

On April 11, 2025, an Economic Development Plan Review Committee meeting was held in the City Council Chambers, City Hall (10 3rd Ave SW). Chairman Blessum called the meeting to order at 1:00 PM.

ROLL CALL

Members Present: Mike Blessum, Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner

Members Absent: Beth Feldner, Melinda Howe

PLEDGE OF ALLEGIANCE

Chairman Blessum led the City Council in the Pledge of Allegiance.

APPROVAL OF MINUTES - MARCH 21, 2025

Committee Member Paul Pitner moved the committee to approve the minutes of the March 21, 2025, Economic Development Plan Review Committee meeting. The motion was seconded by Committee Member Justin Hammer and carried the following roll call vote: ayes: Mike Blessum, Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: None.

OLD BUSINESS

COMMITTEE BULLET POINT REVIEW

Section 2: What is Economic Development Success?

Motion 1: Committee Member Paul Pitner moved the committee to accept Tyler Neether's adjustments to section II as follows:

II. WHAT IS ECONOMIC DEVELOPMENT SUCCESS?

The committee held a discussion to work through ways to determine whether the city's economic development initiatives were successful. The committee developed the following bullet points that they felt represented success for the people of Minot.

- Fill Gaps – Funding where other organizations are not, or it is not part of their scope.
- Retail/Restaurant Economic Development and Data Collection
- Incentivizing business into Minot.
- Workforce recruitment and retention.
- Short-term spending.
- Increase labor pool.
- ~~Increasing~~ Expand tax base.
- Increasing discretionary income/spending.
- Options available for jobs, more competitive market.
- ~~Competition.~~
- Increase in business ownership and entrepreneurship.
- Strengthening our position as a regional draw.
- Attitude for development processes and assessing/adjusting current processes.
- Diversify Industry Sectors

Economic development activities should generally trace back to these success factors as a measurement for priority and success.

The motion was seconded by Committee Member Justin Hammer and carried the following roll call vote: ayes: Mike Blessum, Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: None.

Motion 2: Committee Member Jordan Nelson moved the committee to accept Jordan Nelson's changes and incorporate the motion to accept Tyler Neether's adjustments as follows:

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- Short-term spending.
- Increasing labor pool.
- Increasing **Expand the** tax base.
- Increasing discretionary income/spending.
- Options available for jobs, more competitive market.
- Increase in business ownership and entrepreneurship.
- Strengthening our position as a regional draw.
- Attitude for development processes and assessing/adjusting current processes.
- Foster a common sense, business-friendly environment that will work to increase entrepreneurship, new business formation, existing business growth and competition which benefits the consumer.
- Work with all stakeholders to ensure that Minot can attract a workforce with a broad skill set, both through new residents and enabling existing residents.
- Diversify Industry Sectors

The motion was seconded by Committee Member Paul Pitner.

Motion to Amend: Committee Member Paul Pitner moved the committee to amend motion 2 to add back restaurant in the following bullet point:

- Retail/Restaurant Economic Development and Data Collection

The motion to amend the original motion was seconded by Committee Member Justin Hammer and carried the following roll call vote: ayes: Mike Blessum, Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: None.

Motion 2 with Amendment: The committee then returned to the original motion from Committee Member Jordan Nelson to accept Jordan Nelson's changes and incorporate the motion to accept Tyler Neether's adjustments with the amendment to add back the word restaurant as follows:

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The motion was seconded by Committee Member Paul Pitner and carried the following roll call vote:
ayes: Mike Blessum, Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: None.

Section 3: Primary Recommendations

Motion 1: Committee Member Tyler Neether moved to accept the following primary recommendation:

- State Program Matching Funds – Prioritize the funding of the Pace and Flex Pace Programs at levels adequate for their operations.

The motion was seconded by Committee Member Paul Pitner and carried the following roll call vote:
ayes: Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: Mike Blessum.

Motion 2: Committee Member Tyler Neether moved to accept the following primary recommendation:

- Continue the Renaissance Zone Program - Encourage the Renaissance Zoning Board to move districts from areas who have not utilized the program, to blighted areas or entrances to our community that need improvements.

The motion was seconded by Committee Member Paul Pitner and carried the following roll call vote:
ayes: Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: Mike Blessum.

Motion 3: Committee Member Tyler Neether moved to accept the following primary recommendation:

- Continue the Builders Property Tax Exemption and Homeowners Property Tax Exemption Programs

The motion was seconded by Committee Member Paul Pitner and carried the following roll call vote:
ayes: Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: Mike Blessum.

Motion 4: Committee Member Tyler Neether moved to accept the following primary recommendation:

- Consider additional residential developer incentives such as:
 - Special Assessments (fund infrastructure improvements)
 - Developer Tax Credits
 - Developer Rebates

The motion was seconded by Committee Member Paul Pitner and carried the following roll call vote:
ayes: Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: Mike Blessum.

UPCOMING INFORMATION - POTENTIAL UPCOMING MEETING DATES

The committee could potentially meet on the following dates, from 1:00 pm to 3:00 pm in the City Council Chambers, unless otherwise specified:

- May 9, 2025
- May 23, 2025

ADJOURNMENT

The motion to adjourn the meeting at 3:03 pm was initiated by Committee Member Paul Pitner, seconded by Committee Member Jordan Nelson and carried the following roll call vote: ayes: Mike Blessum, Justin Hammer, Tyler Neether, Jordan Nelson, Paul Pitner; nays: None.