegie Center, 105 2nd Avenue SE.

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

Ayes: all, Nays: none

Motion passes

The meeting adjourned at 9:40 am.