City of Minot

Regular Renaissance Zone Review Board Meeting
Thursday, June 26, 2025, at 9:00 AM
Finance Conference Room, City Hall (10 3rd Ave SW)
Any person needing special accommodation for the meeting is requested to notify the City Clerk's office at 857-4752.

1. CALL TO ORDER/ROLL CALL

2. ADOPT MEETING MINUTES

   2.1. ADOPT THE MAY 22, 2025 MEETING MINUTES

3. RENAISSANCE ZONE APPLICATIONS

   3.1. CASE M-110: REQUEST BY AKSAL GROUP, LLC FOR AN EIGHT (8) YEAR PROPERTY TAX BENEFIT FOR THE REHABILITATION OF A COMMERCIAL PROPERTY LOCATED AT 110 E CENTRAL AVE

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

   4.1. FACADE IMPROVEMENT PROGRAM CASE #FI-15: 110 E CENTRAL AVENUE

5. OTHER BUSINESS

   5.1. FACADE IMPROVEMENT PROGRAM INTERPRETATION

   5.2. BLOCK ANALYSIS UPDATE

   5.3. FACADE IMPROVEMENT PROGRAM CUSTOMER FEEDBACK SURVEY

6. NEXT SCHEDULED MEETING

   6.1. NEXT RENAISSANCE ZONE MEETING IS JULY 24, 2025 AT 9AM IN THE FINANCE DEPARTMENT CONFERENCE ROOM AT CITY HALL.

7. ADJOURNMENT

On May 22, 2025, a Regular Renaissance Zone Review Board Meeting of the Minot Renaissance Zone Review Board was held in the Finance Conference Room, City Hall (10 3rd Ave SW). called the meeting to order at 09:00 AM.

1. CALL TO ORDER/ROLL CALL

Members Present: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Tonia Vitko, Luke Heilman

Members Absent: Betty Fedorchak, Jill Ward

2. ADOPT MEETING MINUTES

    2.1. ADOPT THE MARCH 27, 2025 MEETING MINUTES

The motion to Approve March 27, 2025 Regular Meeting Minutes was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Hugret and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Amy Rogers, Tonia Vitko, Luke Heilman; nays: None.

3. RENAISSANCE ZONE APPLICATIONS

    3.1. CASE M-109: REQUEST BY CARL CLEMETSON FOR A FIVE (5) YEAR PROPERTY TAX BENEFIT FOR THE REHABILITATION OF A COMMERCIAL PROPERTY LOCATED AT 111 1ST ST SE.

Tom Alexander arrived at 9:01am.

Carl Clemetson informed the board that the building would be brought up to current codes and back to usable status. Currently, the building is worth $60,000 and more than that will be invested to get the building fixed and up and running again. He has applied for the 5-year tax benefit. He originally wasn't going to apply, but after beginning the project he realized more would be needed to go into the building than originally planned.
Somewhere between 2020 and 2022, the water heater in the building went out, and the water line broke and flooded the building. The building has been fully vacant ever since.
Chairman Bailey questioned Carl about the window estimate, and Carl informed the board that the front and side windows would be updated. Chairman Bailey also asked for verification of the painting to be done. Carl mentioned that the brick would be repainted and updated to mirror his business' color scheme. Carl had also told the board that he plans to use closed cell foam lining for the entire exterior wall to help the building with temperature control.

The motion to Approve Case M-109 was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Hugret and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Tonia Vitko, Luke Heilman; nays: None.

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

5. OTHER BUSINESS

5.1. BLOCK ANALYSIS PRESENTATION

Mr. Billingsley presented each block that was in consideration for removal (7A, 6A, 5A, 2A, 1C & 7B) explaining the buildings/homes within those blocks as well as pictures. Currently it is decided that 1C and 7B will for sure remain in the blocks for Renaissance Zone.
The motion to send letters to individuals within blocks 7A, 6A, 5A and 2A to inform them of the program and the possibility of those blocks being removed from the program. was initiated by Renaissance Zone Board Member Lyman seconded by Renaissance Zone Board Member Bentley and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Tonia Vitko, Luke Heilman; nays: None.
Once responses come in from the letters determining the need for the blocks to remain or not then a final decision will be made by the board.

5.2. FACADE IMPROVEMENT PROGRAM MODIFICATIONS

The board discussed the improvement of the look of the Central Business District due to the help of the Facade Improvement Program. They requested Mr. Billinglsey came back with examples of how the program would look with the change of the match to 70/30 and 65/35. The Economic Development Review Committee has recommended changing the amount the city verse owner contributes and to also put a sunset date on the program. The board has discussed moving the area of eligibility for the Facade Improvement Program once they feel the Central Business District has fulfilled the opportunity.
Currently there are 115 eligible businesses in the Central Business District for this program and 13 have utilized it in 4 years.

6. NEXT SCHEDULED MEETING

6.1. NEXT RENAISSANCE ZONE MEETING IS JUNE 26, 2025 AT 9AM IN THE FINANCE DEPARTMENT CONFERENCE ROOM AT CITY HALL

7. ADJOURNMENT

The motion to Adjourn was initiated by Renaissance Zone Board Member Hugret seconded by Renaissance Zone Board Member Lyman and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Tonia Vitko, Luke Heilman; nays: None.

The meeting adjourned at 10:10am.

TO: To Whom It May Concern

FROM: Brian Billingsley, Community Development Director

DATE: June 26, 2025

SUBJECT: **CASE M-110: REQUEST BY AKSAL GROUP, LLC FOR AN EIGHT (8) YEAR PROPERTY TAX BENEFIT FOR THE REHABILITATION OF A COMMERCIAL PROPERTY LOCATED AT 110 E CENTRAL AVE**

I. RECOMMENDED ACTION

Recommend approval of the application.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community Development Director, 701-857-4122

III. DESCRIPTION

A. Background

The application was received on June 12, 2025.

B. Proposed Project

The project will involve interior demolition, roof replacement, insulation, fire suppression, plumbing, HVAC, and electrical upgrades, and bringing the building up to code. The applicant estimates they will be spending around 2.6 million dollars on this project. The current true and full value of the property is $368,000. To qualify for the 8-year benefit, the applicant will need to invest 150% ($552,000) of the building's current value in improvements that extend the lifespan of the building.

C. Recommendation Detail

The exterior improvements that are covered by the facade improvement application are not eligible for the Renaissance Zone program. Regardless, the applicant far exceeds the amount of investment that is necessary to qualify for an eight-year property tax benefit. Staff recommends approval of this application.

IV. IMPACT

VI. ALTERNATIVES

Table this item and request more information from staff or the applicant.

June 12, 2025

Minot Renaissance Zone Review Board
City of Minot Planning Department
1025 31st Street Southeast
Minot, North Dakota 58701

Re: **Request for Renaissance Zone Project Approval**
110 East Central Avenue
Minot, North Dakota

Dear Madam or Sir:

Aksal Group is pleased to present this application for Renaissance Zone approval to the Minot Renaissance Zone Review Board for its consideration.

Aksal Group purchased the property located at 110 East Central Avenue in downtown Minot in the fall of 2020. Since that time, Aksal Group has undertaken significant effort to plan the restoration of this building.

As the plan for the restoration of the building came into focus, it became apparent that the costs of cleanup, historical restoration, remediation of asbestos and lead-based paint, and bringing the buildings up to current code would be higher than the current real estate market can bear. To be able to offset a portion of the increased costs associated with redeveloping blighted property and to place the entirety of this building back into productive use, tax incentives afforded through the Renaissance Zone are being requested by Aksal Group.

If approved, the construction of this project will provide direct investment of approximately $2.6 million into the downtown core. Once fully occupied with entrepreneurs, the annual commerce in this project could exceed $5 million and in excess of 30 jobs could be created. Once the renaissance zone tax credits expire, the City of Minot would also be collecting property tax based on the new value of the property, which could generate an additional $32,000 per year.

Specifically, Aksal Group is requesting the Minot Renaissance Zone Review Board:

1) Approve the rehabilitation of 110 East Central Avenue as a Renaissance Zone project;
2) Approve an eight-year property tax exemption on all improvements to the building located at 110 East Central Avenue, with the period commencing after issuance of certificates of occupancy by the City of Minot;

We appreciate the Board's consideration of this request. Please contact me via email at jessicajackerman@gmail.com or via telephone at (701) 720-5741 with any questions.

Regards,



Aksal Group, LLC
Jessica Ackerman
Managing Member

Enclosures

Office Address: 1025 31st St. SE
Mailing Address: PO Box 5006
Minot, ND 58702
Email: brian.billingsley@minotnd.gov
Office Number: 701-857-4147

Economic Development Division

Renaissance Zone Application

APPLICANT INFORMATION

Applicant(s)	Business	Type of Entity
Jessica Ackerman	Aksal Group, LLC	LLC

Address	City	State	Zip
[redacted]	Minot	ND	58701

Phone	Email (Redacted for public distribution)
[redacted]	[redacted]

Social Security Number	Federal Tax ID Number

PROJECT LOCATION

Legal Description	Renaissance Zone Block
Lot 3 Citizens Alley Addition	7

Address	City
110 E Central Avenue	Minot

Current Use of Property: Former butcher shop, storage units, residential

TYPE OF PROJECT

☑ Commercial ☐ Residential ☐ Utility Infrastructure Project (UIP)

TYPE OF INVESTMENT

☐ Purchase Only (To include new construction)
☐ Lease Only
☐ Historical Preservation and Renovation
☑ Purchase with Major Improvements (Applies to only Commercial Projects)

Rehabilitation Only

☐ Commercial (Must be 50% of true and current value)
☐ Residential (Must be 20% of true and current value)
☑ Commercial (Must be 150% of true and current value)

REQUESTED TAX EXEMPTIONS

☐ Personal Income ☐ Investment Income ☑ Property Tax Exemption ☐ Historic Tax Credits

PROJECT DESCRIPTION: Please write a brief description of the project below

The project will rehabilitate the former Soo Line Railroad freight depot and distribution hub building so it can be placed into productive use. The project will include interior and exterior renovations that will be implemented in a historically sensitive fashion.

SQUARE FOOTAGE CALCULATIONS:

31,388	23,500	11,000	11,000	1,500
Lot	Building (Total)	Basement	1st Floor	2nd Floor
N/A	N/A	N/A	N/A	N/A
3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor

Date of Acquisition: 09/08/2020

Current True and Full Value: $368,000 (from City Assessor)

Revision Date: May, 2024

Work to Be Done:	Estimated Costs:
See attached Opinion of Probable Cost.	$2,600,000

Total Estimated Cost $ 2,600,000

Current True and Full Value $ 368,000

Estimated Value After Improvements $ 2,000,000

Estimated Start Date: July 2025 Estimated Completion Date: July 2027

If this project is a UIP, is the applicant a Renaissance Zone Project? ☐ Yes ☐ No

a) To be considered a Renaissance Zone Project, the project would need to take place in the Renaissance Zone and be a utility company.

b) If this is a property owner affected by a UIP not participating in a Renaissance Zone Project, is the property owner in the Renaissance Zone? ☐ Yes ☐ No

Is this project a lease? ☐ Yes ☑ No

a) What type of lease? ☐ New ☐ Expansion ☐ Continuation ☐ Leasehold Improvement

If this is an expansion, what is the additional square footage of the expansion?

b) If it is a lease project, does it involve the relocation of a business from one location in the city to the Renaissance Zone or from one zone property to another zone property ☐ Yes ☐ No

Does this project involve historical preservation or renovation? ☐ Yes ☑ No

a) For projects that involve historical preservation or renovation, but are not part of a rehabilitation project, provide a description of the work and the estimated costs. A letter of approval from the Historical Society is required to claim any historical tax credits either on a rehabilitation project or renovation.

b) Information for historical properties may be obtained by contacting the Historical Society at: (701) 328-2666 or email history@nd.gov

Is the project being funded by a Renaissance Fund Organization? ☐ Yes ☑ No

If yes, describe the type and amount of financing and name of the Renaissance Fund Organization.

Provide the estimated state and local tax benefit to the taxpayer for 5 or 8 years (applies to all projects)

Total State Tax Benefit for ☐ five (5) or ☑ eight (8) years $ 0

Total Property Tax Benefit for ☐ five (5) or ☑ eight (8) years $ $32,000 per year x 8 years = $256,000

Total Non-Participation Owner Tax Credit $ 0

Is the entity subject to the financial institution tax (N.D.C.C.57.35.3)? ☐ Yes ☑ No

If yes, total state tax benefit for five (5) or eight (8) years $

Compute the amount spent per square feet of structure $ 118 (common space finished, vanilla shell other)

City of Minot

Office Address: 1025 31st St. SE
Mailing Address: PO Box 5006
Minot, ND 58702
Email: jonathan.rosenthal@minotnd.gov
Office Number: 701-857-4122

OFFICE ONLY

Zone Authority and City Documentation
Date of Approval or Conditional Approval _____
(date)

Provide a copy of minutes or other supporting documentation that indicates the formal approval by the approving entity.

Identify from the Development Plan the specific criteria used to approve the project:

NOTE: The DCS reserves the right to reject a zone-approved project or to continue negotiating its approval. When a project is approved by the DCS, the local zone authority will be notified in writing.

If after a project is approved and the property changes hands or a replacement project is approved during the five year exemption period, the DCS does not need to approve the transfer or the replacement project. The zone authority, however, must notify the DCS of the change and provide the applicable information about the new homeowners, business, and/or investor tax would affect the exemption provided.

Once the project is completed, DCS must be informed by email, fax or letter of the exact date of completion, and project number before the final letter of approval can be issued.

On historical renovations/rehabilitations, documentation from the Historical Society approving the final restorations must be submitted to DCS before a final letter of approval can be issued.

Signature _____ Date 06-12-2025

Revision Date: February, 2023

Renaissance Zone Project Checklist:

Office Use		
☐	☐	1) For residential projects, provide evidence that the home purchased is the taxpayer's primary residence.
☐	☐	2) If the property is currently a vacant lot, provide evidence that it was previously developed.
☐	☐	3) Provide a "Letter of Clearance" from the State Historical Society if seeking historic tax credits.
☐	☑	4) Provide an estimated start and completion date for the project (must follow approval by DCS).
☐	☑	5) Include site plans, building plans and colored renderings of the elevation of the building.
☐	☑	6) Provide a break out of capital improvements.
☐	☑	7) Provide documentation that the project cost meets the City's minimum criteria.
☐	☑	8) Provide the estimated state and local tax benefit to the taxpayer of five (5) or eight (8) years (see your accountant).
☐	☑	9) Provide copies of receipts showing proof local real estate taxes have been paid (Ward County Treasurer 701-857-6426)
☐	☑	10) Provide evidence that the applicant is current on state taxes – Certificate of Good Standing from the State Tax Commissioner (1-800-638-2901) – May take a few weeks.
☐	☑	11) Provide Current True and Full Value (contact City Assessor 701-857-4160)

Comments:

City of Minot
Renaissance Zone Application

Attachment 1 – Site Plan, Building Plans, and Renderings of the Elevation of the Building

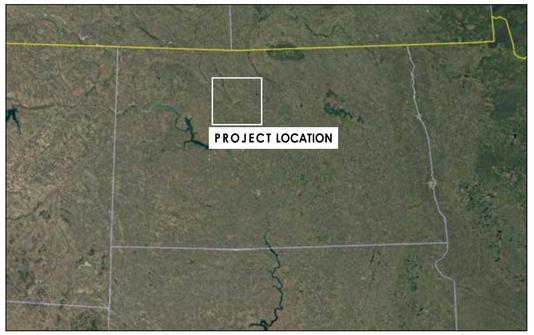
FREIGHT HOUSE FACADE IMPROVEMENT
100 E CENTRAL AVE
MINOT, NORTH DAKOTA

AKSAL GROUP

LOCATION PLAN



VICINITY PLAN





DRAWING INDEX

G000	TITLE SHEET
AD100	DEMOLITION FLOOR PLANS
AD200	DEMOLITION ELEVATIONS
A100	FLOOR PLANS
A200	BUILDING ELEVATIONS
A300	BUILDING DETAILS
A400	DOORS & WINDOW TYPES

CODE STUDY

APPLICABLE BUILDING CODES
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2018 NORTH DAKOTA PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2017 ICC A117.1 ACCESSIBILITY STANDARD

USE AND OCCUPANCY
SINGLE OCCUPANCY — ASSEMBLY GROUP A-2 — ASSEMBLY SPACE
NON-SEPARATED OCCUPANCIES
SUBDIVISION OCCUPANCIES <= 10%

CONSTRUCTION TYPE — V-B — NON-COMBUSTIBLE — NON-RATED CONSTRUCTION

FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (HRS)

STRUCTURAL FRAME		0
BEARING WALLS	EXTERIOR	0
	INTERIOR	0
NON-BEARING WALLS AND PARTITIONS - EXTERIOR		0
NON-BEARING WALLS AND PARTITIONS - INTERIOR		0
FLOOR CONSTRUCTION (AND SUPPORTING STRUCTURE)		0
ROOF CONSTRUCTION < 20' ABOVE FLOOR BELOW		0

FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEM	REQUIRED
STANDPIPE SYSTEMS	NOT REQUIRED
PORTABLE FIRE EXTINGUISHERS	REQUIRED
MANUAL FIRE ALARM SYSTEM	NOT REQUIRED
SMOKE AND HEAT REMOVAL	NOT REQUIRED

NFPA 13 AUTOMATIC SPRINKLER SYSTEM

GENERAL BUILDING DATA

OCCUPANCY	TOTAL	A-2
TOTAL BUILDING AREA	23,523	23,523
NUMBER OF STORIES		2
BUILDING HEIGHT IN FEET		36

ALLOWABLE BUILDING HEIGHT AND AREA:

	ACTUAL	A-2 ALLOWABLE
BUILDING HEIGHT	36	40
NUMBER OF STORIES	2	2
TABULAR AREA PER STORY	11,024	18,000

PROJECT TEAM

OWNER
AKSAL GROUP, LLC
RYAN ACKERMAN
MINOT, ND 58701
701-857-9113

ARCHITECT
ACKERMAN-ESTVOLD
1907 17TH ST SE
MINOT, ND 58701
PH. 701.837.8737

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701.837.8737 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Registered Architect under the laws of the State of North Dakota.
Date: 4/9/25 Reg. No. 7774

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

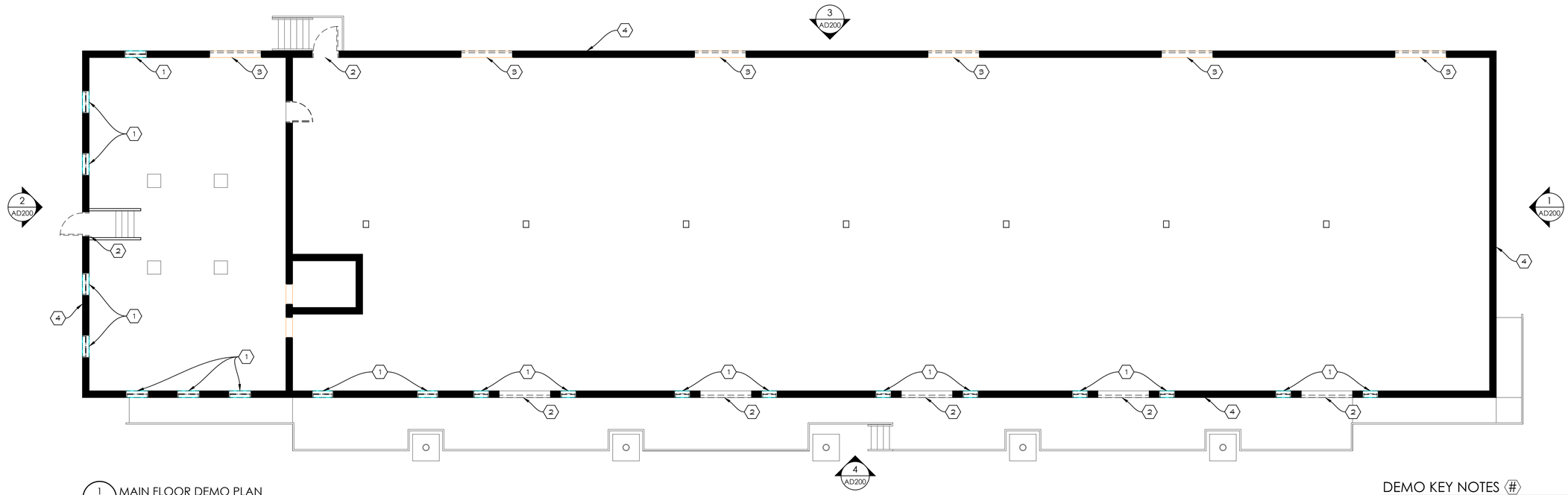
REVISIONS

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Project No.
R24224

TITLE SHEET

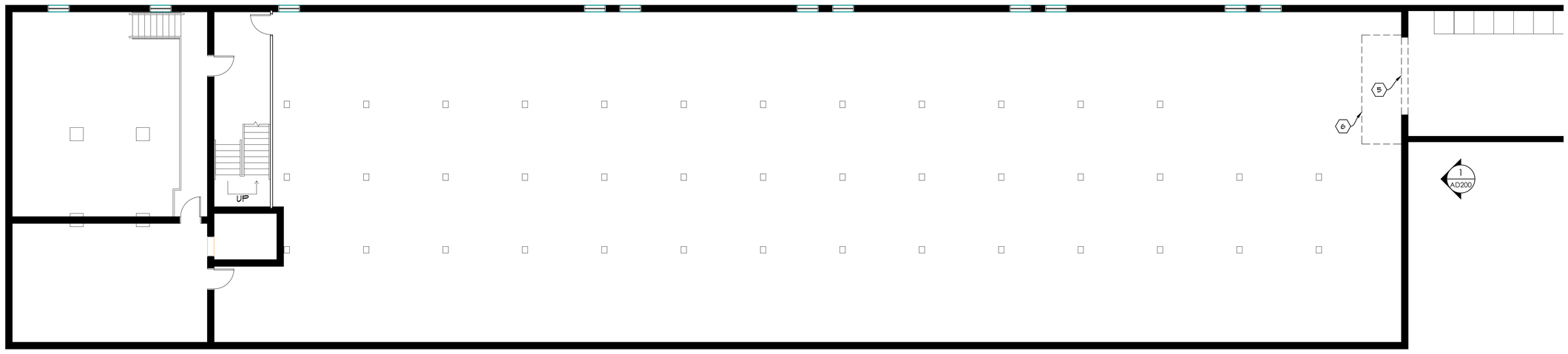
G000



1 AD100 MAIN FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

DEMO KEY NOTES ⟨#⟩

1 DEMOLISH EXISTING WINDOW & ALL ASSOCIATED TRIM & WOOD INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW WINDOW INSTALLATION
2 DEMOLISH EXISTING DOOR, FRAME, & HARDWARE & ALL ASSOCIATED TRIM & WOOD INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW DOOR & WINDOW INSTALLATION
3 DEMOLISH INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW FAUX DOOR AND/OR WINDOW INSTALLATION & ASSOCIATED FRAMING.
4 CLEAN ALL EXISTING BRICK- REMOVE DIRT & DEBRIS FROM ENTIRE FACE OF EXISTING MASONRY WALL AND PREPARE FOR MORTAR TUCK-POINTING
5 REMOVE EXISTING OVERHEAD DOOR & HARDWARE. CLEAN & REPAIR EXISTING MASONRY OPENING.
6 SAW-CUT & REMOVE SECT. OF EXIST. CONCRETE FLOOR. PREP FOR NEW CONC. FLOOR.
7 REPOINT ALL MORTAR THAT IS DEFECTIVE, MISSING, OR WHITE THAT DOESN'T MATCH ORIGINAL MORTAR.
8 REPAIR AND REPLACE ANY BRICK THAT IS DETERIORATED, DAMAGED, OR MISSING. USE EXISTING BRICK SALVAGED BY OWNER



2 AD100 BASEMENT FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

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Minot, ND | Fargo, ND | Williston, ND | Boise, ID

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Architect under the laws of the State of North Dakota.
Date: 4/9/25 Reg. No. 12746

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

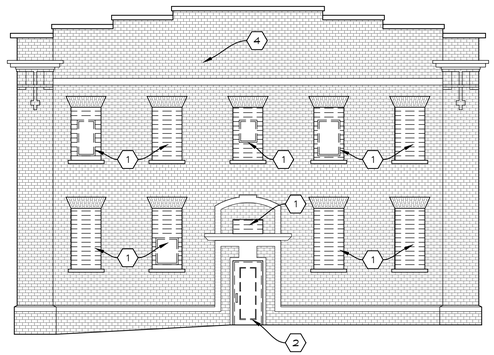
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Project No.
R24224

DEMOLITION FLOOR PLANS

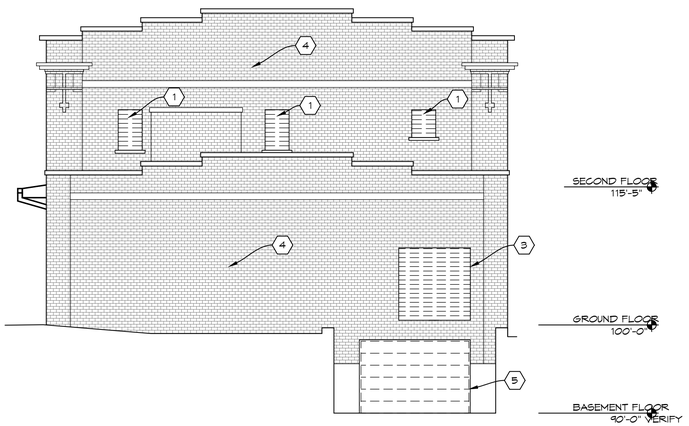
AD100



SECOND FLOOR 115'-5"

GROUND FLOOR 100'-0"

2 AD200 NORTHWEST DEMO ELEVATION
SCALE: 1/8" = 1'-0"



SECOND FLOOR 115'-5"

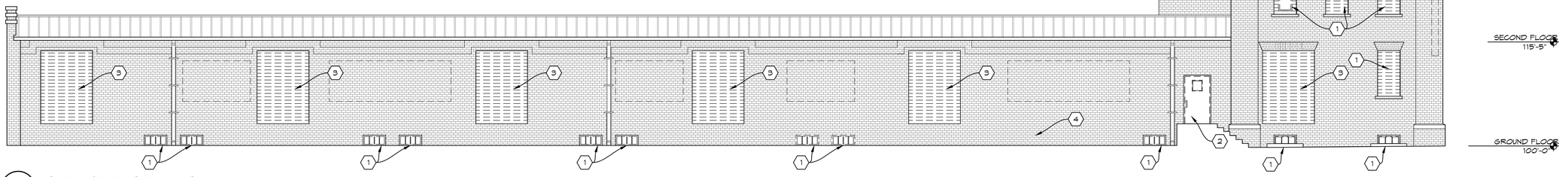
GROUND FLOOR 100'-0"

BASEMENT FLOOR 90'-0" VERIFY

1 AD200 SOUTHEAST DEMO ELEVATION
SCALE: 1/8" = 1'-0"

DEMO KEY NOTES (#)

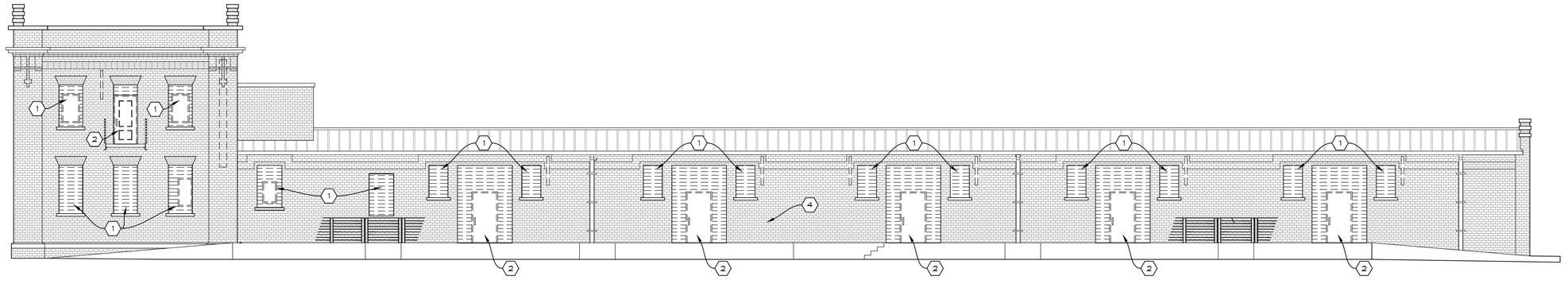
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SECOND FLOOR 115'-5"

GROUND FLOOR 100'-0"

3 AD200 NORTHEAST DEMO ELEVATION
SCALE: 1/8" = 1'-0"



SECOND FLOOR 115'-5"

FIRST FLOOR 102'-4"

GROUND FLOOR 100'-0"

4 AD200 SOUTHWEST DEMO ELEVATION
SCALE: 1/8" = 1'-0"

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Registered Architect under the laws of the State of North Dakota.
Date: 4/9/25 Reg. No. 7774

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

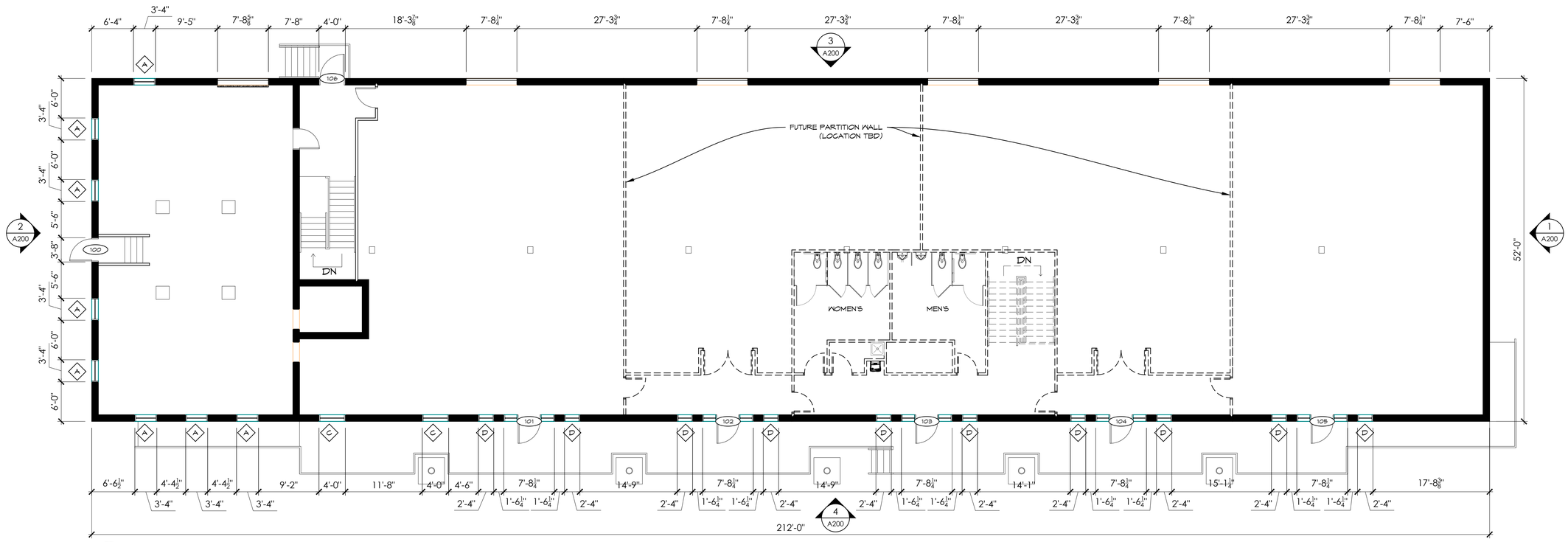
REVISIONS

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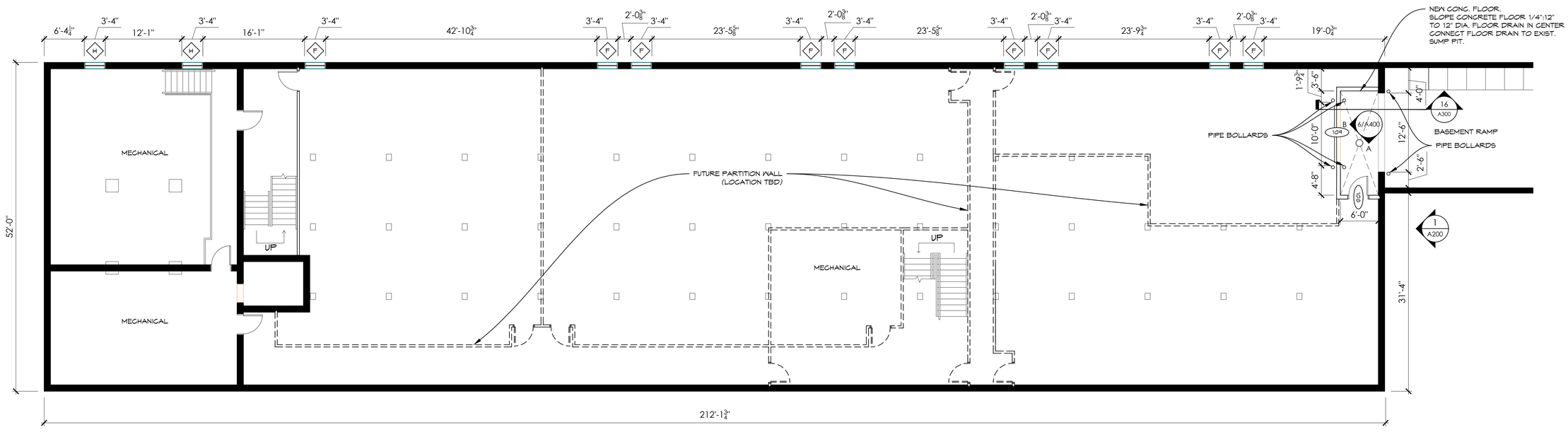
Project No.
R24224

DEMOLITION ELEVATIONS

AD200



1 A100 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A100 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Registered Architect under the laws of the State of North Dakota.
Date: 4/9/25 Reg. No. 7774

FREIGHT BUILDING FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

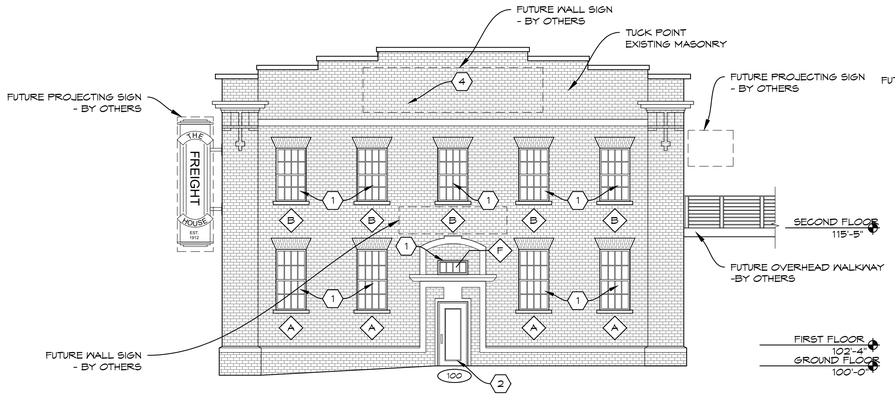
REVISIONS

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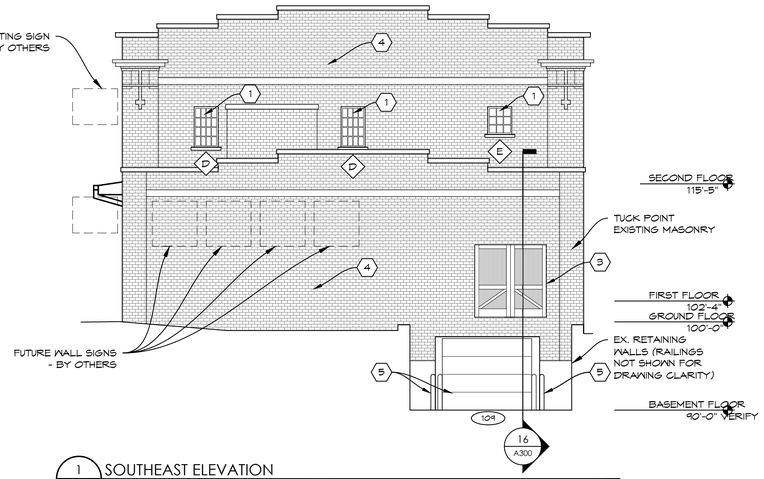
Project No.
R24224

FLOOR PLANS

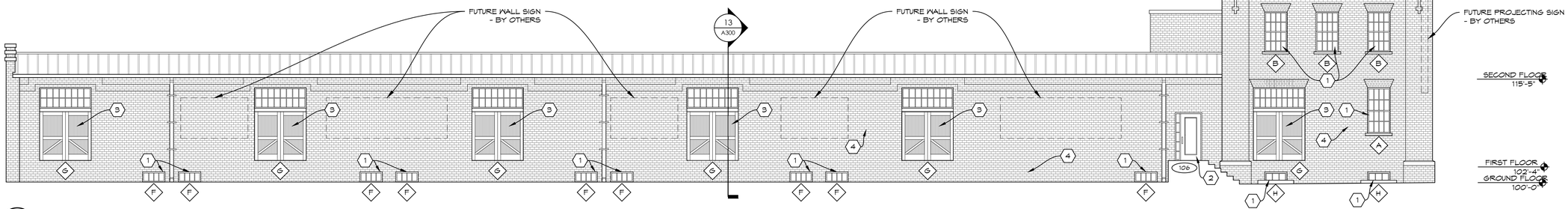
A100



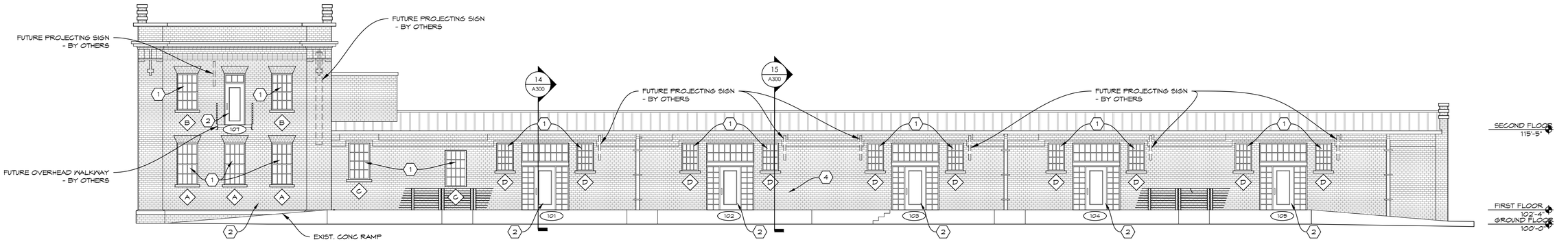
2 A200 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



1 A200 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A200 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



4 A200 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1 VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK; ADVISE ARCHITECT OF ANY ADVERSE CONDITIONS PRIOR TO COMMENCEMENT OF WORK; IF ADVERSE CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION, CONTACT ARCHITECT PRIOR TO CONTINUING WORK.
2 FIELD VERIFY ALL DIMENSIONS.
3 ALL VISUALLY EXPOSED GYP. BD. TO BE TAPED, TEXTURED, AND PAINTED.
6 FOR ALL DETAILS THAT ARE TYPICAL, INCORPORATE INTO PROJECT AT APPROPRIATE LOCATIONS WHETHER SPECIFICALLY INDICATED OR NOT
7 ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE LOCAL, STATE, AND FEDERAL CODES OR REGULATIONS.

NEW CONSTRUCTION KEY NOTES (#)

1 INSTALL NEW METAL CLAD WINDOWS, SEE WINDOW SCHED.
2 INSTALL NEW METAL CLAD DOORS, SEE DOOR SCHED.
3 FRAME IN NEW FAUX DOORS, SEE DOOR TYPE
4 CLEAN/REPAIR EXISTING BRICK & STONE, TUCK-POINT & REPAIR AS REQ'D, TYP.
5 PIPE BOLLARD W/ UPPER SLEEVE

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Date: 4/9/25 Reg. No. 7724

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

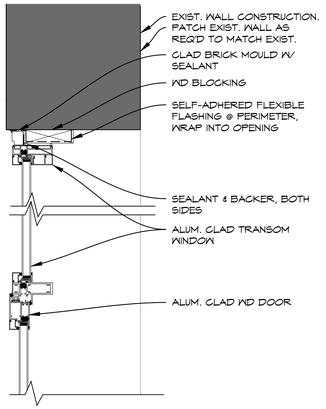
REVISIONS

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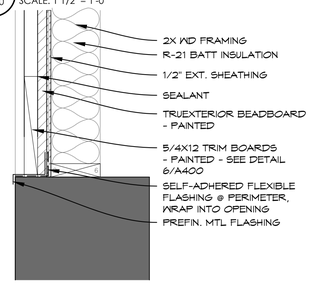
Project No.
R24224

BUILDING ELEVATIONS

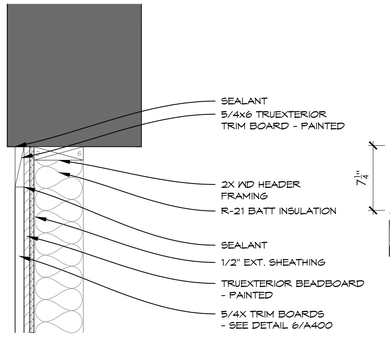
A200



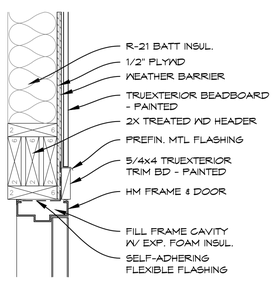
6 A300 DOOR & TRANSOM HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



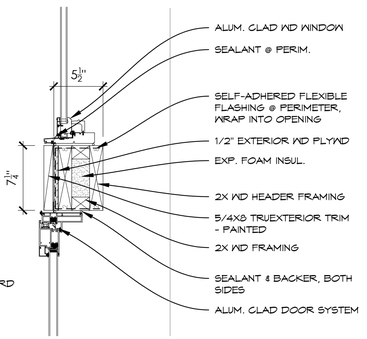
12 A300 FAUX DR SILL
SCALE: 1 1/2" = 1'-0"



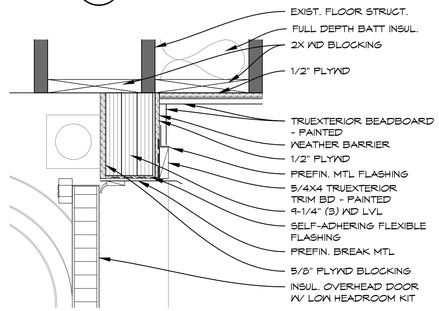
5 A300 FAUX DR JAMB FRAMING
SCALE: 1 1/2" = 1'-0"



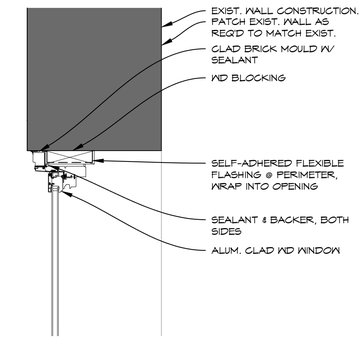
11 A300 HM DR HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



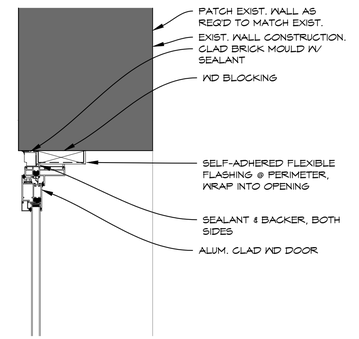
4 A300 WINDOW TRANSOM
SCALE: 1 1/2" = 1'-0"



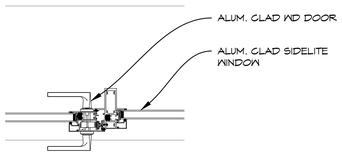
10 A300 OH DOOR
SCALE: 1 1/2" = 1'-0"



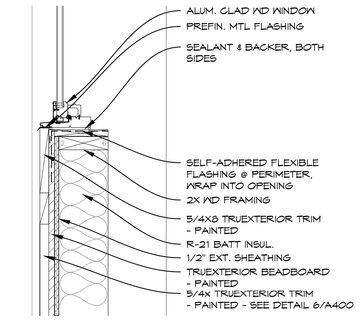
3 A300 WINDOW HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



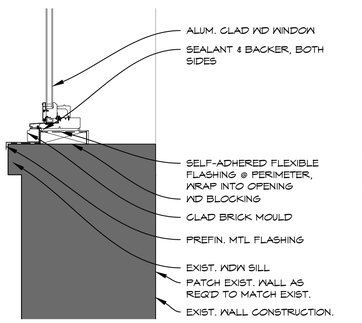
2 A300 DOOR HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



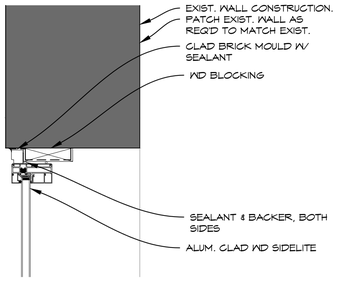
1 A300 DOOR JAMB @ SIDELITE
SCALE: 1 1/2" = 1'-0"



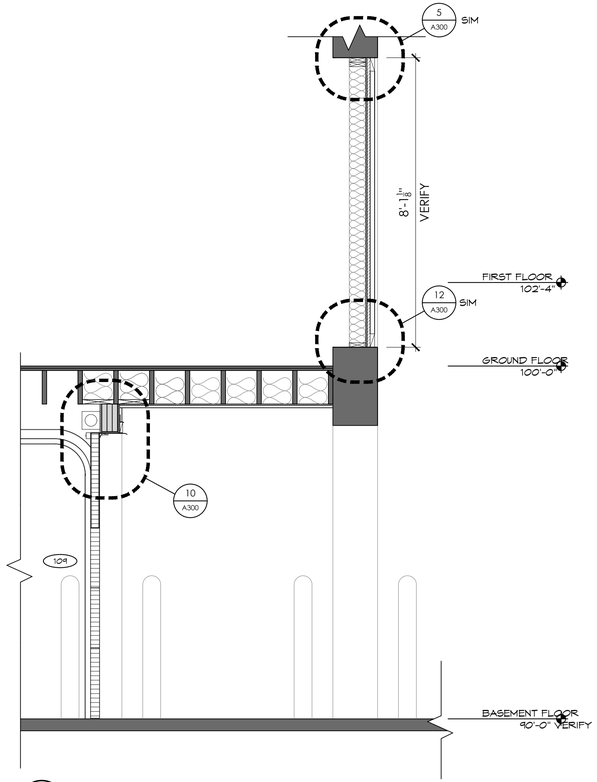
9 A300 WINDOW TRANSOM @ FAUX DR
SCALE: 1 1/2" = 1'-0"



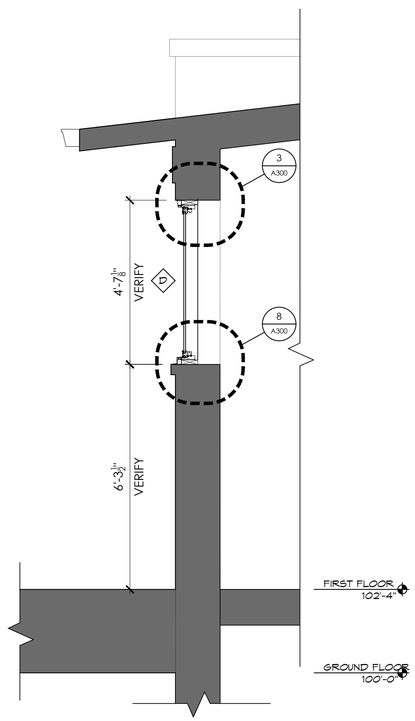
8 A300 WINDOW SILL
SCALE: 1 1/2" = 1'-0"



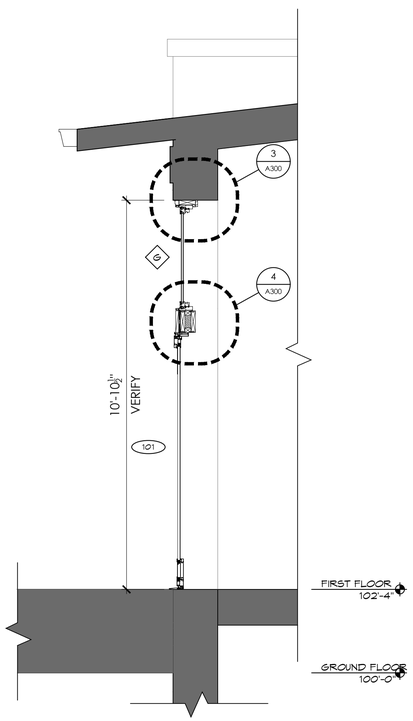
7 A300 SIDELITE HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



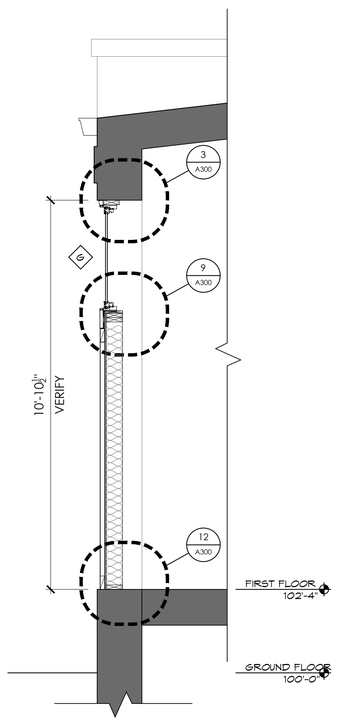
16 A300 WALL SECTION
SCALE: 1/2" = 1'-0"



15 A300 WALL SECTION
SCALE: 1/2" = 1'-0"



14 A300 WALL SECTION
SCALE: 1/2" = 1'-0"



13 A300 WALL SECTION
SCALE: 1/2" = 1'-0"

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Date: 4/9/25 Reg. No. 7724

FREIGHT BUILDING FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

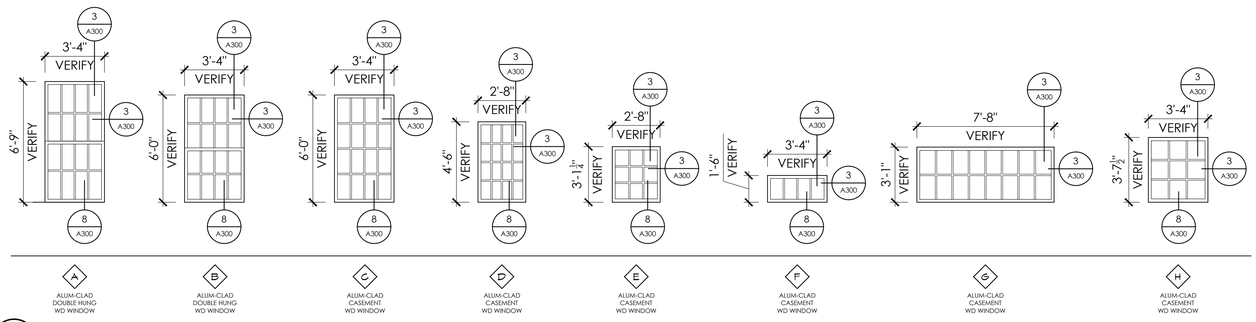
REVISIONS

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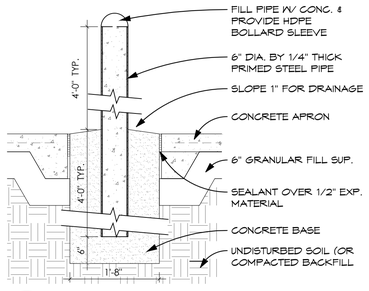
Project No. R24224

DETAILS

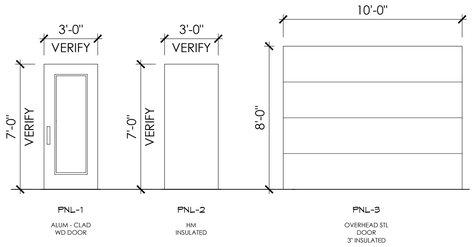
A300



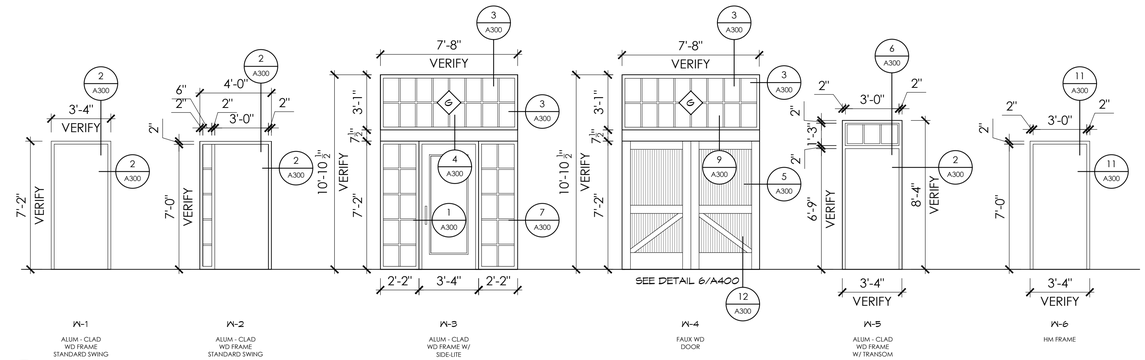
1 A400 **WINDOW TYPES**
SCALE: 1/4" = 1'-0"



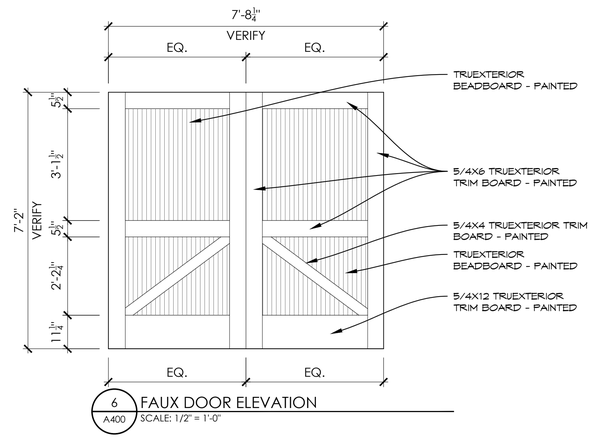
4 A400 **PIPE BOLLARD**
SCALE: 1 1/2" = 1'-0"



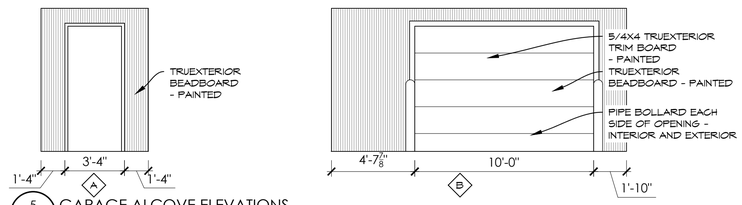
3 A400 **DOOR TYPES**
SCALE: 1/4" = 1'-0"



2 A400 **FRAME TYPES**
SCALE: 1/4" = 1'-0"



6 A400 **FAUX DOOR ELEVATION**
SCALE: 1/2" = 1'-0"



5 A400 **GARAGE ALCOVE ELEVATIONS**
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR NO.	SIZE	DOOR MATERIAL	DOOR TYPE	FRAME TYPE	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
100	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-1	ALUMINUM	2/A300	2/A300		
101	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		
102	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		
103	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		HDCP OPERATOR
104	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		
105	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		
106	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-2	ALUMINUM	2/A300	2/A300		
107	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-5	ALUMINUM	10/A300	2/A300		
108	3'-0" X 7'-0" X 1-3/4"	HOLLOW METAL	PNL-2	W-6	HOLLOW METAL	11/A300	11/A300		
109	10'-0" X 8'-0"	STEEL	PNL-3	-	-	-	-		

WINDOW SCHEDULE

TYPE	SIZE	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	GLASS TYPE	REMARKS
A	3'-4" X 6'-9"	WOOD	3/A300	3/A300	8/A300	-	
B	3'-4" X 6'-0"	WOOD	3/A300	3/A300	8/A300	-	
C	3'-4" X 6'-0"	WOOD	3/A300	3/A300	8/A300	-	
D	2'-8" X 4'-6"	WOOD	3/A300	3/A300	8/A300	-	
E	2'-8" X 3'-1"	WOOD	3/A300	3/A300	8/A300	-	
F	1'-6" X 3'-4"	WOOD	3/A300	3/A300	8/A300	-	
G	7'-8" X 3'-1"	WOOD	3/A300	3/A300	4&9/A300	-	
H	3'-4" X 3'-7 1/2"	WOOD	3/A300	3/A300	8/A300	-	

VERIFY ALL EXISTING OPENINGS FOR SIZING OF WINDOWS & DOORS

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Date: 4/9/25 Reg. No. 7774

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

REVISIONS

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#	--/--/----

Project No.
R24224

DOOR & WINDOW TYPE

A400

City of Minot
Renaissance Zone Application

Attachment 2 – Opinion of Probable Cost

Opinion of Probable Cost

The Freight House

Minot, North Dakota

12-Jun-25

Item No.	Item Description	Est. Quantity	Unit	Unit Price	Subtotal
1	Interior Demolition / Cleaning	1	LS	$ 125,000	$ 125,000
2	Exterior Windows & Doors	1	LS	$ 400,000	$ 400,000
3	Exterior Tuck Pointing	1	LS	$ 100,000	$ 100,000
4	Roofing Replacement	1	LS	$ 200,000	$ 200,000
5	Insulation	1	LS	$ 50,000	$ 50,000
6	Fire Suppression	1	LS	$ 90,000	$ 90,000
7	Plumbing Systems	1	LS	$ 90,000	$ 90,000
8	HVAC Systems	1	LS	$ 90,000	$ 90,000
9	Electrical Systems	1	LS	$ 200,000	$ 200,000
10	Interior Structural Modifications	1	LS	$ 150,000	$ 150,000
11	Exterior Structural Modifications	1	LS	$ 20,000	$ 20,000
12	Interior Finishes - Common Space	1	LS	$ 300,000	$ 300,000
13	Interior Finishes - Tenant Space (Vanilla Shell)	1	LS	$ 200,000	$ 200,000
14	Signage	1	LS	$ 50,000	$ 50,000
				Construction Subtotal	$ 2,065,000
				Design (8.5%)	$ 175,525
				Construction Admin (5%)	$ 103,250
				Contingency	$ 256,225
				Total	**$ 2,600,000**

City of Minot
Renaissance Zone Application

Attachment 3 – Receipt of Ward County Taxes Paid

Ward County North Dakota • 315 Third St. SE • Minot, ND 58701

Shopping Cart: 0 items [$0.00]

New Search | Detail | Payoff | Help

Parcel #: MI24G200000030

Status: Paid

Type: RE

Owner: AKSAL GROUP LLC

History:

Tax Year	Statement#	Bill Date	Bill Amount	Date Paid	** Paid Amount	Notes
2024	25231	12/08/2024	$7,038.65	1/7/2025 1/7/2025	$3,962.81 $2,768.26	

**** Paid Amount may include penalty, interest, & discounts**

Note: The accuracy of this data is not guaranteed.
Web data was last updated 06/12/2025 12:05 AM.

Send Payments To:

Ward County Treasurer
PO Box 5005
Minot, ND 58702

© 2025 Tyler Technologies, Inc. iTax Version 2025.2.6.1

City of Minot
Renaissance Zone Application

Attachment 4 – Certificate of Good Standing from ND Tax Commissioner

STATE OF NORTH DAKOTA
OFFICE OF STATE TAX COMMISSIONER
BRIAN KROSHUS, COMMISSIONER

January 5, 2024

Ref: L1959398528

AKSAL GROUP LLC
[redacted]

000250-383

I, Brittany Herberholz, Customer Support Supervisor for the North Dakota Office of State Tax Commissioner, certify that the records in the North Dakota Office of State Tax Commissioner do not show any indebtedness owed to the State of North Dakota by AKSAL GROUP LLC, with respect to income taxes, sales and use taxes, or any other taxes collected by and payable to the Tax Commissioner's office. This company is, therefore, in good standing with the North Dakota Office of State Tax Commissioner. This certification does not include ad valorem property taxes collected by the respective county treasurers.

Dated this January 5, 2024 at Bismarck, North Dakota.

Brittany Herberholz
Customer Support Supervisor

TAX.ND.GOV | TAXINFO@ND.GOV
600 E. BOULEVARD AVE., DEPT. 127 | BISMARCK, ND 58505-0599
PHONE: 701-328-7088 | TTY: 800-366-6888

City of Minot
Renaissance Zone Application

Attachment 5 – Documentation of Tax Assessor's Determination of True and Full Value

Minot City Assessor

Assessor Hub provided by Vanguard Appraisals, Inc

Parcel Number:
MI24.788.010.0000
Deed Holder:
AKSAL GROUP, LLC
Property Address:
110 E CENTRAL AVE
MINOT, ND 58701-3912 MAP THIS ADDRESS
Mailing Address:
[redacted]
Zoning:
C2/GENERAL COMMERCIAL
Sec-Twp-Rng:
24788--
Lot-Block:
0000-010
Legal Description:
KYLE'S ADDITION BLOCK 1
Lot Dimensions:
0 X 0 BLK 7
Land Use:
RENAISSANCE ZONE



Pin MI24.788.010.0000 Photo

1 / 1



Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
$129,000	$0	$239,000	$368,000

Get Current Year Tax Estimate

Click here to request information on pending or certified special assessments or call 701-857-4770.

For all other questions, please contact us at assessor@minotnd.org or 701-857-4160

Land Information

Lot Type	Square Feet	Acres
Sq. Ft x Rate	32,194	0.739

Commercial Building Information

Occupancy	Year Built	Building Area
Warehouse (Transit)	1940	9,100
Store - Grocery	1999	1,500
Apartment	1940	1,500

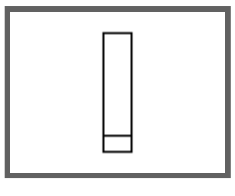
Sale Information

Sale Date	Amount	Recording
09/08/2020	$675,000	3043161
02/20/2014	$125,000	2970424
12/26/1996	$30,000	750349
09/06/1995	$18,000	733902



Sketch of Pin MI24.788.010.0000

1 / 1



City of Minot
Renaissance Zone Application
Freight House (110 East Central Avenue)

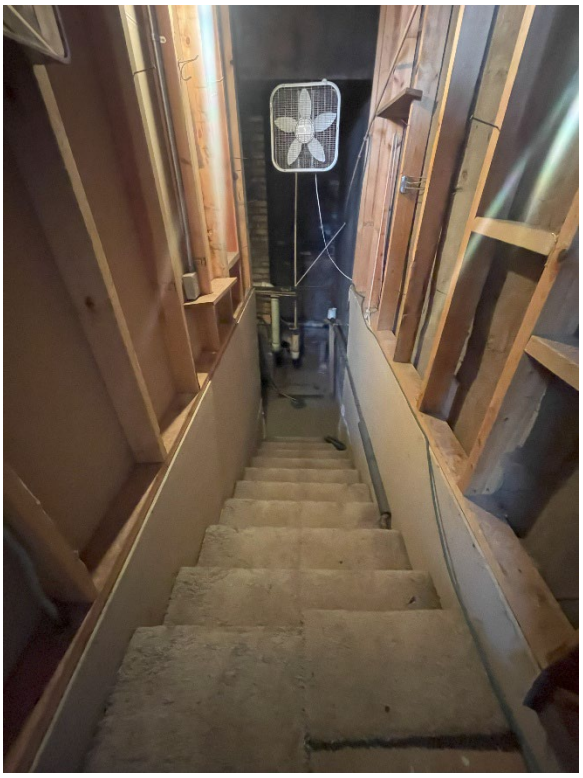
Attachment – Interior Photos









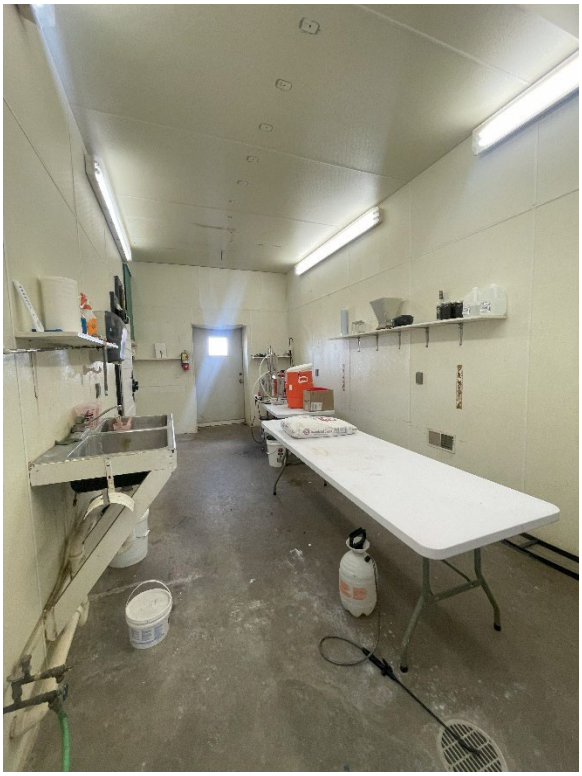


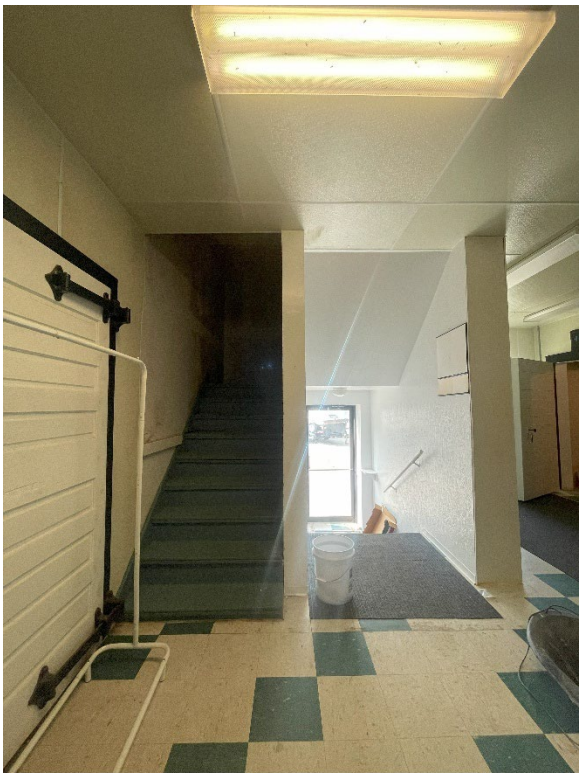






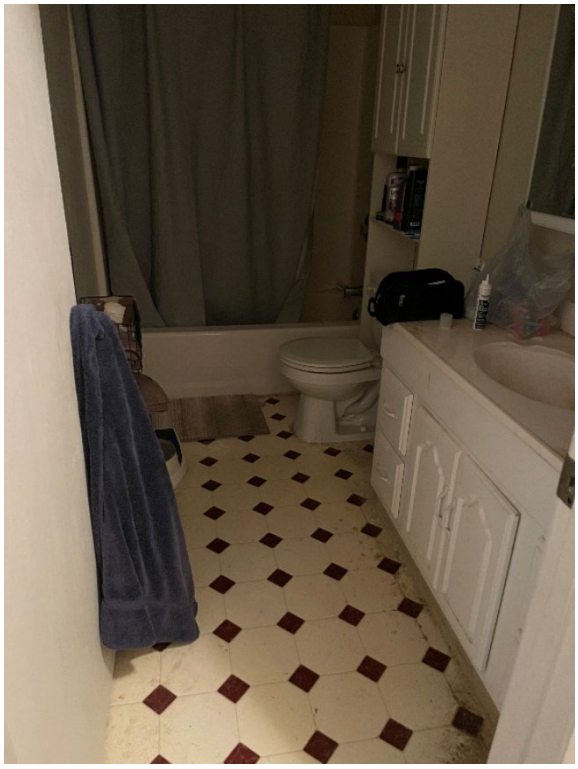






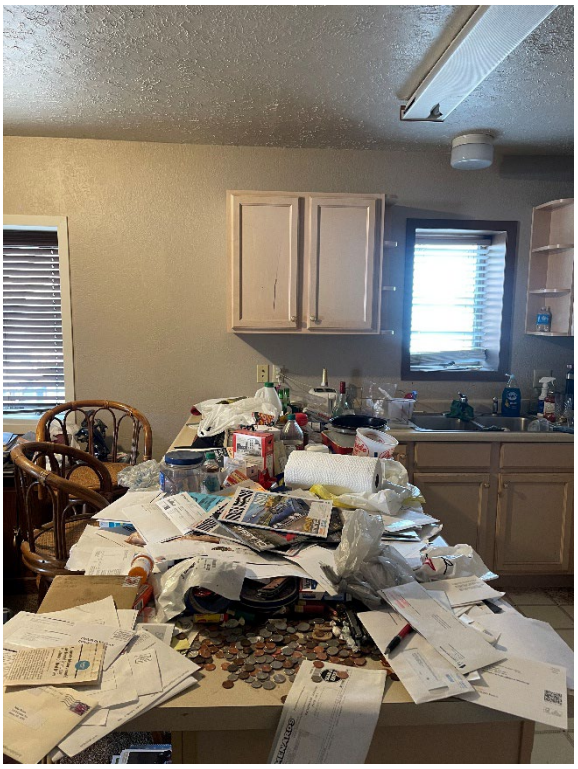













SPRAY
WASH

City of Minot

assessor@minotnd.gov
www.minotnd.gov
701-857-4160
10 3rd Ave SW
Minot ND, 58702-0434

DATE: June 16, 2025

TO: City of Minot Renaissance Zone Review Board

FROM: Ryan Kamrowski, City Assessor

REFERENCE: Renaissance Zone Prospective Project located at 110 E. Central Ave

I have been asked to provide some property tax information on the current and estimated future assessment of a building at 110 E. Central Ave. The 2025 True and Full assessment is $368,000. The building assessment portion is $264,000 and the estimated taxes on the building amount for 2025 are $4,500.

If the project where to receive approval under the renaissance zone exemption, the estimated True and Full Value on the building after completion of construction and through the 8 year exemption period would be approximately $1,900,000. The estimated taxes on this amount for the building would be about $32,000 per year. If the renaissance application were approved, approximately $256,000 would not be collected over 8 years of tax exemption.

Please remember it is difficult to project values and tax rates into the future and if the completed building becomes different than proposed, estimates could change.

Please reach out to my office for any further questions.

TO: To Whom It May Concern

FROM: Brian Billingsley, Community Development Director

DATE: June 26, 2025

SUBJECT: **FACADE IMPROVEMENT PROGRAM CASE #FI-15: 110 E CENTRAL AVENUE**

I. RECOMMENDED ACTION

Recommend approval of the application to the City Council as presented.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community Development Director, 701-857-4122

III. DESCRIPTION

A. Background

The applicant, Aksal Group, LLC, is requesting approval of a facade improvement program forgivable loan in the amount of $171,696 for the building. The building sits at a tilted angle and has two facades that face Central Avenue. Therefore, the northeast and northwest corners of the building qualify as a double facade.

B. Proposed Project

The applicant submitted plans that meet the minimum requirements of the facade improvement program. Fenestration will be fully utilized with windows and doors. Exterior bricks will be cleaned and repaired where necessary. An ADA push-button door will be installed on the south side of the building, per city ordinance. The applicant will fully restore all four sides of the building despite only being eligible for funding reimbursement on two sides.

C. Recommendation Detail

Staff recommends the Renaissance Zone Review Board recommends approval of this application.

IV. IMPACT

A. Aspirations

Dynamic and Flourishing

B. Service/Delivery Impact:

The construction will be permitted and inspected by city staff. The applicant will need to complete work on this project by May 31, 2026.

C. Fiscal Impact

Project Costs

The applicant is eligible for up to $171,696 in funding reimbursement.

Project Funding

Facade Improvement Program - Sales Tax Collections.

VI. ALTERNATIVES

The Renaissance Zone Review Board can table this item and request more information from staff or the applicant.

City of Minot
Economic Development Division

Office Address: 1025 31st St SE
Mailing Address: PO Box 5006
Minot, ND 58702
Email: brian.billingsley@minotnd.gov
(701) 420-4524

Application for City of Minot Façade Improvement Program

APPLICANT INFORMATION

Building Owner	Address	Primary Contact?
Aksal Group, LLC	[redacted]	Jessica Ackerman
Phone	Email	
[redacted]	[redacted]	
Applicant (if different)	Address	Primary Contact?
Phone	Email	

Is the applicant a subsidiary or direct/indirect affiliate of any other organization? No

GENERAL INFORMATION

Building Address 110 East Central Avenue — Property Zoning Central Business District

Year building was built and (approximate) dates of any exterior changes? 1912; 1995 doors and windows updated

Is the property currently occupied? No

If no, what is the current use of the property? Former butcher shop and storage units

Please list each occupant of the facility in question (if applicable), together with a description of the business use, their percentage of occupancy of the facility to be financed, and include a copy of their lease.

Occupant 1 Business Type N/A	%Occupancy	Lease Term	Current Jobs	Proposed Jobs
Occupant 2 Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs
Occupant 3 Business Type	%Occupancy	Lease Term	Current Jobs	Proposed Jobs

ADDITIONAL PROPERTY OWNER INFORMATION: list all additional property owners below

Additional Property Owner 1	Address
Phone	% Ownership
Additional Property Owner 2	Address
Phone	% Ownership

Does any individual person or organization not listed above hold any interest in the property, directly or indirectly? No

REQUIRED SUBMISSION MATERIALS

N/A	Letter from licensed roofing contractor, architect, or engineer of 10-year roof life (with Photos) N/A; roof will be replaced.
X	Proof of ownership and legal description See Attachment 1.
X	Submit clear 5 X 7 inch photo(s) or digital images (preferred) of the entire façade, including separate photos of any details to be repaired, removed, etc. See Attachment 2.
X	Submit/attach a copy of Minot Assessors Property Card See Attachment 3.
X	Submit copies of any historic photos or blueprints of the property (electronic preferred or 5 X 7 or larger) See Attachment 4.
X	Drawings of existing façade, if available. Walk through examination with the staff Refer to Sheet AD200 of Attachment 5. Walk-through took place on 12/15/2023 with Brian Billingsly, City of Minot; Pete Hugret, Committee Chairman; Jessica Ackerman, Aksal Group.

X Drawings of proposed façade changes. Refer to Sheet A200 of Attachment 5.

PROVIDE DESCRIPTION OF THE ORIGINAL FAÇADE (Materials, width and height, windows, year, style, design)

Refer to Sheet AD200 of Attachment 5.

(Please ask your designer staff for some help if you need any advice)

PROVIDE DESCRIPTION OF RENOVATED FAÇADE (Materials, width and height, windows, year, design)

Refer to Sheet A200 of Attachment 5.

(Please ask your designer staff for some help if you need any advice) (You may wish to consult an architect or design professional)

WORK TO BE PERFORMED (May submit on a separate sheet)	Estimated Cost
Design work (Proportionate Share of NW/NE Façade Design)	$9,260
Removal of inappropriate materials and other demos	
Repair or Replacement of display windows with	
Repair or Replacement of 2nd Floor and above façade windows (please talk to staff about this in advance)	
Installation of interior/exterior storm windows	
Repair or Replacement of doors with	
Cleaning of masonry (**NO** Sand or abrasive blasting)	
Repoint, Tuck Point Masonry	
Replacement of Masonry (if necessary)	
Repair or replacement of cornices or other decorative elements)	
Improvement of **INTERIOR** display windows (must include lighting, consider timer)	
Installation/repair of retractable or fixed awnings	
Building, planning, and encroachment fees (if required)	
Installation of sign lighting	
Installation of exterior lighting	
Repair of ornamental elements	
Other (Hight Construction Low Bid, NW/NE Facades Only)	$205,298
Contingency for demolition/hidden changes not to exceed 7%	$14,370
	Total Cost $228,928

AMOUNT AND SOURCE OF OTHER FUNDS INVOLVED IN PROJECT

Applicant Amount $57,232 (Applicant share of NW/NE facades only; excludes 100% applicant share for SW/SE facades)

Bank Amount _____

Equity/Investors Amount _____

Other Amount _____

Expected City Contribution $171,696

BID INFORMATION ON SEPARATE PAGES

DO NOT OBTAIN OR SUBMIT BID PAGES TO CITY STAFF WITHOUT A FINAL DESIGN APPROVED BY STAFF AND THE RENAISSANCE ZONE REVIEW BOARD

List of three contractors bids for complete bid (Attach bids or written requests for bids)

LOW	1.	Hight Construction	$205,298.00
MID	2.	AECM	$251,344.00
HIGH	3.	Craft Builders	$253,300.00

PUBLIC INFORMATION DISCLOSURE

Written permission from the property owner to apply and perform work — (Name) N/A – owner is applicant

Attach written permission to this application (corporate authorization if needed)

I attest that the information that I provide herein is true, complete and accurate and that I am authorized to submit an application as, or on behalf of, the owner. I have read, I understand, and I agree to comply with all requirements of the Façade Improvement Program and the Design Standards.

Signed _____ Date 06/11/2025

The applicant affirms that there are no taxes owed on the property or other properties in the City of Minot, and that there are no outstanding fees, judgments, or liens.

Signed _____ Date 06/11/2025

The undersigned understands and agrees that all information furnished in connection with their application for the Façade Improvement Grant involves the use of public funds and as such may be made public pursuant to the statutes of the United States of America and the State of North Dakota

Applicant's Signature _____ Date 06/11/2025

The undersigned attests that they have read and understood the Façade Program application, guidelines, policies, and all related materials and agrees that facing unknown structural and cosmetic repairs are inherent in the renovation process and that amendments for costs up to the maximum notwithstanding, that the applicant(s) will be responsible to complete work according to all guidelines and for overages that occur above that committed by contract to the project as estimated at the time of approval.

Applicant's Signature _____ Date 06/11/2025

Before beginning work, the applicant will schedule an on-site meeting with the general contractor and the Economic Development Administrator or the city's representative.

Applicant's Signature _____ Date 06/11/2025

Review/Approval by Renaissance Zone Review Committee	Yes	No	Date:	
On-Site: ALL Floors	Date:			
Design Review	Date:			
On-Site: Upper Story Evaluation	Date:			

City of Minot
Application for Façade Improvement Program

Attachment 1 – Proof of Ownership & Legal Description

2024 Ward County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
No receipt will be issued.

MI24G200000030

Parcel Number: MI24G200000030
Statement Number: 25231

Total tax due	7,038.65
Less: 5% discount	-307.58
Amount due by February 18, 2025	**6,731.07**

Or pay in two installments (with no discount):

Payment 1: Pay by March 3, 2025	3,962.81
Payment 2: Pay by October 15, 2025	3,075.84

AKSAL GROUP LLC
[redacted]

MAKE CHECK PAYABLE TO:

Ward County Treasurer
PO BOX 5005
Minot, ND 58702
Phone: 701.857.6420

Return with remittance

2024 Ward County Real Estate Tax Statement

Statement No: 25231

Stmt 5 of 5 (447)

Parcel Number
MI24G200000030

Jurisdiction
City of Minot

Owner
AKSAL GROUP LLC

Physical Location
110 CENTRAL AVE E
MINOT, ND58701

Legal Description
LOT:3
CITIZENS ALLEY ADDITION
LOT 3

2024 TAX BREAKDOWN

Net consolidated tax	6,151.68
Plus: Special Assessments	886.97
Total tax due	7,038.65
Less: 5% discount, if paid by February 18, 2025	-307.58
Amount due by February 18, 2025	**6,731.07**

(If your mortgage company pays your property taxes, then this is an informational statement only.)

Or pay in two installments (with no discount)

Payment 1: Pay by March 3, 2025	3,962.81
Payment 2: Pay by October 15, 2025	3,075.84

	2022	2023	2024
Legislative Tax Relief:	0.00	0.00	2,636.28
Tax Distribution (3-year comparison):	**2022**	**2023**	**2024**
True and Full Value			360,000
Taxable Value	0	0	18,000
Less: Homestead credit	0	0	0
Disabled Veteran credit	0	0	0
Net Taxable Value	0	0	18,000
Total mill levy	268.190	268.030	341.760
Taxes By District (in dollars):			
Ward County	0.00	0.00	1,061.64
City of Minot	0.00	0.00	1,753.38
Minot City Park	0.00	0.00	835.92
Minot School	0.00	0.00	2,454.30
Soil Conservation	0.00	0.00	10.44
Garrison Diversion	0.00	0.00	18.00
State of North Dakota	0.00	0.00	18.00
Consolidated Tax	**0.00**	**0.00**	**6,151.68**
Net effective tax rate	**0.00%**	**0.00%**	**1.71%**

Penalty on 1st Installment & Specials:	
March 4, 2025	3%
May 1, 2025	6%
July 1, 2025	9%
October 15, 2025	12%
Penalty on 2nd Installment:	
October 16, 2025	6%

FOR ASSISTANCE, CONTACT:

Office: Ward County Treasurer
PO BOX 5005
Minot, ND 58702
Phone: 701.857.6420
Website: www.wardnd.com

City of Minot
Application for Façade Improvement Program

Attachment 2 – Existing Building Conditions







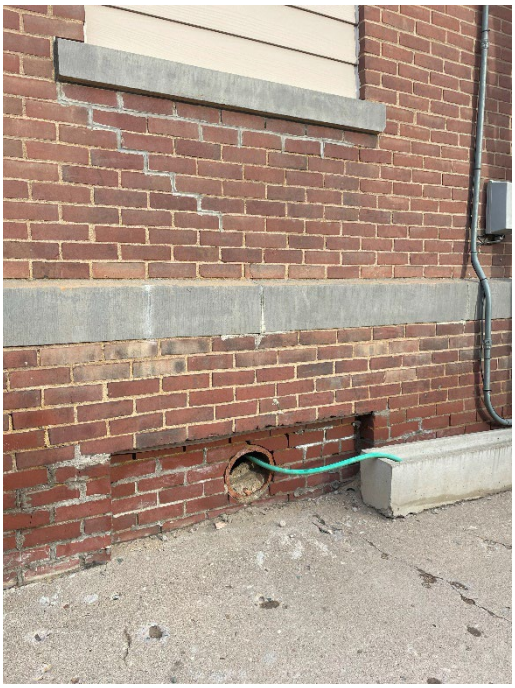



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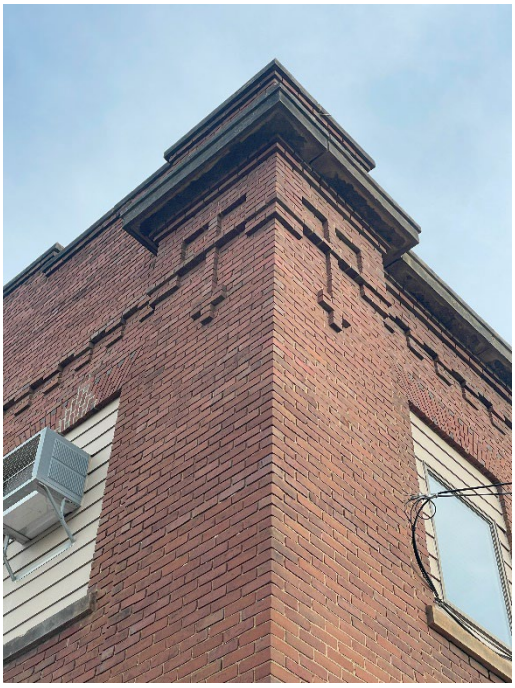

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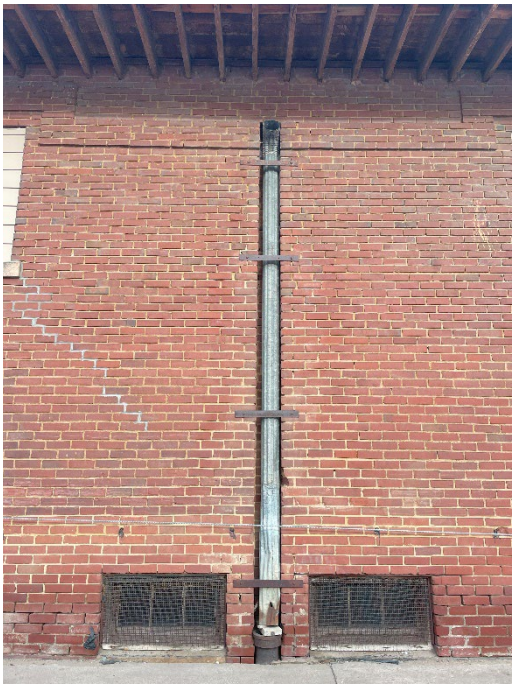








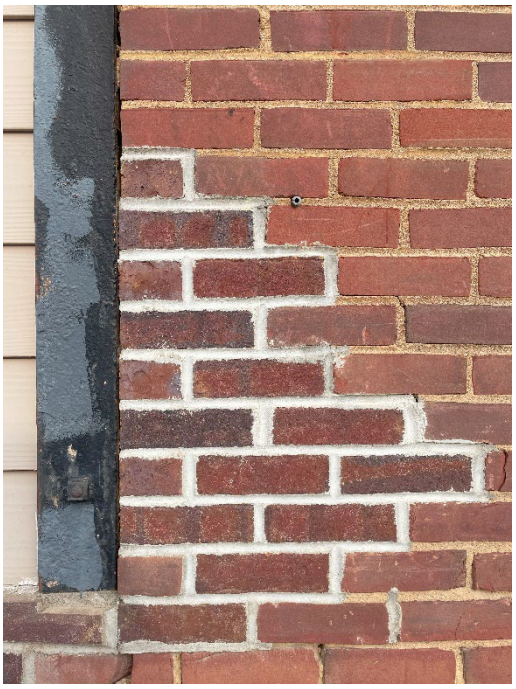









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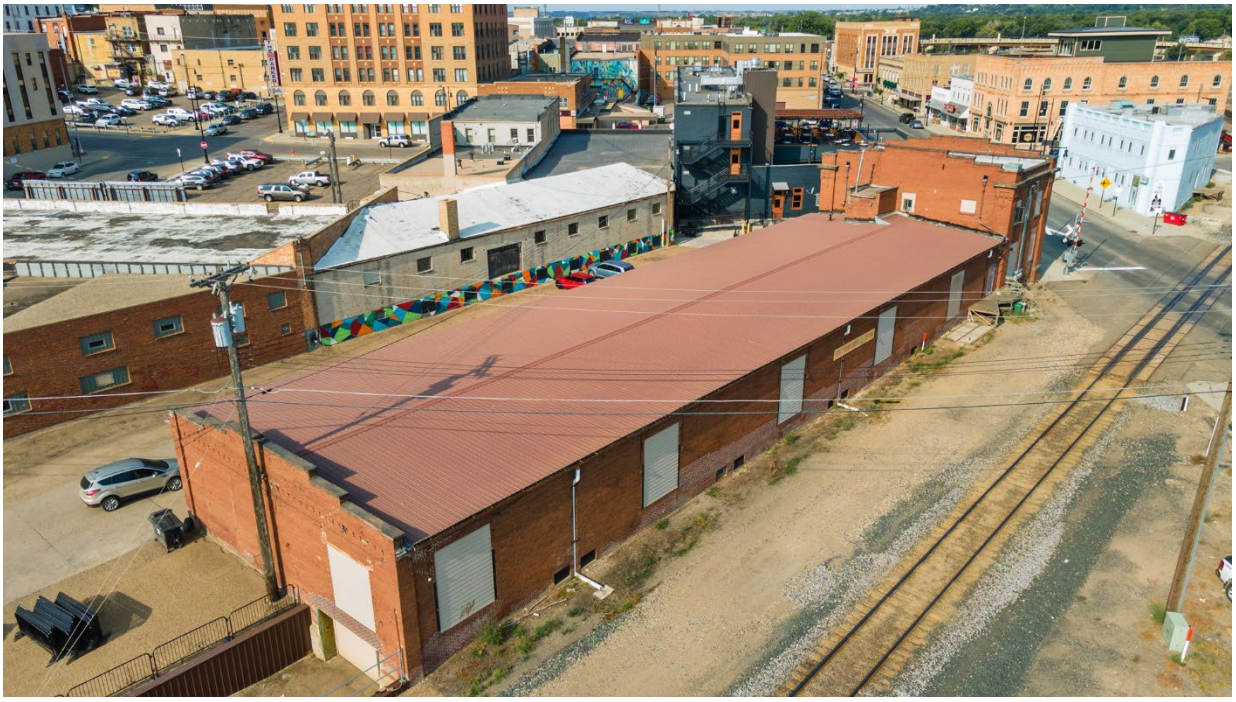



























MINI STORAGE UNITS



City of Minot
Application for Façade Improvement Program

Attachment 3 – Minot Assessors Property Card

Minot City Assessor
North Dakota

Parcel Detail: MI24.G20.000.0030

Parcel Number:	MI24.G20.000.0030
Deed Holder:	AKSAL GROUP, LLC
Property Address:	110 E CENTRAL AVE MINOT, ND 58701-3912 Map This Address
Mailing Address:	[redacted]
Zoning:	C2/General Commercial
Sec-Twp-Rng:	24G20--
Lot-Block:	0030-
Legal Description:	CITIZENS ALLEY ADDITION LOT 3
Lot Dimensions:	0 X 0 REN ZONE BLK 7
Land Use:	Renaissance Zone
Property Report:	Property Report (PDF file)



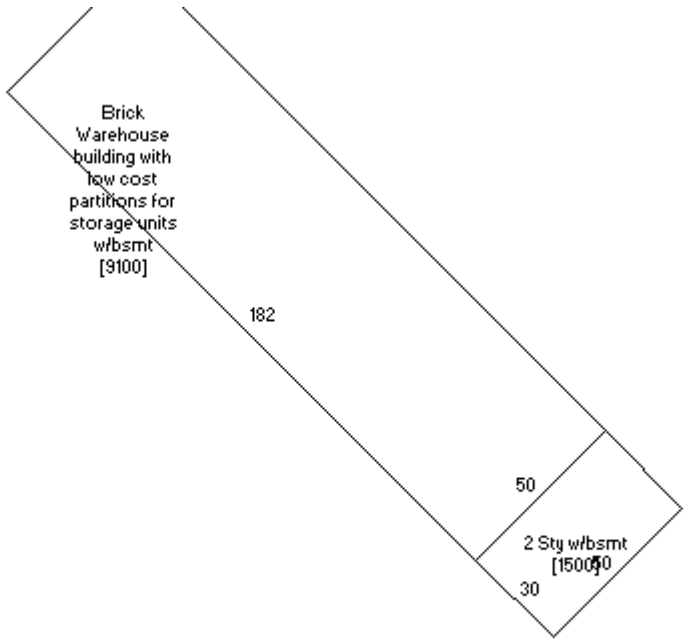
Current Value Information			
Land Value	**Dwelling Value**	**Improvement Value**	**Total Value**
$104,000	$0	$264,000	$368,000
Get Current Year Tax Estimate			
See Special Assessment Districts Map for pending or certified special assessments or call 701-857-4770 For all other questions, please contact us at assessor@minotnd.org or 701-857-4160			

Land Information		
Lot Type	**Square Feet**	**Acres**
Sq. Ft x Rate	20,825	0.478

Commercial Building Information		
Occupancy	**Year Built**	**Building Area**
+ Warehouse (Transit)	1940	9,100
+ ↳ Addition: Store - Grocery	1999	1,500
+ ↳ Addition: Apartment	1940	1,500

Sale Information		
Sale Date	**Amount**	**Recording**
+ 09/08/2020	$675,000	3043161

Sketch



Sketch for PIN MI24.G20.000.0030

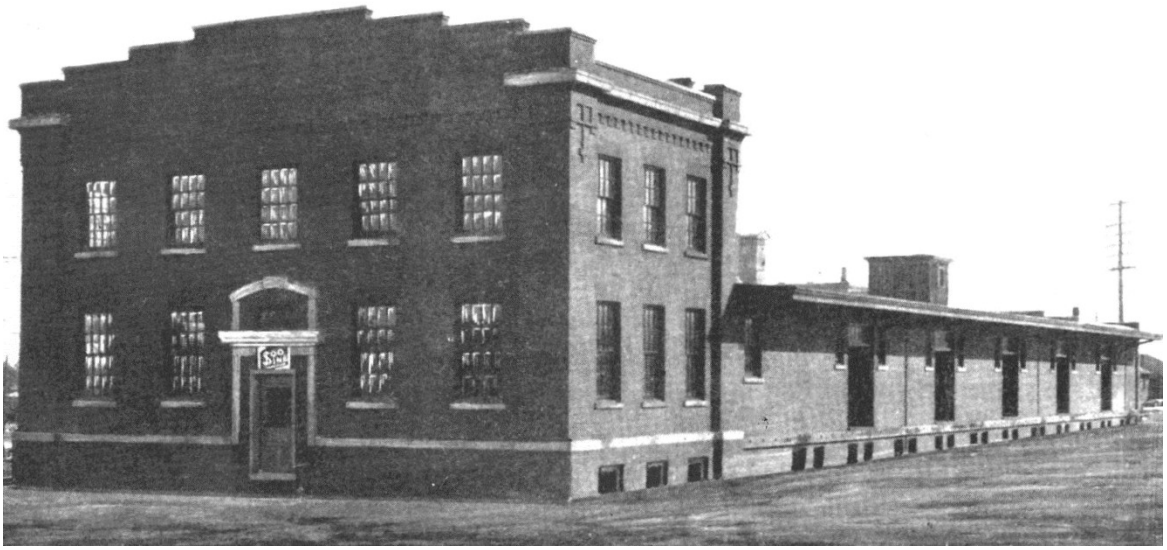
GIS Map Information

Full View

Administration Login • Terms of Use
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City of Minot
Application for Façade Improvement Program

Attachment 4 – Historic Photos





Above: Soo Line workers standing on the loading Soo Line Freight Depot dock and Hodgins' dray in 1905.
Courtesy Wayne Johnson.



Above: Soo Line Freight Warehouse in 1905. Clem Charleboise (1) is holding onto what looks like a round tabletop.

City of Minot
Application for Façade Improvement Program

Attachment 5 – Drawings of Existing Façade
&
Drawings of Proposed Façade Changes

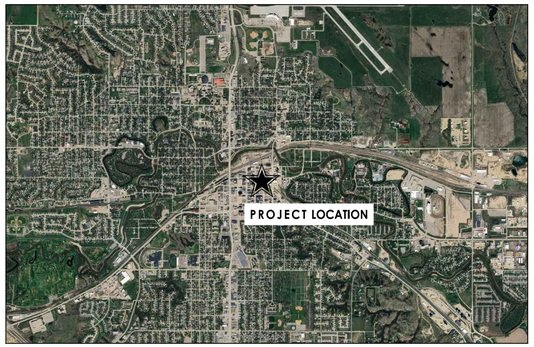
FREIGHT HOUSE FACADE IMPROVEMENT
100 E CENTRAL AVE
MINOT, NORTH DAKOTA

AKSAL GROUP

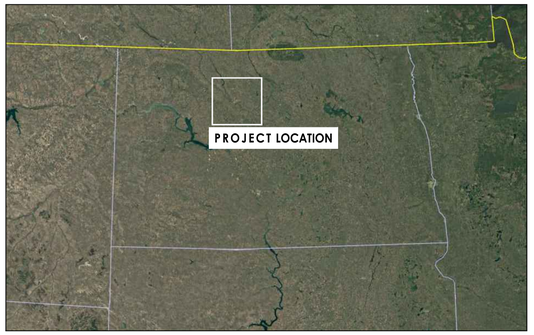
ACKERMAN ESTVOLD
1907 17th St SE · Minot, ND 58701
701.837.8737 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

I hereby certify that this plan specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Architect under the laws of the State of North Dakota.
Date: 4/9/25 Reg. No. 7774

LOCATION PLAN



VICINITY PLAN





DRAWING INDEX

G000	TITLE SHEET
AD100	DEMOLITION FLOOR PLANS
AD200	DEMOLITION ELEVATIONS
A100	FLOOR PLANS
A200	BUILDING ELEVATIONS
A300	BUILDING DETAILS
A400	DOORS & WINDOW TYPES

CODE STUDY

APPLICABLE BUILDING CODES
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2018 NORTH DAKOTA PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2017 ICC A117.1 ACCESSIBILITY STANDARD

USE AND OCCUPANCY — ASSEMBLY GROUP A-2
SINGLE OCCUPANCY — ASSEMBLY SPACE
NON-SEPARATED OCCUPANCIES
SEPARATED OCCUPANCIES <= 10%

CONSTRUCTION TYPE — V-B
NON-COMBUSTIBLE
NON-RATED CONSTRUCTION

FIRE-RESISTANCE RATING FOR BUILDING ELEMENTS (HRS)

STRUCTURAL FRAME		0
BEARING WALLS	EXTERIOR	0
	INTERIOR	0
NON-BEARING WALLS AND PARTITIONS - EXTERIOR		0
NON-BEARING WALLS AND PARTITIONS - INTERIOR		0
FLOOR CONSTRUCTION (AND SUPPORTING STRUCTURE)		0
ROOF CONSTRUCTION < 30' ABOVE FLOOR BELOW		0

FIRE PROTECTION SYSTEMS

AUTOMATIC SPRINKLER SYSTEM	REQUIRED
STANDPIPE SYSTEMS	NOT REQUIRED
PORTABLE FIRE EXTINGUISHERS	REQUIRED
MANUAL FIRE ALARM SYSTEM	NOT REQUIRED
SMOKE AND HEAT REMOVAL	NOT REQUIRED

NFPA 13 AUTOMATIC SPRINKLER SYSTEM

GENERAL BUILDING DATA

OCCUPANCY	TOTAL	A-2
TOTAL BUILDING AREA	23,523	23,523
NUMBER OF STORIES		2
BUILDING HEIGHT IN FEET		36

ALLOWABLE BUILDING HEIGHT AND AREA:

	ACTUAL	ALLOWABLE
BUILDING HEIGHT	36	40
NUMBER OF STORIES	2	2
TABULAR AREA PER STORY	11,024	18,000

PROJECT TEAM

OWNER
AKSAL GROUP, LLC
RYAN ACKERMAN
MINOT, ND 58701
701-857-9113

ARCHITECT
ACKERMAN-ESTVOLD
1907 17TH ST SE
MINOT, ND 58701
PH. 701.837.8737

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FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

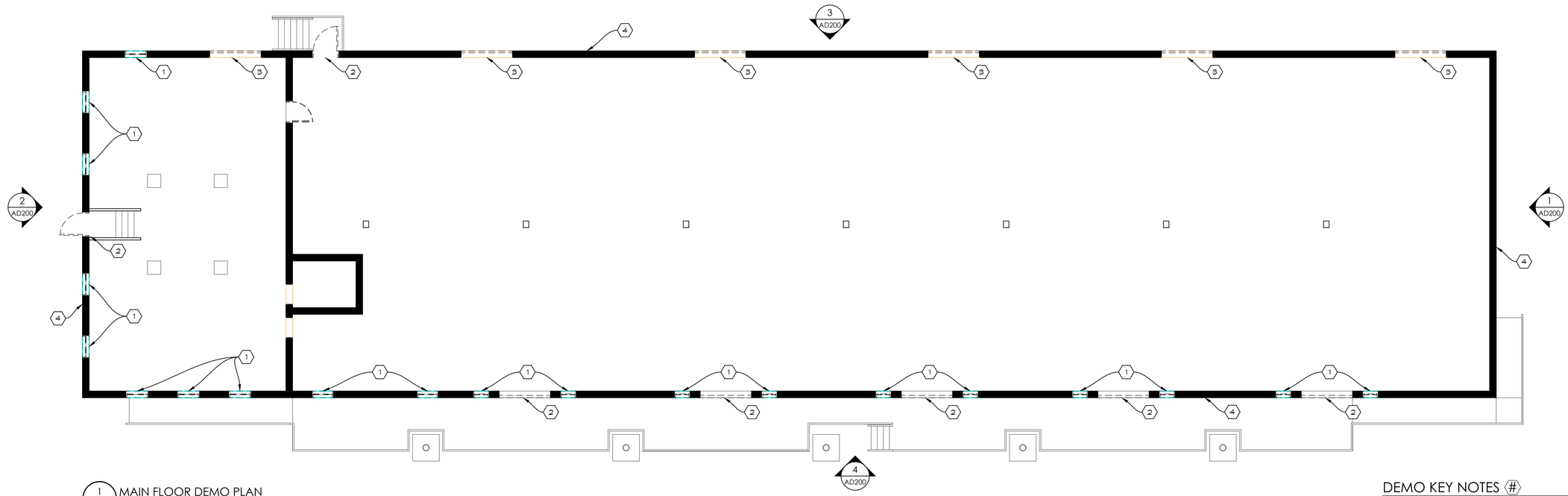
REVISIONS

1	--/--/----
#	--/--/----
#	--/--/----
#	--/--/----

Project No.
R24224

TITLE SHEET

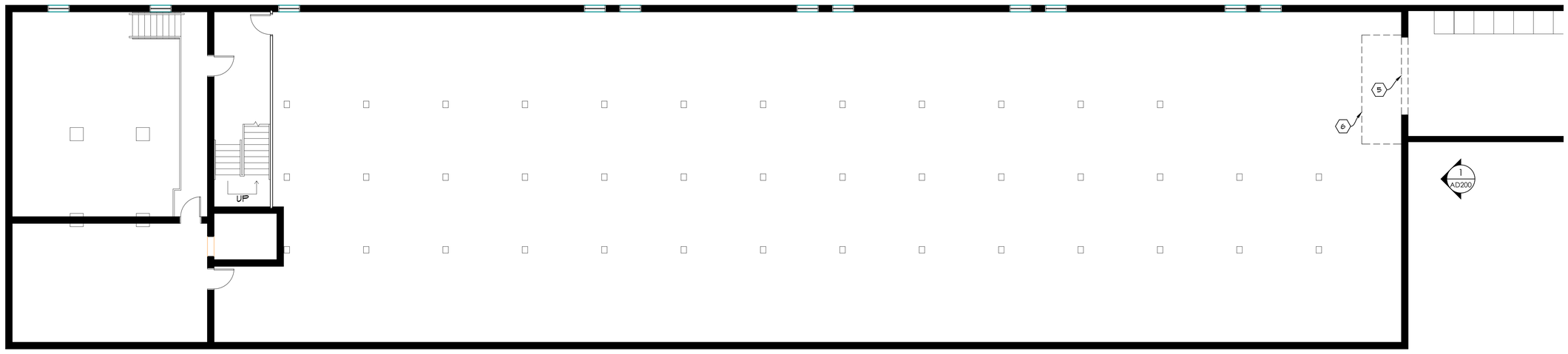
G000



1 AD100 MAIN FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

DEMO KEY NOTES ⟨#⟩

1 DEMOLISH EXISTING WINDOW & ALL ASSOCIATED TRIM & WOOD INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW WINDOW INSTALLATION
2 DEMOLISH EXISTING DOOR, FRAME, & HARDWARE & ALL ASSOCIATED TRIM & WOOD INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW DOOR & WINDOW INSTALLATION
3 DEMOLISH INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW FAUX DOOR AND/OR WINDOW INSTALLATION & ASSOCIATED FRAMING.
4 CLEAN ALL EXISTING BRICK- REMOVE DIRT & DEBRIS FROM ENTIRE FACE OF EXISTING MASONRY WALL AND PREPARE FOR MORTAR TUCK-POINTING
5 REMOVE EXISTING OVERHEAD DOOR & HARDWARE. CLEAN & REPAIR EXISTING MASONRY OPENING.
6 SAW-CUT & REMOVE SECT. OF EXIST. CONCRETE FLOOR. PREP FOR NEW CONC. FLOOR.
7 REPOINT ALL MORTAR THAT IS DEFECTIVE, MISSING, OR WHITE THAT DOESN'T MATCH ORIGINAL MORTAR.
8 REPAIR AND REPLACE ANY BRICK THAT IS DETERIORATED, DAMAGED, OR MISSING. USE EXISTING BRICK SALVAGED BY OWNER



2 AD100 BASEMENT FLOOR DEMO PLAN
SCALE: 1/8" = 1'-0"

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Date: 4/9/25 Reg. No. 11714

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

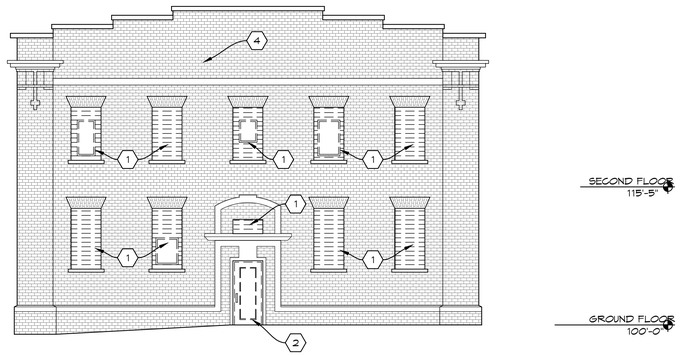
REVISIONS

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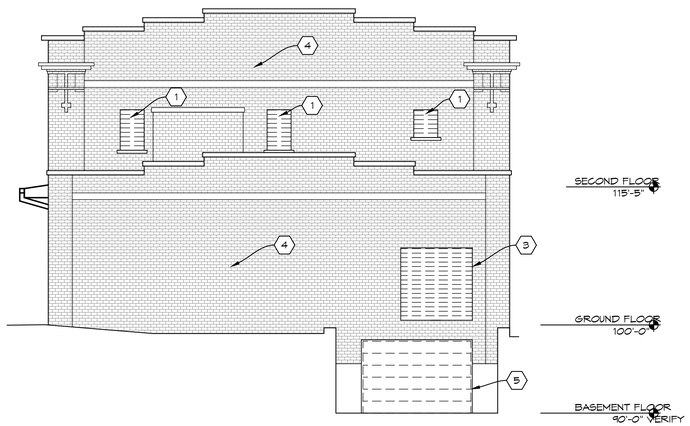
Project No.
R24224

DEMOLITION FLOOR PLANS

AD100



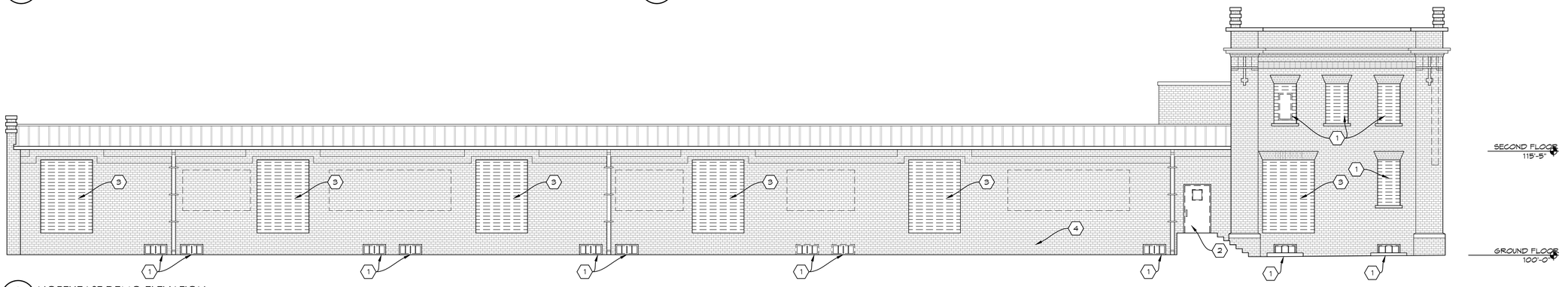
2 AD200 NORTHWEST DEMO ELEVATION
SCALE: 1/8" = 1'-0"



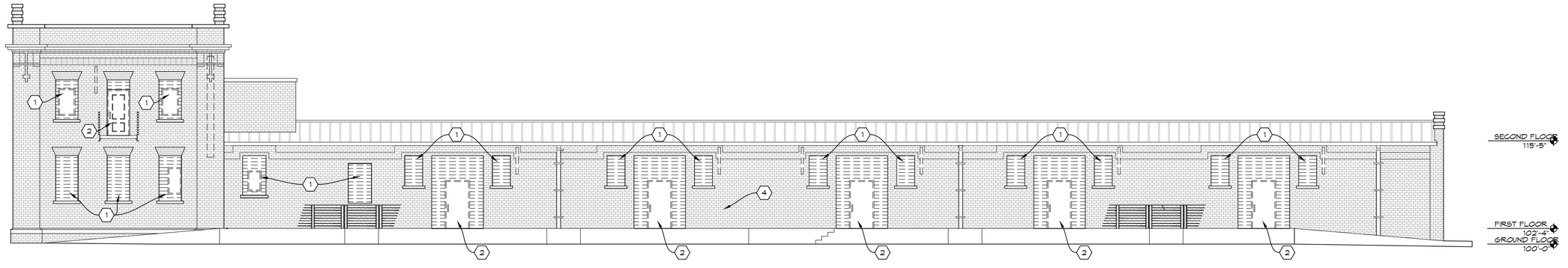
1 AD200 SOUTHEAST DEMO ELEVATION
SCALE: 1/8" = 1'-0"

DEMO KEY NOTES

1 DEMOLISH EXISTING WINDOW & ALL ASSOCIATED TRIM & WOOD INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW WINDOW INSTALLATION
2 DEMOLISH EXISTING DOOR, FRAME, & HARDWARE & ALL ASSOCIATED TRIM & WOOD INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW DOOR & WINDOW INSTALLATION
3 DEMOLISH INFILL FRAMING & SIDING. PREP MASONRY OPENING FOR NEW FAUX DOOR AND/OR WINDOW INSTALLATION & ASSOCIATED FRAMING.
4 CLEAN ALL EXISTING BRICK- REMOVE DIRT & DEBRIS FROM ENTIRE FACE OF EXISTING MASONRY WALL AND PREPARE FOR MORTAR TUCK-POINTING
5 REMOVE EXISTING OVERHEAD DOOR & HARDWARE. CLEAN & REPAIR EXISTING MASONRY OPENING.
6 SAW-CUT & REMOVE SECT. OF EXIST. CONCRETE FLOOR. PREP FOR NEW CONC. FLOOR.
7 REPOINT ALL MORTAR THAT IS DEFECTIVE, MISSING, OR WHITE THAT DOESN'T MATCH ORIGINAL MORTAR.
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3 AD200 NORTHEAST DEMO ELEVATION
SCALE: 1/8" = 1'-0"



4 AD200 SOUTHWEST DEMO ELEVATION
SCALE: 1/8" = 1'-0"

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Date: 4/9/25 Reg. No. 11714

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

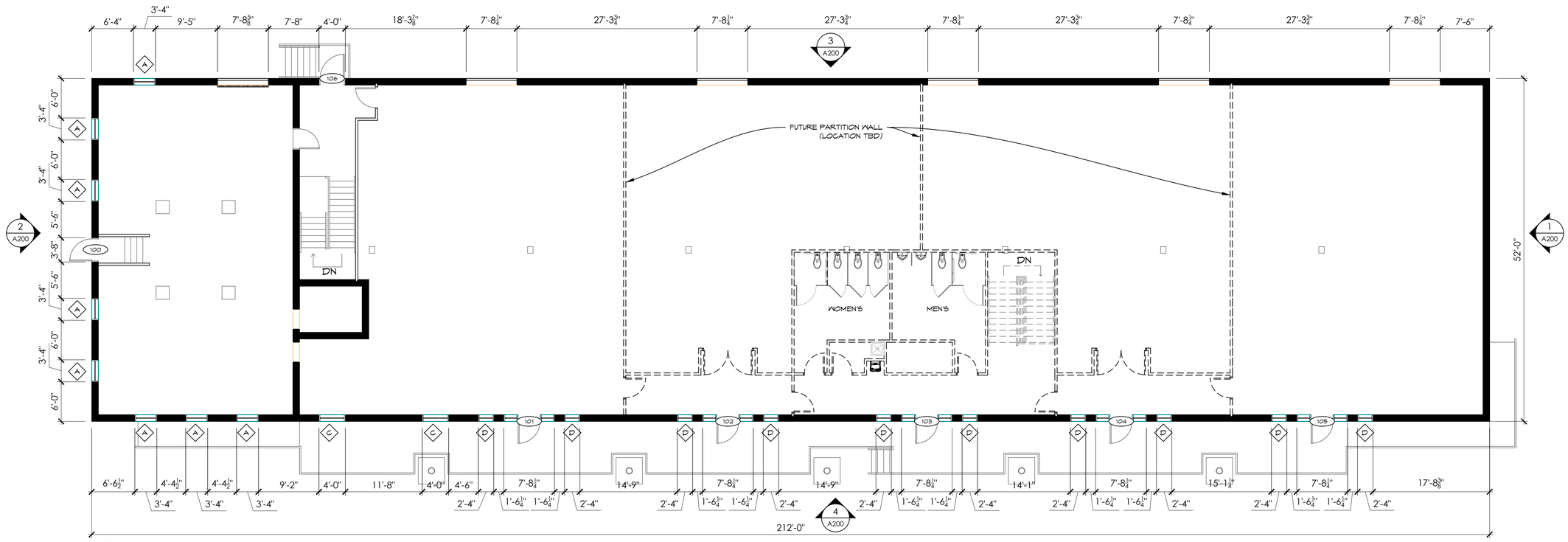
REVISIONS

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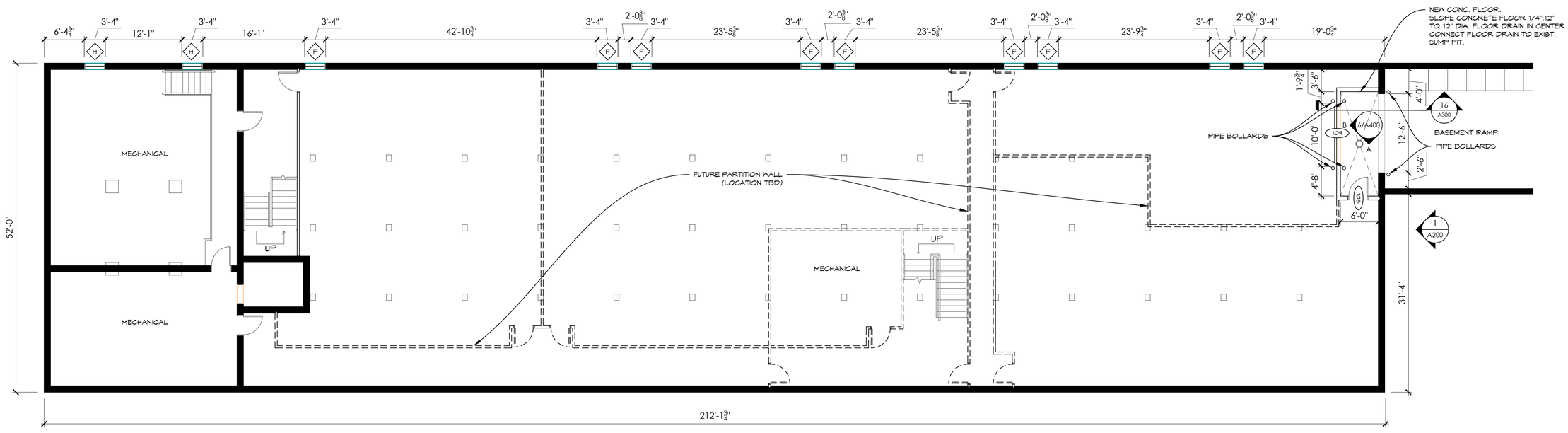
Project No.
R24224

DEMOLITION ELEVATIONS

AD200



1 A100 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 A100 BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

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Date 4/9/25 Reg. No. 11714

FREIGHT BUILDING FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

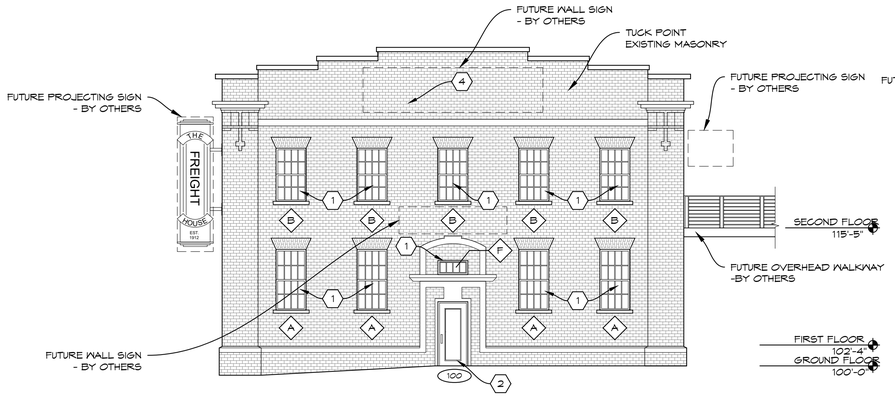
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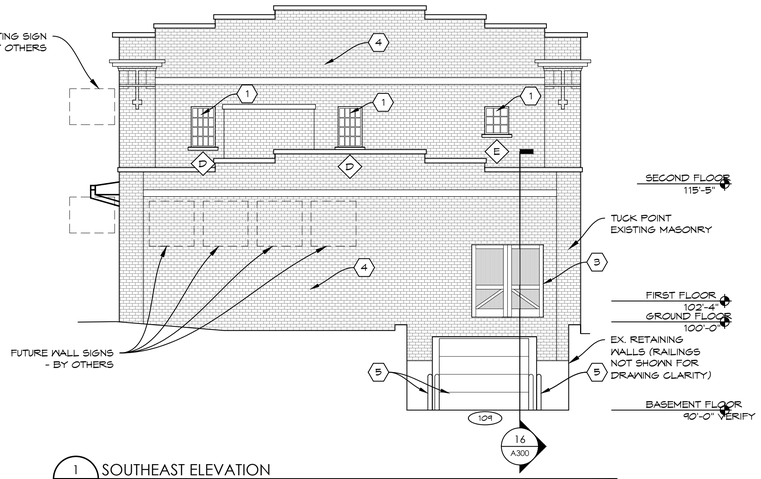
Project No.
R24224

FLOOR PLANS

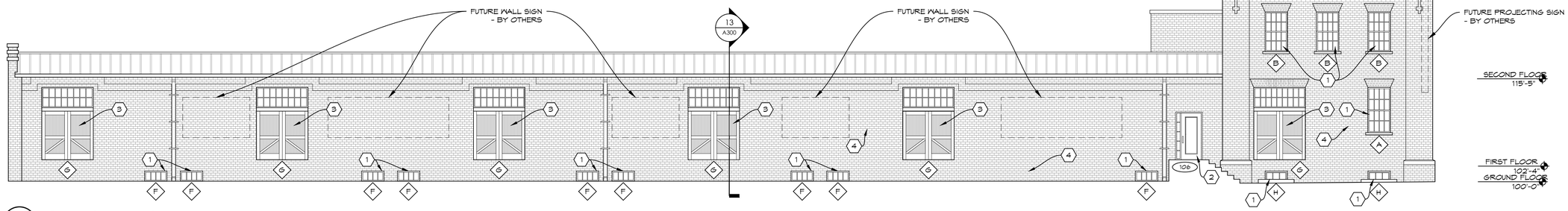
A100



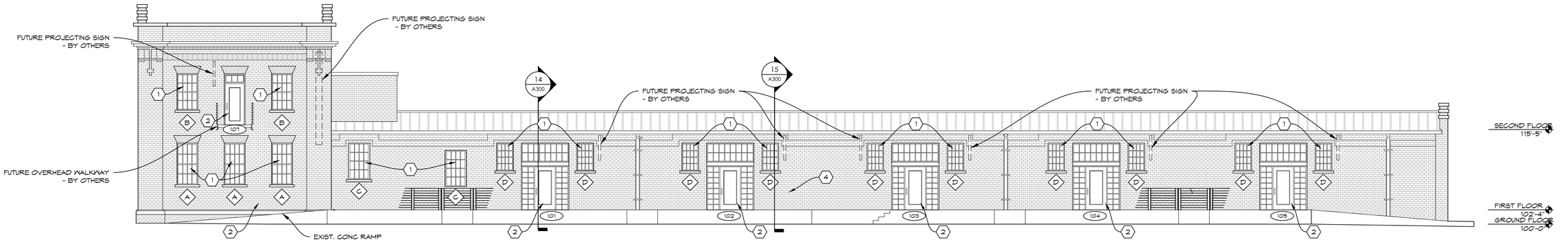
2 A200 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



1 A200 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A200 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



4 A200 SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECTURAL GENERAL NOTES

1 VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING WORK; ADVISE ARCHITECT OF ANY ADVERSE CONDITIONS PRIOR TO COMMENCEMENT OF WORK; IF ADVERSE CONDITIONS ARE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION, CONTACT ARCHITECT PRIOR TO CONTINUING WORK.
2 FIELD VERIFY ALL DIMENSIONS.
3 ALL VISUALLY EXPOSED GYP. BD. TO BE TAPED, TEXTURED, AND PAINTED.
6 FOR ALL DETAILS THAT ARE TYPICAL, INCORPORATE INTO PROJECT AT APPROPRIATE LOCATIONS WHETHER SPECIFICALLY INDICATED OR NOT
7 ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE LOCAL, STATE, AND FEDERAL CODES OR REGULATIONS.

NEW CONSTRUCTION KEY NOTES (#)

1 INSTALL NEW METAL CLAD WINDOWS, SEE WINDOW SCHED.
2 INSTALL NEW METAL CLAD DOORS, SEE DOOR SCHED.
3 FRAME IN NEW FAUX DOORS, SEE DOOR TYPE
4 CLEAN/REPAIR EXISTING BRICK & STONE. TUCK-POINT & REPAIR AS REQ'D, TYP.
5 PIPE BOLLARD W/ UPPER SLEEVE

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Date: 4/9/25 Reg. No. 7774

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

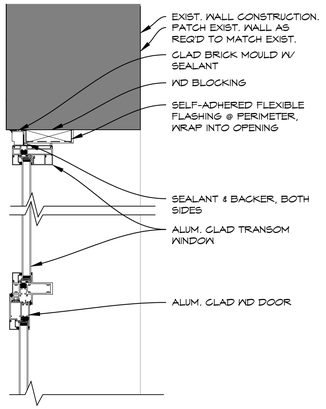
REVISIONS

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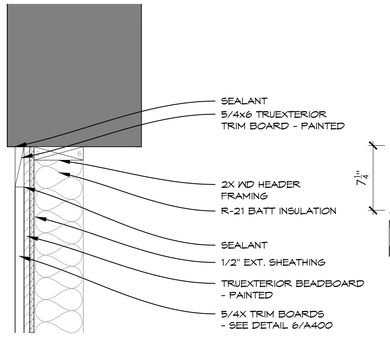
Project No.
R24224

BUILDING ELEVATIONS

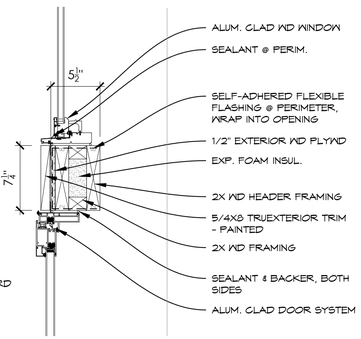
A200



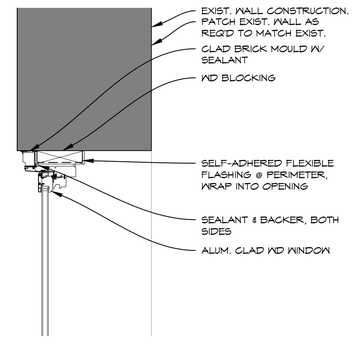
6 A300 DOOR & TRANSOM HEAD DETAIL
SCALE: 1 1/2" = 1'-0"



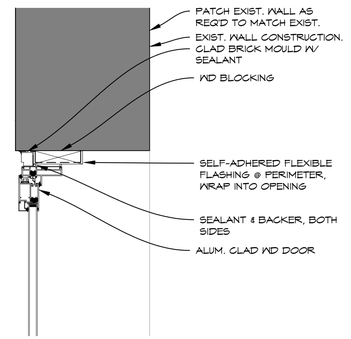
5 A300 FAUX DR JAMB FRAMING
SCALE: 1 1/2" = 1'-0"



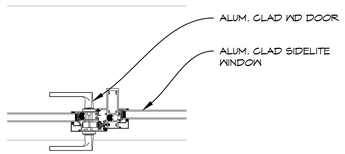
4 A300 WINDOW TRANSOM
SCALE: 1 1/2" = 1'-0"



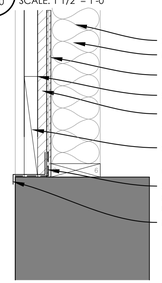
3 A300 WINDOW HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



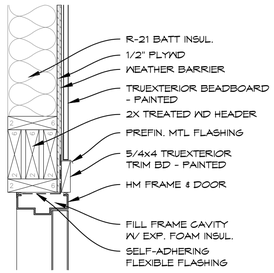
2 A300 DOOR HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



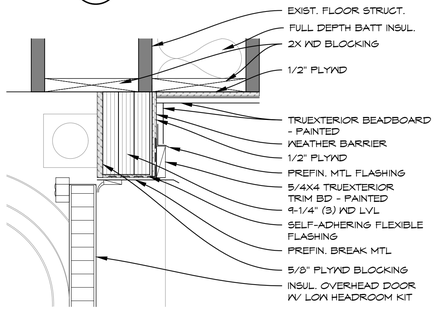
1 A300 DOOR JAMB @ SIDELITE
SCALE: 1 1/2" = 1'-0"



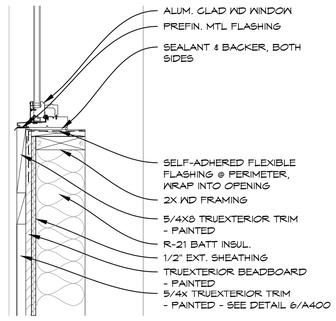
12 A300 FAUX DR SILL
SCALE: 1 1/2" = 1'-0"



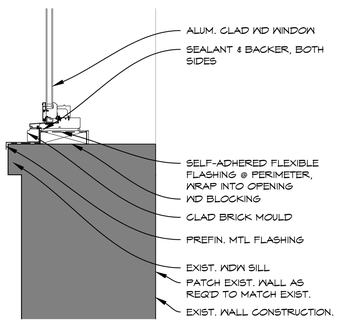
11 A300 HM DR HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



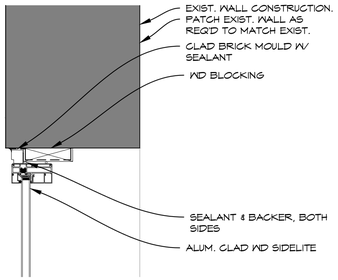
10 A300 OH DOOR
SCALE: 1 1/2" = 1'-0"



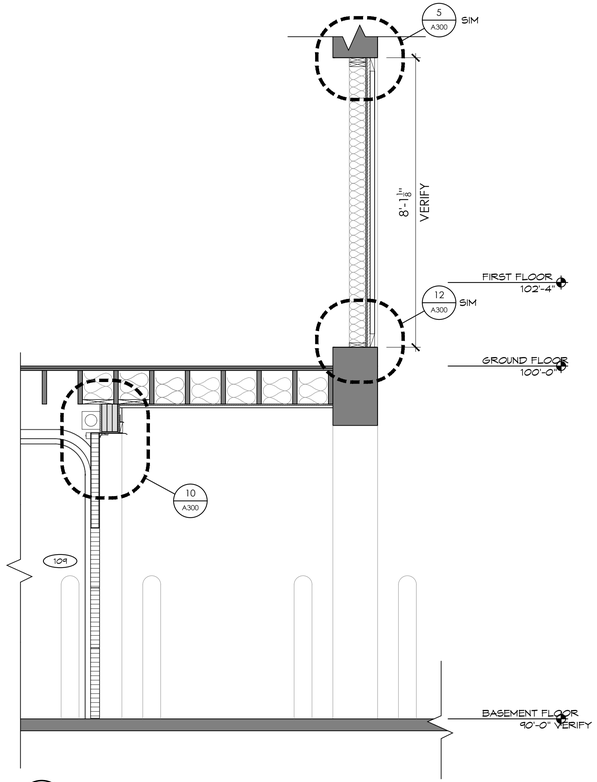
9 A300 WINDOW TRANSOM @ FAUX DR
SCALE: 1 1/2" = 1'-0"



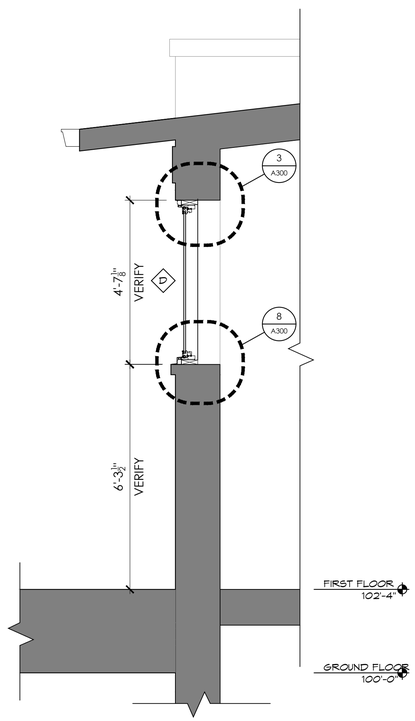
8 A300 WINDOW SILL
SCALE: 1 1/2" = 1'-0"



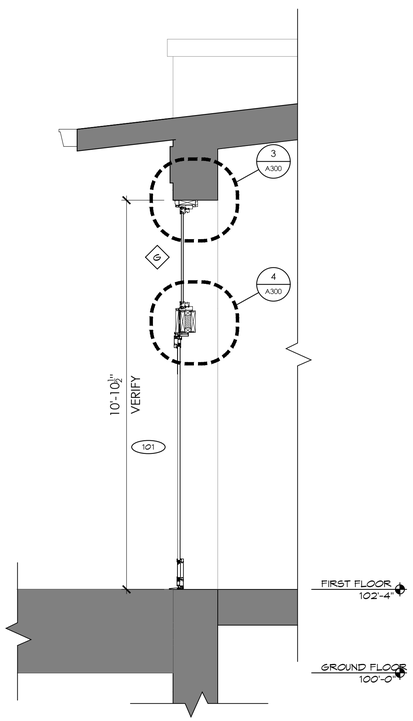
7 A300 SIDELITE HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



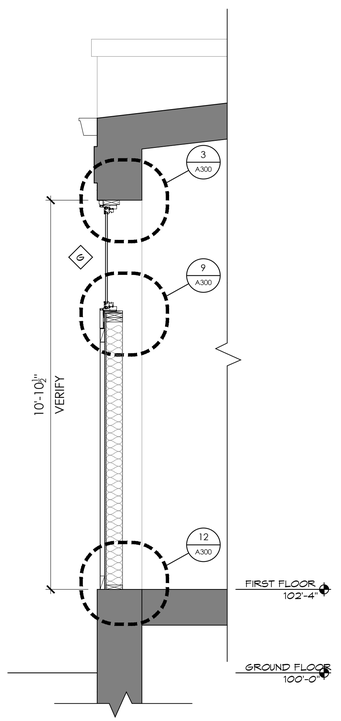
16 A300 WALL SECTION
SCALE: 1/2" = 1'-0"



15 A300 WALL SECTION
SCALE: 1/2" = 1'-0"



14 A300 WALL SECTION
SCALE: 1/2" = 1'-0"



13 A300 WALL SECTION
SCALE: 1/2" = 1'-0"

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Date: 4/9/25 Reg. No. 11744

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

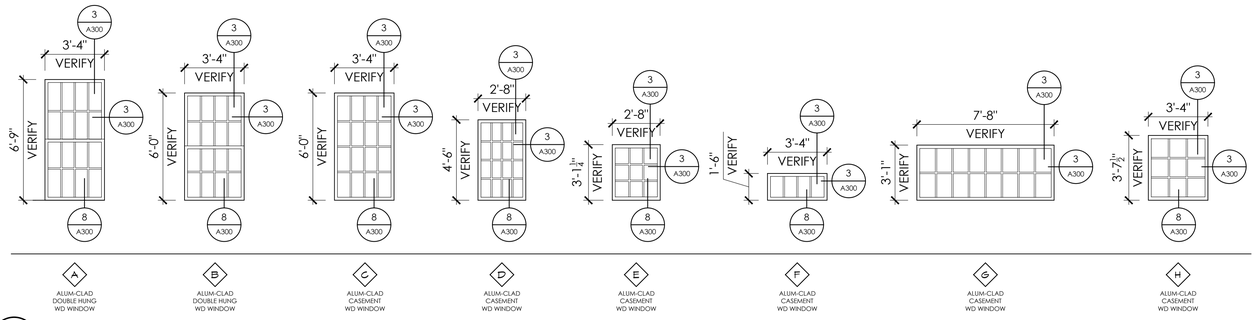
REVISIONS

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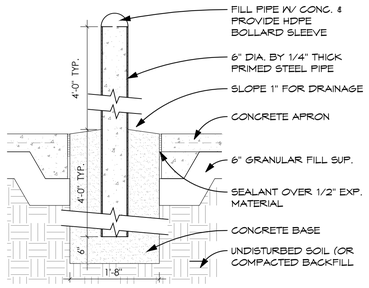
Project No.
R24224

DETAILS

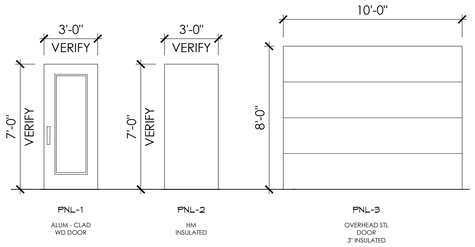
A300



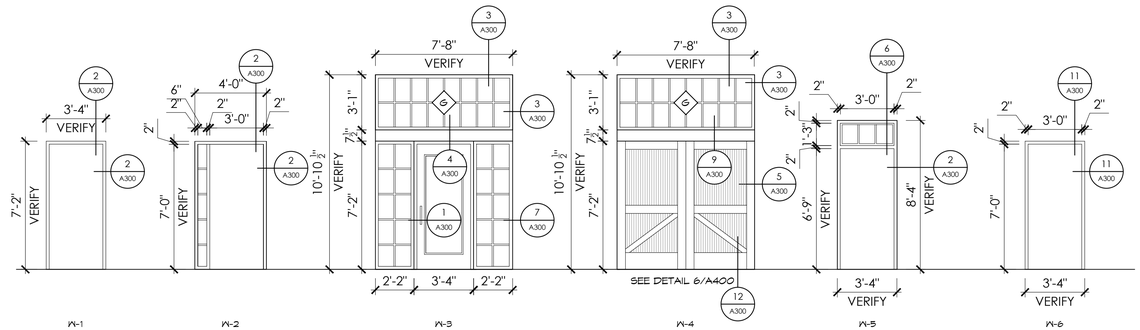
1 A400 **WINDOW TYPES**
SCALE: 1/4" = 1'-0"



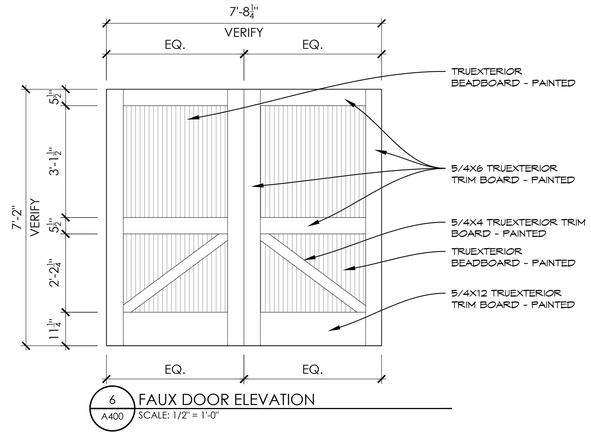
4 A400 **PIPE BOLLARD**
SCALE: 1 1/2" = 1'-0"



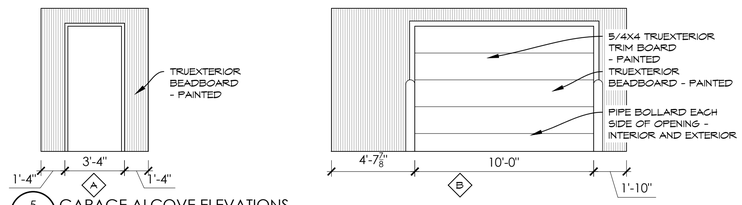
3 A400 **DOOR TYPES**
SCALE: 1/4" = 1'-0"



2 A400 **FRAME TYPES**
SCALE: 1/4" = 1'-0"



6 A400 **FAUX DOOR ELEVATION**
SCALE: 1/2" = 1'-0"



5 A400 **GARAGE ALCOVE ELEVATIONS**
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE

DOOR NO.	SIZE	DOOR MATERIAL	DOOR TYPE	FRAME TYPE	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
100	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-1	ALUMINUM	2/A300	2/A300		
101	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		
102	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		
103	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		HDCP OPERATOR
104	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		
105	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-3	ALUMINUM	4/A300	1/A300		
106	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-2	ALUMINUM	2/A300	2/A300		
107	3'-0" X 7'-0" X 1-3/4"	ALUMINUM	PNL-1	W-5	ALUMINUM	10/A300	2/A300		
108	3'-0" X 7'-0" X 1-3/4"	HOLLOW METAL	PNL-2	W-6	HOLLOW METAL	11/A300	11/A300		
109	10'-0" X 8'-0"	STEEL	PNL-3	-	-	-	-		

WINDOW SCHEDULE

TYPE	SIZE	FRAME MATERIAL	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	GLASS TYPE	REMARKS
A	3'-4" X 6'-9"	WOOD	3/A300	3/A300	8/A300	-	
B	3'-4" X 6'-0"	WOOD	3/A300	3/A300	8/A300	-	
C	3'-4" X 6'-0"	WOOD	3/A300	3/A300	8/A300	-	
D	2'-8" X 4'-6"	WOOD	3/A300	3/A300	8/A300	-	
E	2'-8" X 3'-1"	WOOD	3/A300	3/A300	8/A300	-	
F	1'-6" X 3'-4"	WOOD	3/A300	3/A300	8/A300	-	
G	7'-8" X 3'-1"	WOOD	3/A300	3/A300	4&9/A300	-	
H	3'-4" X 3'-7 1/2"	WOOD	3/A300	3/A300	8/A300	-	

VERIFY ALL EXISTING OPENINGS FOR SIZING OF WINDOWS & DOORS

ACKERMAN ESTVOLD
1907 17th St SE · Minot, ND 58701
701.837.8737 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

I hereby certify that this plan specification or report was prepared by me or under my direct supervision, and that I am a duly Registered Architect under the laws of the State of North Dakota.
Date 4/9/25 Reg. No. 11744

FREIGHT BUILDING
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 4/9/2025

REVISIONS

1	--/--/----
#	--/--/----
#	--/--/----
#	--/--/----

Project No. R24224

DOOR & WINDOW TYPE

A400

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May 1, 2025

Ryan Ackerman
Aksal Group
[redacted]

RE: **Freight Building Façade Improvements**
Recommendation of Award

Dear Ryan:

Bids were received at 11:00am CST on Friday, April 25, 2025 for the above stated project. Coverage was good as we received 3 single prime bidders. Please find attached final bid tab.

The low single prime base bid was for **$563,051.00** from **Hight Construction**. Comparatively, their bid was 6% lower than the next closest bid and 9.5% lower than the highest bid. In our opinion this is fair pricing and we feel comfortable with Hight's bid.

Additionally, we had the bidders price an alternative window product of all-aluminum windows from Quaker in lieu of aluminum-clad wood windows (Alternate No. 2). This alternative proved an economical option as it results in a savings of $53,174.00 reducing cost by just under 9.5%. Hight's pricing for this alternate was also advantageous compared to the other bidders, whose pricing represented $20k-$25k less savings.

We recommend awarding the prime construction contract to Hight Construction and accepting Alternate No. 2 for a total contract award of $509,877.00.

NW + NE Scope Base Bid: $227,902.00
Alternate No. 2 Deduct: -$22,604.00
Net NW + NE Scope Award: $205,298.00

SW + SE Scope Base Bid: $335,149.00
Alternate No. 2 Deduct: -$30,570.00
Net SW + SE Scope Award: $304,579.00

Combined Net Award – All Scopes: $509,877.00

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701
701.837.8737

3315 45TH ST S
SUITE 100
FARGO, ND 58104
701.551.1250

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801
701.577.4127

7661 W RIVERSIDE DR
SUITE 102
GARDEN CITY, ID 83714
208.853.6470

Please let us know if you have any additional questions and we will be sure to address them promptly.
Regards,



Ryan M. Anderson, AIA
Senior Architect

Enclosure

ACKERMAN ESTVOLD

Freight Building Façade Improvements
Aksal Group
R24224
Friday, April 25, 2025; 11am

Contractor		Bidder 1	Bidder 2	Bidder 3	
Single Prime Construction					
Bidder Name		**AECM**	**Craft Builders**	**Hight Construction LLC**	
Bid Bond		5%	5%	5%	
Contractor License		yes	yes	yes	
Addendum 1		yes	yes	yes	
Addendum 2		yes	yes	yes	
Addendum 3		yes	yes	yes	
Base Bid					
NW + NE Scope		$ 256,893	$ 265,100	$ 227,902	
SW + SE Scope		$ 341,856	$ 357,300	$ 335,149	
Total All Scopes		$ 598,749	$ 622,400	$ 563,051	
NW + NE Scope Alternates					
Alt. No. 1 - Fiberglass Windows		no bid	no bid	no bid	
Alt. No. 2 - All-Aluminum Windows		deduct $5,549	deduct $11,800	deduct $22,604	
SW + SE Scope Alternates					
Alt. No. 1 - Fiberglass Windows		no bid	no bid	no bid	
Alt. No. 2 - All-Aluminum Windows		deduct $23,464	deduct $21,900	deduct $30,570	
Unit Prices					
Unit Price No. 1: Brick Repointing		$58 / ft2	$17 / ft2	$17 / ft2	
Unit Price No. 2: Brick Repair		$176 / ft2	$17 / ft2	$17 / ft2	

ACKERMAN ESTVOLD

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August 28, 2024

Ryan Ackerman
Aksal Group, LLC
[redacted]

RE: Architecture Fee Proposal – Citizens Alley – Freight Building Façade Improvements

Dear Ryan,

Thank you for this opportunity to propose our services for the façade improvements for the Freight Building at Citizens Alley in downtown Minot! We are pleased to present you with the following proposal.

Our understanding of the project scope is to provide preliminary design services as well as full design, bidding, and construction administration for façade improvements to the existing Freight Building located at 110 E. Central Ave, Minot, ND 58701. Funding for the façade improvement is intended to be acquired through the City of Minot's Downtown Façade Improvement Program.

In addition to the preliminary design, we outline our fees for the full design, bidding, and construction administration for the façade improvements related to the city program (these are what would be needed to put together a permit, bidding, and construction ready set of plans for that portion of the project).

Our fees for Architecture Services will be as follows:

Architectural Services Preliminary Design.....estimated fee of $5,500 Full Design.....estimated fee of $8,500 Bidding.....estimated fee of $2,500 Construction Administration.....estimated fee of $6,500	**Hourly Not-to-Exceed $23,000**

*Fee Note: Since this program requires full design to be completed prior to approval of the application by the city council, we propose to work creatively with you by completing all of Preliminary Design, Full Design, and Bidding in support of the application and billing only the Preliminary Design fee until the application is

approved – when the application is approved by the city council the balance for Full Design and Bidding will become due and Construction Administration fees will be billed as that work progresses through the course of the project. If the application fails or the project is stopped for any reason, you are responsible to pay all fees through the point of progress of our services.

Work not specifically noted above is not included in our fees. Exclusions include, but are not limited to, 3-dimensional digital or physical models or renderings, land/topographic surveys, geotechnical/civil/structural/ mechanical/electrical engineering, phase I/II environmental reviews/ assessments, asbestos/lead surveys, storm water management plans, cultural reviews/assessments, planning and zoning actions, value analysis, and all other work outside the aforementioned scope. Such additional services will be discussed with you should the need for them arise and expenses would be billed per the attached rate schedule if needed.

Please find enclosed our standard Rate Sheet in addition to Terms and Conditions.

Construction administration for the façade improvements includes 1 pre-construction meeting, 2 construction progress meetings, 1 final completion meeting, submittal review, RFI responses, change proposal/order management, and pay application review.

Our current schedule would allow us to begin work by October 1, 2024.

Thank you again for this opportunity and we look forward to hearing from you!

Regards,

Ryan M. Anderson, AIA
Vice President, Senior Architect

Enclosure

Owner Acceptance:

Signature

Ryan Ackerman, Member
Printed Name, Title

28 August 2024
Date

Terms and Conditions

Section 1: Our Agreement

1.1 Our agreement ("Agreement") with you consists of these Terms and Conditions and the accompanying written proposal, contract, or authorization. This Agreement is our entire agreement. It supersedes prior agreements. It may be modified only in writing and signed by us, making specific reference to the provision modified.

1.2 The words "you", "we", "us" and "our" include officers, employees, and subcontractors.

1.3 In the event you use a purchase order or other form to authorize our services, any conflicting or additional terms are not part of our Agreement. Directing us to start work prior to execution of this Agreement constitutes your acceptance of this Agreement. If, however, mutually acceptable terms cannot be established, we have the right to withdraw our proposal without liability to you or others, and you will compensate us for services already rendered.

Section 2: Our Responsibilities

2.1 We will provide the services specifically described in our Agreement with you. You agree that we are not responsible for services that are not fairly included in our specific undertaking. Unless otherwise agreed in writing, our findings, opinions, and recommendations will be provided to you in writing. You agree not to rely on oral findings, opinions, or recommendations without our written approval.

2.2 In performing our professional services, we will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of our profession practicing in the same locality. If you direct us to deviate from our recommended procedures, you agree to hold us harmless from claims, damages, and expenses arising out of your direction.

2.3 We will not be responsible for the failure of your contractors to perform in accordance with their undertakings, and the providing of our services will not relieve others of their responsibilities to you or to others.

2.4 We will not be responsible for contractor, job, or site health or safety unless we accept that duty in writing.

2.5 You will provide, at no cost to us, appropriate site safety measures, as to work areas, to be observed or inspected by us. Our employees are authorized by you to refuse to work under conditions that may be unsafe.

2.6 Estimates of our fees or other project costs will be based on information available to us and on our experience and knowledge. Such estimates are an exercise of our professional judgement and are not guaranteed or warranted. Actual costs may vary. You should allow a contingency in addition to estimated cost.

Section 3: Your Responsibilities

3.1 You agree to provide us with all plans, changes in plans, and new information as to site conditions until we have completed our work.

Section 4: Reports and Records

4.1 Unless you request otherwise, we may provide our report or construction documents in an electronic format.

4.2 Our reports, design documents, and other documents and our computer software and data are instruments of our service to you, and they remain our property but are subject to a license to you for your use in the related project for the purposes disclosed to us. You may not transfer our reports or documents to others or use them for a purpose for which they were not prepared without our written approval. You agree to indemnify and hold us harmless from claims, damages, losses, and expenses, including attorney fees, arising out of such a transfer or use. At your request, we will provide endorsements of our reports or letters of reliance, but only if the recipients agree to be bound by the terms of our agreement with you and only if we are paid the administrative fee stated in our then current Rate Schedule.

4.3 Because electronic documents may be modified intentionally or inadvertently, you agree that we will not be liable for damages resulting from change in an electronic document occurring after we transmit it to you.

4.4 If you do not pay for our services in full as agreed, we may retain work not yet delivered to you and you agree to return to us all of our work that is in your possession or under your control.

Section 5: Compensation

5.1 You will pay for services as agreed upon or according to our then current Rate Schedule if there is no other written agreement as to price. An estimated cost is not a firm figure. You agree to pay all sales taxes and other taxes based on your payment of our compensation. Our performance is subject to credit approval and payment of any specified retainer.

5.2 You will notify us of billing disputes within 15 days. You will pay undisputed portions of invoices on receipt. You agree to pay interest on unpaid balances beginning 30 days after invoice dates at the rate of 1.5% per month, or at the maximum rate allowed by law.

5.3 If you direct us to invoice another, we will do so, but you agree to be responsible for our compensation unless you provide us with that person's written acceptance of all terms of our Agreement and we agree to extend credit to that person and to release you.

5.4 Your obligation to pay for our services under this Agreement is not contingent on your ability to obtain financing, governmental or regulatory agency approval, permits, final adjudication of lawsuit in which we are not involved, your successful completion of a project, receipt of payment from another, or any other event. No retainage will be withheld.

5.5 If you do not pay us within 60 days of invoice date, you agree to reimburse our expenses, including but not limited to attorney fees, staff time, and other cost of collection.

5.6 You agree to compensate us in accordance with our then current Rate Schedule if we are asked or required to respond to legal process arising out of a proceeding related to the project and as to which we are not a party.

5.7 If we are delayed by factors beyond our control, or if project conditions or the scope of amount of work change, or if changed labor union conditions result in increased cost, decreased efficiency, or delays, or if the standards or methods change, we will give you timely notice and we will receive an equitable adjustment of our compensation. If you and we do not reach agreement on such compensation within 30 days of our written application, we may terminate without liability to you or others.

5.8 If you fail to pay us within 60 days following invoice date, we may consider the default a total breach of our Agreement and, at our option, terminate our duties without liability to you or to others.

5.9 In consideration of our providing insurance to cover claims made by you, you hereby waive any right of offset as to fees otherwise due us.

Section 6: Disputes, Damage, and Risk Allocation

6.1 Each of us will exercise good faith efforts to resolve disputes without litigation. Such efforts will include, but not be limited to; a meeting(s)

attended by each party's representative(s) empowered to resolve the dispute. Before either of us commences an action against the other, disputes (except collections) will be submitted to mediation.

6.2 Neither of us will be liable for special, incidental, consequential, or punitive damages, including but not limited to those arising from delay, loss of use, loss of profits or revenue, loss of financing commitments or fees, or the cost of capital.

6.3 We will not be liable for damages unless suit is commenced within two years of the date of injury or loss or within two years of the date of substantial completion of our services, whichever is earlier. We will not be liable unless you have notified us of the discovery of the claimed breach of contract, negligent act, or omission within 30 days of the date of discovery and unless you have given us an opportunity to investigate and to recommend ways of mitigating damages. You agree not to make a claim against us unless you have provided us at least 30 days prior to the institution of any legal proceeding against us with a written certificate executed by an appropriately licensed professional specifying and certifying each and every act of omission that you contend constitutes a violation of the standard of care governing our professional services.

6.4 For you to obtain the benefit of a fee which includes a reasonable allowance for risks, you agree that our aggregate liability for all claims will not exceed the fee paid for our services or $50,000, whichever is greater.

6.5 You agree to indemnify us from all liability to others in excess of the risk allocation stated above and to insure this obligation.

6.6 The prevailing party in any action relating to this Agreement shall be entitled to recover its costs and expenses, including reasonable attorney fees, staff time, and expert witness fees.

6.7 The law of the state in which our servicing office is located will govern all disputes. Each of us waives trial by jury. No officer or employee acting within the scope of employment shall have individual liability for his or her acts or omissions, and you agree not to make a claim against individual employees.

Section 7: General Indemnification

7.1 We will indemnify and hold you harmless from and against demands, damages, and expenses of others to the comparative extent they are caused by our negligent acts or omissions or those negligent acts or omissions of person for whom we are legally responsible. You will indemnify and hold us harmless from and against demands, damages, and expenses of others to the comparative extent they are caused by your negligent acts or omissions or those negligent acts or omissions of persons for whom you are legally responsible.

7.2 To the extent it may be necessary to indemnify either of us under Section 7.1, you and we expressly waive, in favor of the other only, any immunity or exemption from liability that exists under any worker compensation law.

7.3 You agree to indemnify us against losses and costs arising out of claims of patent or copyright infringement as to any process or system that is specified or selected by you or by others on your behalf.

Section 8: Miscellaneous Provisions

8.1 We will provide a certificate of insurance to you upon request. Any claim as an Additional Insured shall be limited to losses caused by our sole negligence.

8.2 You and we, for ourselves and our Insurers, waive all claims and rights of subrogation for losses arising out of causes of loss covered by our respective insurance policies.

8.3 Neither of us will assign nor transfer any interest, any claim, any cause of action, or any right against the other. Neither of us will assign or otherwise transfer or encumber any proceeds or expected proceeds or compensation from the project or project claims to any third person, whether directly of as collateral or otherwise.

8.4 Our Agreement may be terminated early only in writing. We will receive an equitable adjustment of our compensation in the event of early termination.

8.5 If a provision of this Agreement is invalid or illegal, all other provisions shall remain in full force and effect.

2024
Rate Schedule

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CLASSIFICATION	HOURLY RATE
Engineer 1	$145
Engineer 2	$165
Engineer 3	$185
Engineer 4	$205
Engineer 5	$225
Engineer 6	$245
Engineer 7	$265
Architect 1	$140
Architect 2	$165
Architect 3	$190
Architect 4	$215
Architect 5	$240
Landscape Architect 1	$140
Landscape Architect 2	$165
Landscape Architect 3	$190
Landscape Architect 4	$215
Landscape Architect 5	$240
Technician 1	$95
Technician 2	$120
Technician 3	$145
Technician 4	$170
Technician 5	$195
Technician 6	$220
Administrative 1	$90
Administrative 2	$125
Administrative 3	$165
Administrative 4	$190

ITEM	RATE
Mileage	IRS Rate
Photocopies	$0.25/copy
Plots	$1.00/s.f.
Outside Services *	Cost x 1.10
Out of Pocket Expenses	At Cost

*Includes laboratory testing, architectural and engineering consultants, surveying, etc.
** Includes telephone, postage, subsistence, technical literature, equipment rental, etc.

Notes:
(1) Rates are subject to increase annually on January 1.
(2) Overtime will be billed at 1.5x the listed rates for Technicians and some Administrative staff.
(3) Regardless of hours worked, all work on Sundays or holidays acknowledged by Ackerman-Estvold shall be considered overtime if required by the client or contract.

ACKERMAN ESTVOLD

TO: To Whom It May Concern

FROM: Brian Billingsley, Community Development Director

DATE: June 26, 2025

SUBJECT: FACADE IMPROVEMENT PROGRAM INTERPRETATION

I. RECOMMENDED ACTION

Review the program guidelines and provide staff with guidance.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community Development Director, 701-857-4122

III. DESCRIPTION

A. Background

We have a situation with a downtown building built in the 1950's stucco facade is seeking to utilize the facade improvement program.

B. Proposed Project

The facade program encourages property owners to renovate their facade to its original designs. The original design of the building utilized stucco. Stucco, also known as EFIS is not an eligible expense.

C. Recommendation Detail

Staff is looking for some guidance from the Renaissance Zone Review Board on how to proceed.

IV. IMPACT

A. Aspirations

Dynamic and Flourishing
Safe and Welcoming
Resilient and Prepared
Excellent and Connected

B. Service/Delivery Impact:

State how this project will impact (improve, augment, advance) the City, your Department, our services, quality, delivery, customer experience, etc.

C. Fiscal Impact

Briefly state how this project is being funded. Add written context in the paragraph so the dollar amounts, sources of funding, and expenses are made clear and document whether the project was included in the approved budget

Project Costs

List the cost components and dollar amounts

Project Funding

Place the name of the account or line item

VI. ALTERNATIVES

State the alternatives to this project. The alternatives need to be viable options and there should be at least two: one would be some other approach and what the results of that alternative would be and the second would be not to do the project and what the result would be.

FACADE IMPROVEMENT PROGRAM
Program Guidelines
Adopted by City Council: July 6, 2021
Last Revised: February 22, 2023

PROGRAM PURPOSE:
The City of Minot (hereinafter "City") is undertaking a Façade Improvement Program (hereinafter "Program") to provide public funds as an incentive to encourage private investment for exterior façade improvements to properties located in the City's Central Business District zoning district. The Program is intended to encourage property owners in downtown to initiate transformational building projects; this Program is not intended to fund general building maintenance.

Specific information regarding properties included in the Central Business District is available on the City's website (https://city-of-minot-open-data-minotnd.hub.arcgis.com/) and in the Community Development Department.

PROGRAM GOALS:
The goals of the Program include:

- Promote private redevelopment and investment in downtown properties (exterior and interior);
- Inspire local commercial development to address market failures;
- Encourage beautification in Minot, generally, and in the Central Business District, specifically;
- Revitalize downtown as a unique cultural and retail hub of Minot;
- Support aesthetic improvements to the Central Business District;
- Increase community support for downtown;
- Reduce vacancies in the downtown;
- Provide a unique experience that draws visitors and residents, and supports other economic development efforts; and
- Improve conditions for the renovation of upper stories for residential and/or commercial uses.

PROGRAM ELIGIBILITY:
Minimum requirements exist for Program eligibility, as follows:

- Applicant must own the property to be improved;
- Property to be improved must be located in the Central Business District;
- Applicant must be willing to fully comply with the requirements of the Program, including, among other things, a renovation to the property's facade that visually improves the exterior aesthetic of the building and returns the building to its original design, the mandatory financial commitment, compliance with all zoning and building code requirements with regard to the façade improvements, and willingness to allow the City to walk through the entire building to evaluate and recommend potential renovations that would promote additional commercial and residential activities in the downtown;

- Property to be improved must have no outstanding nuisance, dangerous building, public health, or building/zoning code violations; and
- Payment on all property taxes and/or special assessments relating to property to be improved must be current.

ELIGIBLE IMPROVEMENTS:
For purposes of this Program, a facade is generally considered to be the vertical face or faces of a building.

In order to qualify for funding under this Program, an applicant must submit a design and construction plan that represents a return to the original design of the facade, or reflects a similar style to the original design (hereinafter referred to as "true-to-period design"). Funding priority will be given to applications that seek to improve facades located along street and sidewalk frontage. In order to qualify for funding to improve a façade that is not located along street and sidewalk frontage, the City must find the proposed façade improvement will have a strong visual impact from the closest street and sidewalk and the Applicant must 1) have all façades located along street and sidewalk frontage compliant with the latest versions of the the City's Façade Improvement Program's Guidelines and Design Standards or 2) be undertaking a full façade renewal that includes bringing their façade(s) located along street and sidewalk frontage into compliance with the latest versions of the City's Façade Improvement Guidelines and Design Standards. Applicants should refer to the Program Design Standards for further guidance, which are located on the City's website (https://www.minotnd.org/680/Economic-Development) and in the Community Development Department.

Complete façade renovations or replacements are required; partial improvements to facades are not eligible for funding under this Program. Funding under this Program is only available one time per eligible facade.

Eligible Reimbursements
The following list contains improvements that would be considered a component of façade improvements eligible for funding under this Program, so long as the improvements are completed to the exterior of the building, comply with all applicable state and local building codes, and restore the building's original aesthetic:

1. Window repairs and window replacements ("like for like" appearance requires sign-off by the department). Doors in windows are generally to be treated as windows.
2. Historic fenestration of the building shall be respected (install the right window for the opening);
3. Display windows;
4. Doors (secure, "like for like" wherever possible);
5. Ornamentation (corbels, cornices, mouldings, etc.);
6. Masonry replacement and repair including but not limited to repointing, tuckpointing, stucco, brick, block, ceramic, and tile;
7. Americans with Disability Act (ADA) accessibility (ramps, lifts, powered doors, etc.);
8. Awnings (retractable/roll out and fixed) that mirror window and door openings and marquees;
9. Permanent sign lighting (not located within sign) such as gooseneck lighting;
10. Painting, caulking, and surface preparation of renovated or replaced facade;

11. Restoration and recreation of ghost signs (an old hand-painted advertising sign preserved on a building, often for a business, product, or service that no longer exists);
12. Sealing of stone and brick;
13. Façade lighting;
14. Concealed electrical wiring directly associated with other uses herein;
15. Accommodation for seasonal/holiday LED lighting;
16. Demolition of historically inappropriate materials;
17. Fire escapes;
18. Repair and construction of entryways and vestibules;
19. Gutters, scuppers, and downspouts; and
20. Architectural services and design reimbursement or matching of fees paid, however, in no circumstance may those fees exceed 10% of the reimbursable project costs; if an application is approved for funding, architectural services, and design reimbursement may also include fees accrued by the applicant during the application process.

Ineligible Reimbursements

The following list contains costs NOT eligible for reimbursement:

1. Destructive sandblasting of masonry;
2. Routine and periodic maintenance of the property;
3. Signs and billboards;
4. Demolition of historically appropriate materials;
5. Vinyl replacement windows;
6. Replacement of windows that don't fill the original opening (fenestration);
7. Opaque, mirrored, or heavily tinted windows (pedestrians should be able to see in);
8. Use of EFIS, plywood, or faux stone;
9. Roofing;
10. New construction except for handicapped accessibility, vestibules, and fire exits;
11. Mechanical and HVAC repairs and improvements;
12. Security systems, including roll-down bars and gates, and alarm systems;
13. Refinancing of existing debt; and
14. Previously completed projects or projects in which construction has been initiated prior to final approval of any application (as determined by the City).

Improvements that are not listed as eligible or ineligible are subject to review by the Renaissance Zone Review Board (hereinafter "Board"). The Board will make a recommendation to the City Council as to whether or not the improvement would be compatible with the overall goals and purpose of the Program.

FUNDING:

Availability of Funds

Submission of an application is not a guarantee of funding from the Program. All applications are subject to the availability of funds in the Program budget. Applications will be reviewed and routed in accordance

with the Program until Program funds are depleted. In the event there are partial but insufficient funds for the requested project's completion, the City may approve a loan amount less than requested.

The City, in its sole and exclusive discretion, reserves the right to discontinue funding the program or to cancel the Program at any time, prior to final approval of any application, without notice to applicants, if sufficient funds for the Program are not available or the City Council, in its sole discretion, determines there is a better, more appropriate use for the allocated funds.

Forgivable Loan

Funding under this Program for single facades less than 55 feet wide is generally available in a 75/25 (City/Applicant) split for the total project costs, with a maximum City contribution of $100,000. The City's funding contribution for this type of project under this Program shall not exceed 75% of the total project costs, or $100,000, whichever is less.

Funding under this Program for properties with corner buildings (two facades) or single facades that are at least 55 feet wide is generally available in a 75/25 (City/Applicant) split for the total project costs, with a maximum City contribution of $180,000. The City's funding contribution for either of these types of projects under this Program shall not exceed 75% of the total project costs, or $180,000, whichever is less.

The funding shall be in the form of a ten (10) year, no-interest, forgivable loan. Conditions of loan forgiveness shall include, at a minimum, maintaining the façade for the term of the loan; securing and keeping in force insurance for the replacement value of the structure; complying with daily lighting requirements from dusk to 10:00 PM; and agreeing to maintain occupancy of first floors of structure or, in the event of a vacancy, active marketing to attempt to maintain occupancy of first floors of structures. Failure to comply with the conditions or other requirements of the loan shall result in the applicant repaying all approved loan funds.

The City may require the loan to be secured by real estate mortgages, liens, company and/or personal guarantees, or any other security instrument the City determines is appropriate. At a minimum, personal guarantees from principals will be required. In the event the applicant is a non-profit organization, the City will require the same to produce a form of unencumbered collateral in an amount at least equitable to the funds requested from the façade improvement program.

APPLICATION PROCESS:

Interested applicants shall submit application materials and a $500.00 non-refundable application fee to the Economic Development Administrator made payable to the City of Minot.

Application materials are as follows:

1. Complete the application form;
2. Property address and complete legal description;
3. Proof of ownership;
4. Photos of the original façade of the structure and/or original blueprints (when available);
5. Photos of the current façade;

6. Design drawings produced by a licensed architect or drafting professional showing a true-to-period complete façade renovation;
7. Three bids and/or cost estimates (the City will only fund a project using the lowest responsible qualified bidder/quotation);
8. Written verification by a roofing contractor, licensed architect, or licensed engineer that the roof has an estimated lifespan of 10 or more years from the date of application;
9. Proof of the City's completion of an interior walk through of upper floors and basements to determine necessary renovations to allow for occupiable commercial and/or residential uses; and
10. Any additional information the Economic Development Administrator determines is necessary to determine conformance with the Program.

REVIEW AND APPROVAL PROCESS:

Staff Review and Recommendation

Upon submission of all necessary application materials and the application fee, the Economic Development Administrator will review the application for compliance with the Program, on a first-come, first-served basis, and will forward a recommendation to the Board at their next regularly scheduled meeting.

Renaissance Zone Review Board

A hearing will be held before the Board on each application. While reviewing and considering the application, the Board can approve in full, modify or add/remove conditions, or deny the application.

If the Board recommends approval of the application, the recommendation shall be sent to the City Council for final review and approval.

If the Board denies the application, the Board must note the reason for denial. The applicant may appeal the Board's decision to the City Council by filing a written notice of appeal, which states the grounds upon which the appeal is based, with the Economic Development Administrator within ten (10) business days of the Board's decision.

The applicant is encouraged to attend the Board meeting where the project will be reviewed and considered, but their attendance is not mandatory.

City Council

The City Council shall consider all recommendations to approve an application for Program funding from the Board. The City Council has the authority to approve the recommendation, reject the recommendation, or modify or add/remove conditions from the Board's recommendation. The City Council reserves the right to reject any application for any reason.

In the event of an appeal from the Board, the City Council has the authority to affirm the decision, reverse the decision (with modifications to the applicant's original request or added/removed conditions), or refer the application to the Board for further consideration.

The applicant is encouraged to attend the City Council meeting where the project will be reviewed and considered, but their attendance is not mandatory.

POST-APPROVAL PROCESS:

Approval of Agreement

After approval of the application and prior to initiation of the project, the City and applicant shall enter into an agreement establishing the terms and conditions. City Council approval of an agreement can occur at the same meeting as the approval of the application.

The applicant may only begin work on the project after the final approval of the application and agreement. With the exception of eligible architectural or design fees accrued during the application process, any work performed or materials purchased prior to the approval of the agreement will not be eligible for reimbursement under this Program.

Preconstruction/Kickoff Meeting

Before beginning work, the approved applicant shall schedule an on-site meeting with their contractor and the Economic Development Administrator or their representative. Following the on-site meeting, the Economic Development Administrator will forward the applicant a letter summarizing the meeting, and a copy of the letter will also be send to the applicant's contractor and architect.

Amendments

In order to speed approval of modifications in design that arise from the judgment of on-site conditions during construction, applicants applying for an amendment to their approved project shall submit application materials and a $200.00 non-refundable application fee to the Economic Development Administrator made payable to the City of Minot.

Minor changes can be approved administratively by the Community Development Director or their designee. The decision of the Community Development Director or their designee may be appealed to the Renaissance Zone Review Board. Major changes must be reviewed by the Renaissance Zone Review Board, which will make a recommendation to the City Council on how to proceed with the amendment. The Renaissance Zone Review Board's recommendation shall be placed on the next City Council agenda, which will make the ultimate decision on whether to approve or deny the modification.

Minor changes are defined as a change of location of a window or door within the approved initial design, a change in building material, or a change that meets the City's Façade Improvement Design Standards. All other changes are considered to be major changes, and must follow the approval process outlined in the preceding paragraph.

Completion of Project

All work shall be completed within one year of the City Council's approval of the agreement unless a different completion deadline is approved by the City Council and incorporated into the agreement. The Renaissance Zone Review Board, in its reasonable discretion, may allow a seven-month extension due to

inclement weather or difficulty in obtaining building materials. Other extensions will be sent by the Board with a recommendation to the city council. Failure to complete the project within the time required will result in the agreement being terminated and reimbursement funding will not be provided. Legal agreements may acknowledge the limits of the building season and may start the clock effective no later than the following April 1. Actual work may commence prior to April 1.

City Inspection

After completion of the project, the applicant shall immediately notify the Economic Development Administrator and schedule a time for an inspection. If the project is deemed complete and in compliance with the approved application, the Economic Development Administrator shall inform the applicant of that, in writing. In the event that the Economic Development Administrator identifies inconsistencies in the approved plans and actual work completed, the Economic Development Administrator shall notify the applicant, in writing, and provide a timeframe for correction of the required work.

Reimbursement Process

After the Economic Development Administrator verifies the completion of the project in accordance with the approved application, the applicant may submit requests for reimbursement. Prior to the disbursement of any funds, the applicant shall submit invoices, receipts, bank statements, credit card receipts, or other allowable written proof of project costs. After review and written approval by the Economic Development Administrator and the Finance Department, the City shall distribute the eligible reimbursements to the applicant, up to the amount approved by the City Council.

Compliance Monitoring

Throughout the ten (10) year term of the agreement, the applicant shall allow and the Economic Development Administrator shall complete annual inspections of the facade. The Economic Development Administrator shall also take whatever steps are necessary to verify compliance with any additional conditions of the forgivable loan and any other term of the agreement. The applicant must comply with any requests from the Economic Development Administrator that will aid in conducting compliance checks with the agreement. In the event the applicant fails to meet the requirements of the agreement at any time during the term of the agreement, repayment of the loan funds will be required after a reasonable cure period.

Facade Maintenance

Throughout the ten (10) year term of the agreement, the applicant shall maintain the facade in a manner that is consistent with the approved application and design and in accordance with any applicable laws or regulations. In the event that the applicant intends to modify the facade for any reason, including for general maintenance, and the modification will produce visible differences in the approved application and design, the modification must be first reviewed and approved, in writing, by the Economic Development Administrator. In addition, the applicant shall maintain the façade in appearance and, in addition to any other negotiated general appearance maintenance requirements, shall agree to remove graffiti within 48 (forty-eight) hours. Failure to maintain the façade as described above will result in the termination of the agreement between the City and the applicant. In the event the City terminates the agreement under this provision, the applicant shall be required to repay the loan funds.

Sale or Transfer of Real Property

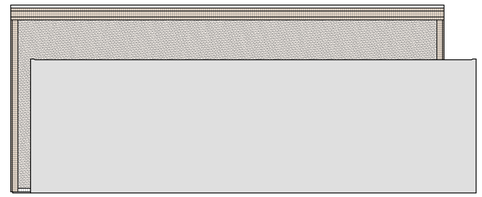
In the event the applicant sells the underlying real property at any time during the ten (10) year term of the agreement, the seller shall either repay the loan funds to the City or assign, with prior written approval from the City Council, all of the obligations to the buyer of the real property. If necessary, the City may also require appropriate security from the new buyer.

Default

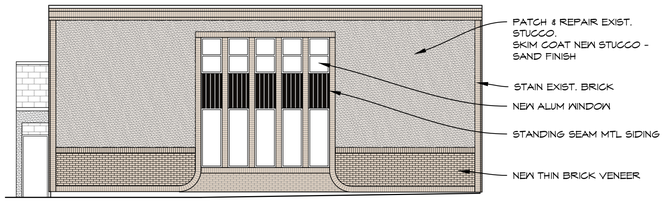
In addition to mandatory conditions described previously which will result in the termination of the agreement and an obligation for the applicant to repay the loan, the City may include additional events of default will result in the termination of the agreement, depending on the specific project. Those events may include, but are not necessarily limited to, default on other agreements with the City; misrepresentation of fact in a verbal or written statement(s) or false or inaccurate financial information; and use of the property for illegal activities. Termination of the agreement may also result in the applicant being barred from future participation in the Program.

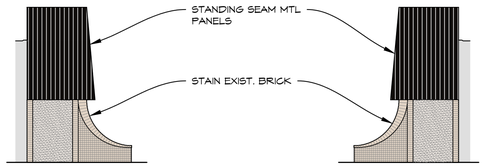
Annual Report

The Economic Development Administrator shall provide the City Council with Program information and individual project information by September 15th of each year that the Program has an active project or budget.



1 A100 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

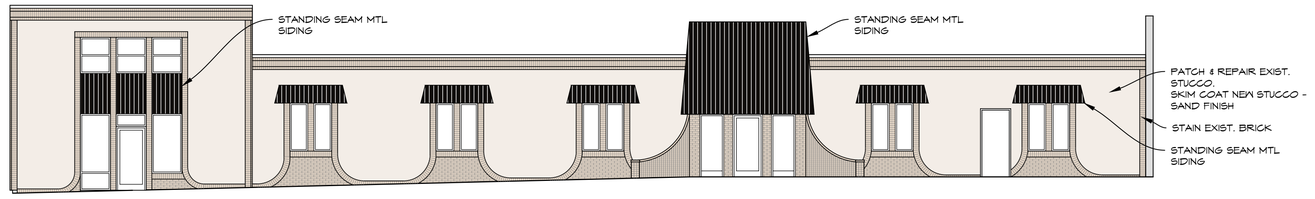




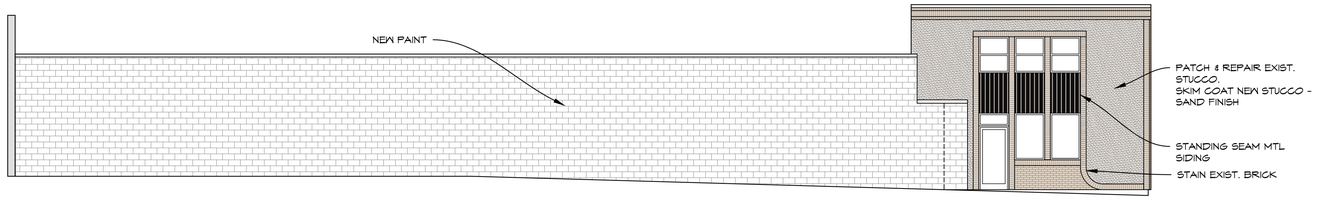
4 A100 NORTH ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

3 A100 SOUTH ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

2 A100 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



5 A100 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 A100 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

ACKERMAN ESTVOLD
1907 17th St SE · Minot, ND 58701
701.837.8737 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

MINOT HOUSING AUTHORITY
FACADE IMPROVEMENT
MINOT, NORTH DAKOTA

DRAWN BY: MGM
CHECKED BY: RMA

DATE: 5/28/2025

REVISIONS

Project No.
R25067

OPTION 1
ELEVATIONS

A200

Brian Billingsley

From: Brian Billingsley
Sent: Friday, June 6, 2025 4:12 PM
To: Mitch Meier
Cc: Pat Bailey
Subject: RE: MHA Facade Improvement

Mitch,

Pat and I talked about the unique situation we're in with using stucco. We've decided to take this to the Renaissance Zone Review Board on June 26th as a discussion item. It appears that we may have to amend our guidelines to allow stucco on the façade. You are welcome to attend this meeting.

In the meantime, can you please do some research on how much it would cost to install the other permitted materials? It would be really helpful to see the cost difference between stucco and some of the other approved materials.

Brian

Brian K. Billingsley, AICP
City of Minot, Community & Economic Development Director
Office Phone # (701) 857-4147

From: Mitch Meier <mitch.meier@ackerman-estvold.com>
Sent: Thursday, June 5, 2025 4:39 PM
To: Brian Billingsley <brian.billingsley@minotnd.gov>
Subject: Re: MHA Facade Improvement

Caution: This message has originated from an **External Source**.
Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

According to city records, the original 2 story section of the building was built in 1952. The drawing set that I have is from an addition that was built in 1978 according to the city records.

Mitch Meier - Assoc. AIA
Project Designer
Ackerman-Estvold
3315 45th Street S, Suite 100
Fargo, ND 58104
Office: 701.551.1250
Direct: 701.551.1240

www.ackerman-estvold.com

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From: Brian Billingsley <brian.billingsley@minotnd.gov>
Sent: Thursday, June 5, 2025 4:26 PM
To: Mitch Meier <mitch.meier@ackerman-estvold.com>
Cc: Pat Bailey <patb@muus1904.com>
Subject: RE: MHA Facade Improvement

Mitch,

Do you know the year in which the building was constructed?

Brian

Brian K. Billingsley, AICP
City of Minot, Community & Economic Development Director
Office Phone # (701) 857-4147

From: Mitch Meier <mitch.meier@ackerman-estvold.com>
Sent: Thursday, June 5, 2025 4:22 PM
To: Brian Billingsley <brian.billingsley@minotnd.gov>
Cc: Pat Bailey <patb@muus1904.com>
Subject: Re: MHA Facade Improvement

Caution: This message has originated from an **External Source**.
Please use proper judgement and caution when opening attachments, clicking links, or responding to this email.

Hi Brian,
My apologies, I did not include enough necessary information and hopefully I can address some of the issues you stated. Regarding the upper windows, we plan on adhering to the facade standards you stated but will need to replace some of the windows to an egress compliant style rather than the existing double-hung, since the upper floor of the two-story section is an apartment. We would still make sure that the design stays compliant with the design standards.

The stucco exterior is the original facade of the building and the whole building is CMU walls with only brick trim and a stucco facade. I also have the original drawings for the building and can send them over if you would like. The design we have would repair/clean up the existing and add more durable materials that would tie in and respect the original design.

We plan on patching and fixing the current stucco and add a skim coat over the top to give the existing facade a cleaner look. The brick wainscot on the north side of the building would be added to replace the stucco and then stained to match the existing brick and act as a more resistant material than the existing stucco and would withstand damage from road debris since the building is so close to the street and traffic. There is already large sections of damage and lots of smaller areas of damage to the bottom side of the northern facade that would be prevented in the future with the addition of the brick wainscot.

I hope this helps clarify and would love to discuss this further.

Thanks,
Mitch

Mitch Meier - Assoc. AIA
Project Designer
Ackerman-Estvold
3315 45th Street S, Suite 100
Fargo, ND 58104
Office: 701.551.1250
Direct: 701.551.1240

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From: Brian Billingsley <brian.billingsley@minotnd.gov>
Sent: Thursday, June 5, 2025 2:20 PM
To: Mitch Meier <mitch.meier@ackerman-estvold.com>
Cc: Pat Bailey <patb@muus1904.com>
Subject: RE: MHA Facade Improvement

Hi Mitch,

Unfortunately, your proposed design does not comply with the design standards for the program (a copy is attached for your future use). On page 3, under building materials, EFIS (stucco) cannot be used on the front façade (the front is any side of the building that faces a public street). I suggest that the old stucco be removed and the brick underneath repaired and stained. If this isn't possible, you can cover it up with an approved material that is listed in the design standards.

Also, can you confirm that you will be conforming with the standards for windows listed on pages 3 and 4 of the design standards?

I copied the Pat Bailey, the Chairman of the Renaissance Zone Review Board to this email. Should you have a difficult time complying with the no stucco rule or any other rule, we would be happy to set up a meeting at the site with you and your client to discuss alternatives.

Brian

Brian K. Billingsley, AICP
City of Minot, Community & Economic Development Director
Office Phone # (701) 857-4147

From: Mitch Meier <mitch.meier@ackerman-estvold.com>
Sent: Thursday, June 5, 2025 11:21 AM
To: Brian Billingsley <brian.billingsley@minotnd.gov>
Subject: MHA Facade Improvement

Caution: This message has originated from an **External Source**.
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Hi Brian,
I am currently working on a facade improvement project for the Minot Housing Authority Building located at 108 E Burdick Expy # 1. The current direction of the project is to just update the exterior such as: Applying a new skim coat of stucco over all existing stucco, repairing and staining the brick, replacing select windows on the second floor with egress compliant, and removing the aging wood plank siding on the awnings, between windows, and above the entrance with some seamless metal panel siding. I was wondering if this project would align with the Minot Facade Program and be able to qualify for that funding? I have a pdf of the elevations included.

Thanks,
Mitch

Mitch Meier - Assoc. AIA
Project Designer
Ackerman-Estvold
3315 45th Street S, Suite 100
Fargo, ND 58104
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Direct: 701.551.1240

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TO: To Whom It May Concern

FROM:

DATE: June 26, 2025

SUBJECT: BLOCK ANALYSIS UPDATE

I. RECOMMENDED ACTION

Review the responses and consider staff's recommendation.

II. DEPARTMENT CONTACT PERSONS

III. DESCRIPTION

A. Background

Staff mailed letters to all property owners in Blocks 7A, 6A, 5A, and 2A. We received four responses.

B. Proposed Project

The responses are placed in the powerpoint presentation.

C. Recommendation Detail

Staff recommends sending another letter to all property owners giving them one year to submit an application before the City declares the blocks as completed.

IV. IMPACT

A. Aspirations

Dynamic and Flourishing
Safe and Welcoming
Resilient and Prepared
Excellent and Connected

B. Service/Delivery Impact:

State how this project will impact (improve, augment, advance) the City, your Department, our services, quality, delivery, customer experience, etc.

C. Fiscal Impact

Briefly state how this project is being funded. Add written context in the paragraph so the dollar amounts, sources of funding, and expenses are made clear and document whether the project was included in the approved budget

Project Costs

List the cost components and dollar amounts

Project Funding

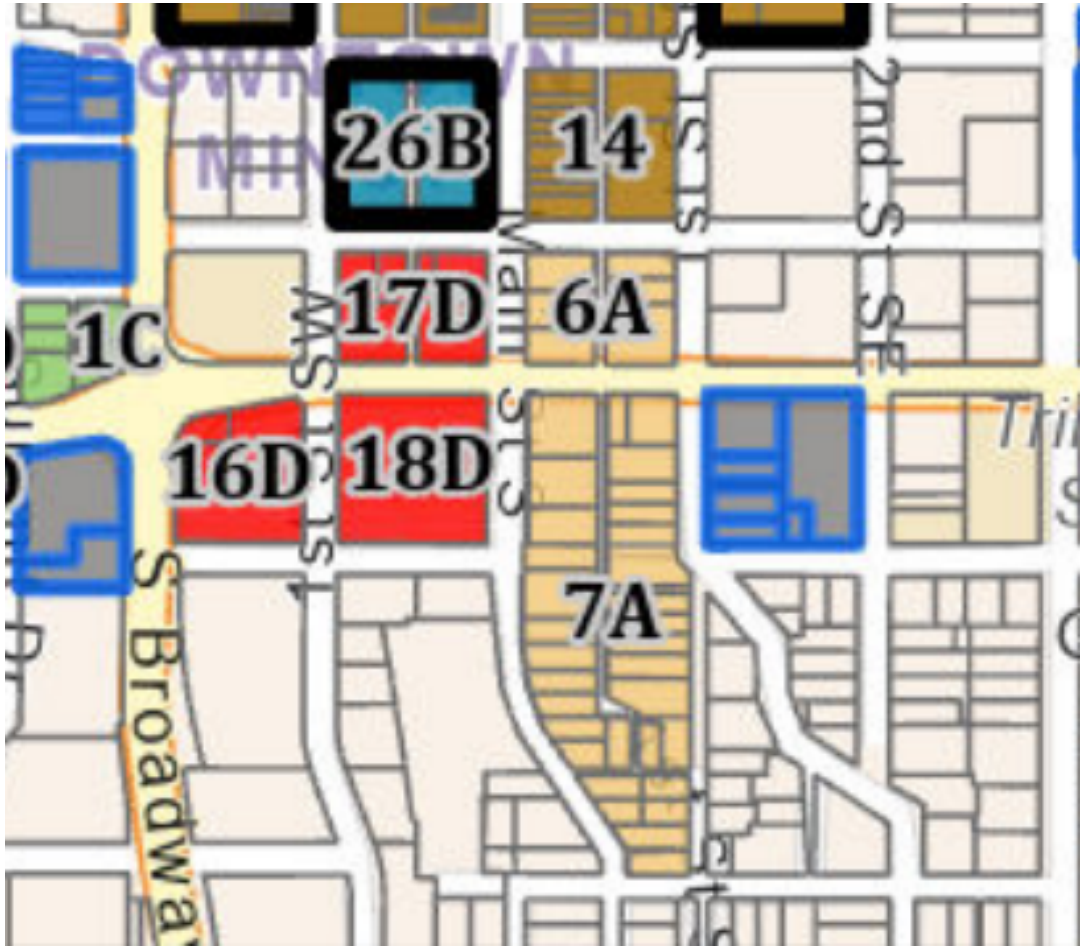
Place the name of the account or line item

VI. ALTERNATIVES

Minot Renaissance Zone Block Analysis and Recommendations

Brian Billingsley, AICP, Community & Economic Development Director

Block 7A



- Created in 2006
- Old neighborhood
- Built on a hill
- Main Street developments
  - Providence House
  - Office
  - Seeds of Eden


apartmentsonmain
NO PARKING ANY TIME
2 HR PARKING
9:00AM TO 5:00PM







Block 7A Recommendation

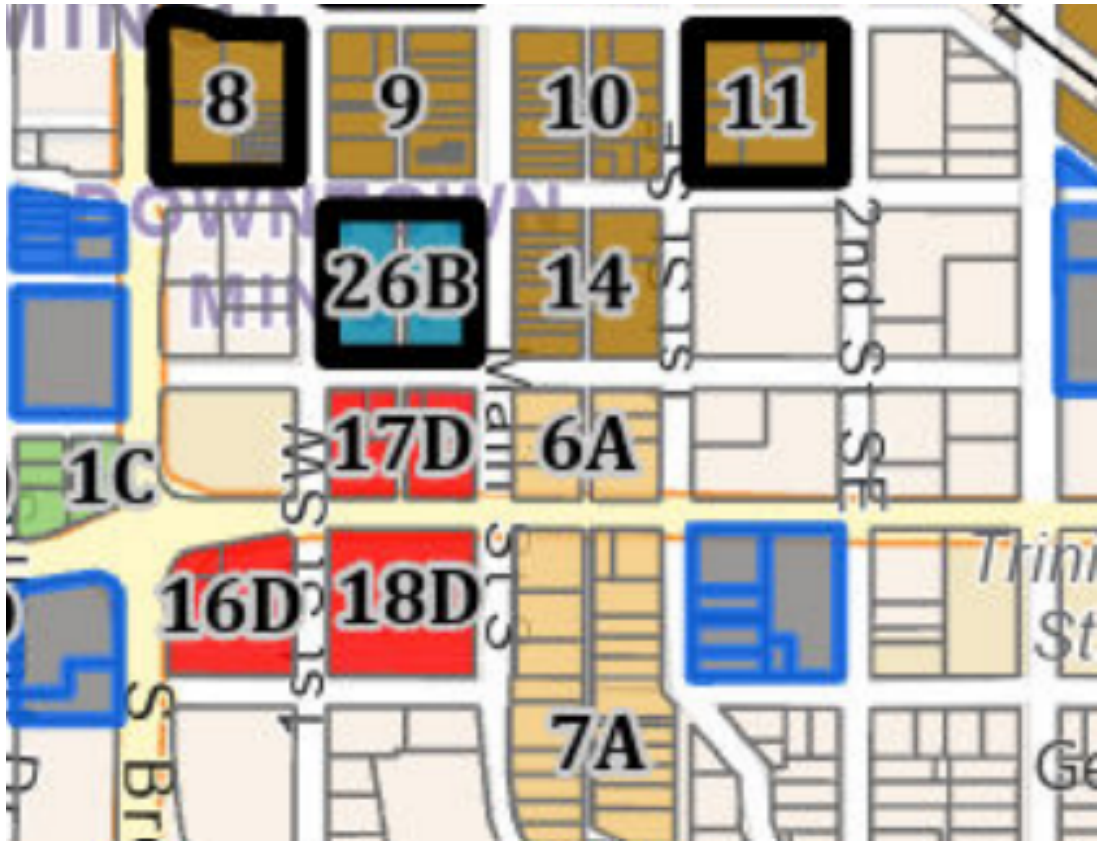
- Most of the homes are in decent or excellent condition.
- Seeds of Eden and Office Building under construction.
- Apartment complex on Burdick might need work.

Staff believes there has been enough redevelopment activity in this block, which was created in 2006, to justify its removal from the zone.

Inquiries

- Kevin Drechsel – 612 1st Street SE – Retaining Wall and Front Porch
- Laurie Bevans – 506 1st St. SE – Email Inquiry

Block 6A



- Created in 2006
- Only contains three buildings
  - Main Medical Building
  - Episcopal Church
  - M&H Gas Station


Burdick Expwy
MAIN MEDICAL BUILDING
315 SOUTH MAIN
FedEx
apartm
IMM


RESERVED PARKING


M&H

Block 6A Recommendation

- It is highly unlikely we will see the church and gas station redevelop into a different use.
- The Main Medical Building has not taken advantage of the program, but could need rehabilitation in the future.

Staff is undecided on the future of this block.

Inquiries

- James Bowman – Main Medical Building – Solar and EV Charging

Block 5A



- Created in 2006
- Only contains three buildings
  - Two residences on a dead-end street
    - 16 4th St. SE
    - 8 4th St. SE (Approved in March)
  - Flower Central







Block 5A Recommendation

- Due to flood control efforts, this street will have very little traffic
- Flower Central appears to be in pretty good shape and is unlikely to take advantage of the program in the near future.

Staff recommends that this block be removed from the zone.

Inquiries

- Flower Central – Owner conducted a building expansion after purchasing the store in 2017, but did not take advantage of the program's benefits.

Block 2A



- Created in 2006
- Only contains multiple commercial buildings
- No residential buildings
- Flood control improvements were recently completed near this block


3rd St NE
424
424
Call For Appointment 720-2


412
412






424

Block 2A Recommendation

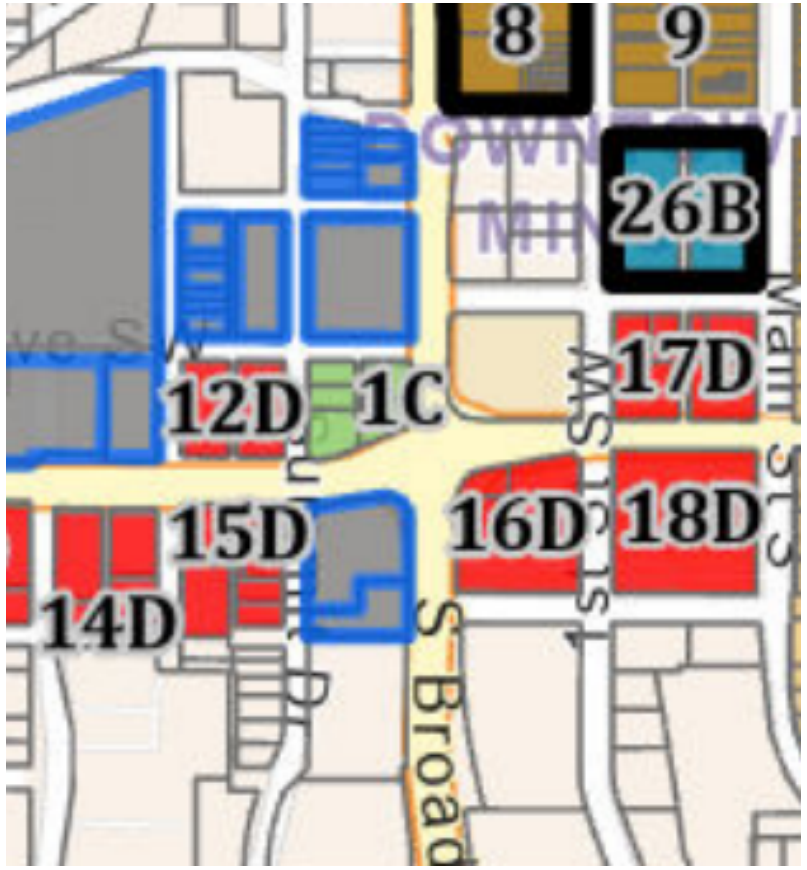
- Due to recent flood control efforts in this neighborhood, there could be a greater likelihood of future building improvements.
- The buildings facing 3rd Street NE have seen some minor remodeling. The buildings facing 5th Ave NE and the river are blighted and in need of investment.

Staff recommends that this block remain in the zone.

Inquiries

- None

Block 1C



- Created in 2015
- Only contains one dilapidated commercial building
- No residential buildings
- Located at the busiest intersection in Minot

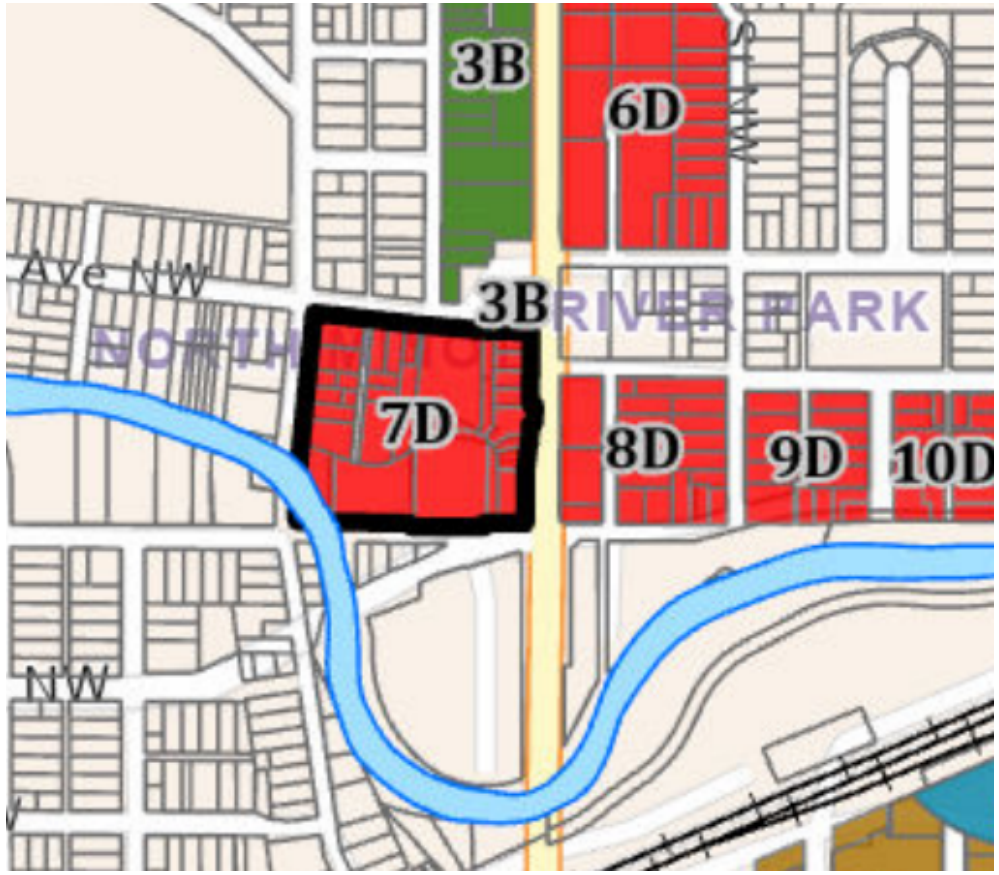

Dakota College
at Bottineau
Nursing

Block 1C Recommendation

- This block has a great potential to see redevelopment in the near future.

Staff recommends that this block remains in the zone until it redevelops.

Block 7D



- Created in 2020
- Has attracted a strip mall and the 5th Ave. Investments
- Large number of residential buildings, many need assistance
- Redevelopment potential along Broadway
- This is a government half-block


304
noodles




PAWN SHOP




DEAD
END



Block 7D Recommendation

- A great amount of activity has taken place on this block in the past five years:
  - Bones BBQ
  - 5th Avenue Investments
  - Strip Mall (Jersey Mike's, Noodles & Co.)
- There are two vacant lots, a house, and a pawnshop/dealership on the west side of Broadway that are in need of assistance.

Staff recommends that this block remain in the zone until the dilapidated and vacant properties along Broadway are redeveloped.

TO: To Whom It May Concern

FROM: Brian Billingsley, Community Development Director

DATE: June 26, 2025

SUBJECT: **FACADE IMPROVEMENT PROGRAM CUSTOMER FEEDBACK SURVEY**

I. RECOMMENDED ACTION

State what you want the Council/Mayor to do – this will become their motion. List each action separately.

II. DEPARTMENT CONTACT PERSONS

Brian Billingsley, Community Development Director, 701-857-4122

III. DESCRIPTION

A. Background

Staff recently conducted a facade improvement customer feedback survey.

B. Proposed Project

Staff sent surveys to 13 past and current customers. We received 11 responses.

C. Recommendation Detail

No action is needed. Informational item.

IV. IMPACT

A. Aspirations

Dynamic and Flourishing
Safe and Welcoming
Resilient and Prepared
Excellent and Connected

B. Service/Delivery Impact:

State how this project will impact (improve, augment, advance) the City, your Department, our services, quality, delivery, customer experience, etc.

C. Fiscal Impact

Briefly state how this project is being funded. Add written context in the paragraph so the dollar amounts, sources of funding, and expenses are made clear and document whether the project was included in the approved budget

Project Costs

List the cost components and dollar amounts

Project Funding

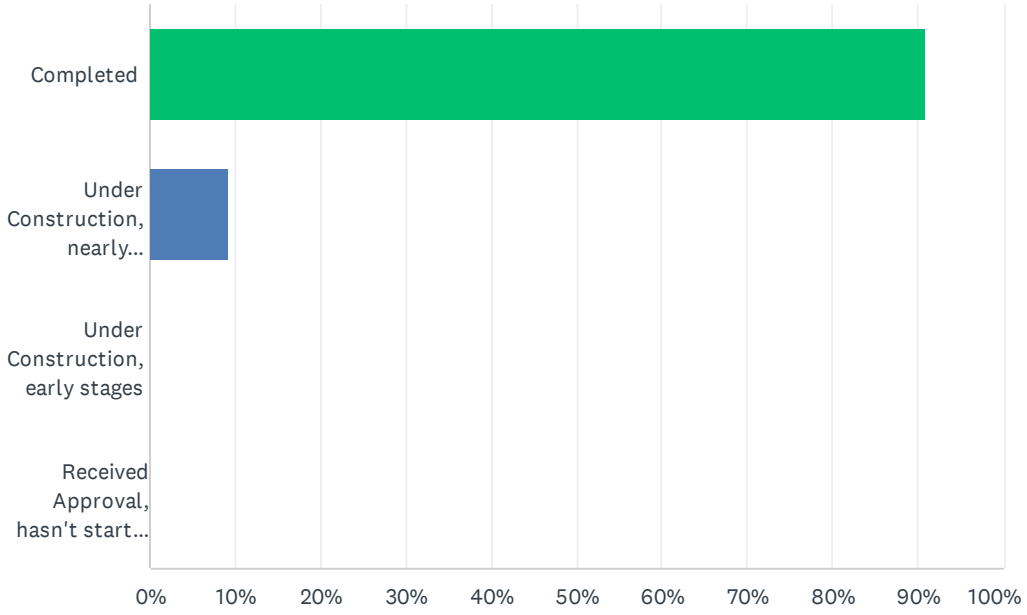
Place the name of the account or line item

VI. ALTERNATIVES

None.

Q1 What is the status of your facade improvement project?

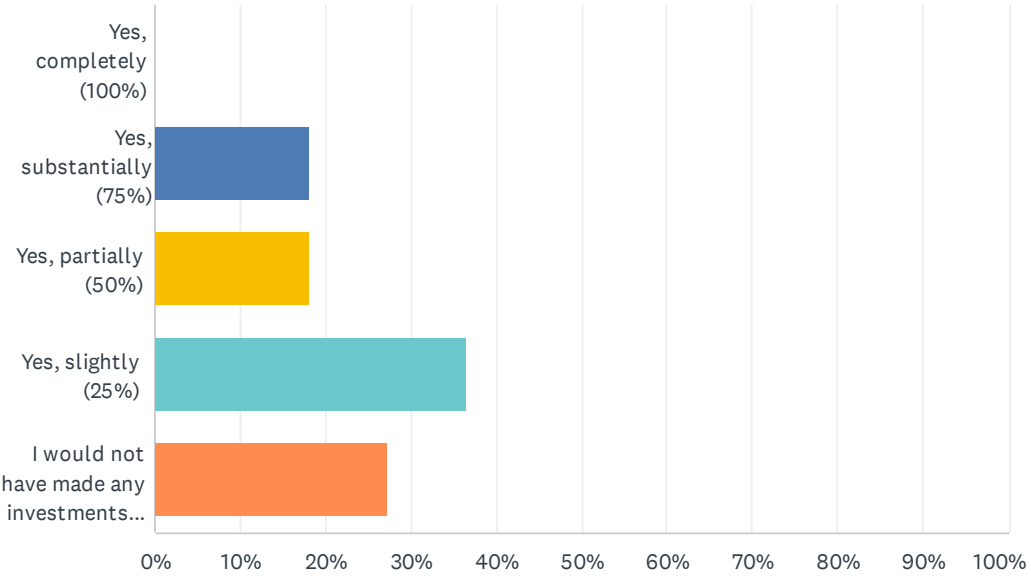
Answered: 11 Skipped: 0



ANSWER CHOICES	RESPONSES	
Completed	90.91%	10
Under Construction, nearly completed	9.09%	1
Under Construction, early stages	0.00%	0
Received Approval, hasn't started work yet	0.00%	0
TOTAL		11

Q2 To which level would you have renovated your building's facade if this program wasn't available?

Answered: 11 Skipped: 0

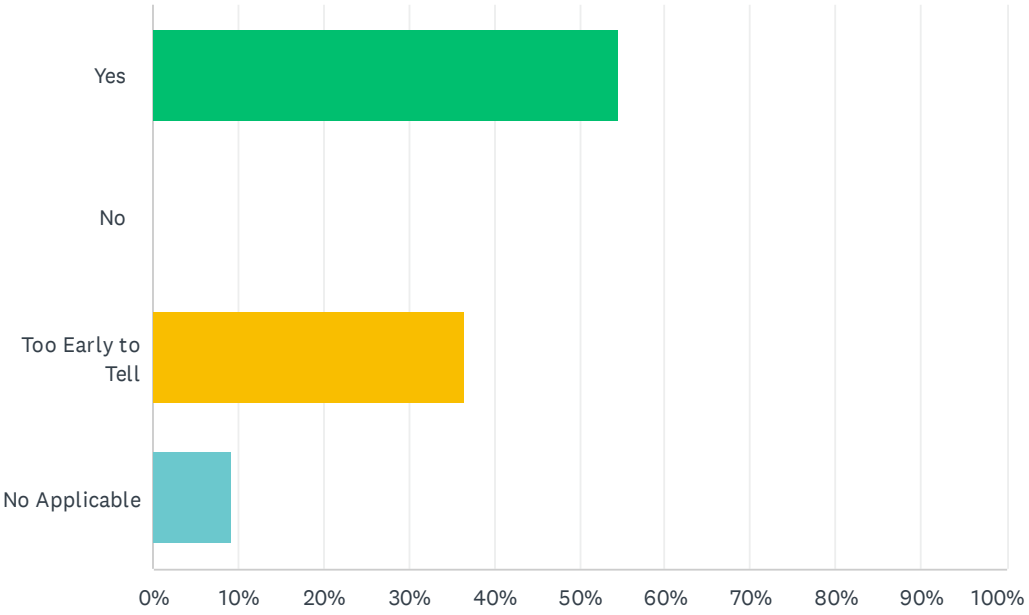


ANSWER CHOICES	RESPONSES	
Yes, completely (100%)	0.00%	0
Yes, substantially (75%)	18.18%	2
Yes, partially (50%)	18.18%	2
Yes, slightly (25%)	36.36%	4
I would not have made any investments (0%)	27.27%	3
TOTAL		11

#	PLEASE PROVIDE SOME CLARITY:	DATE
1	Probably would have only made necessary repairs.	6/18/2025 8:12 AM
2	Without the program it would have been difficult to make this pencil out.	6/17/2025 5:55 PM
3	The program provided much needed funds to complete our renovations of the building	6/17/2025 9:41 AM
4	The cost and overall risk of purchasing older buildings is very high but programs like this provide some level of risk mitigation to where we felt comfortable taking that risk.	6/16/2025 4:42 PM
5	We would have made necessary improvements to preserve the integrity of the building.	6/16/2025 3:11 PM
6	Some the brick would have been covered up due to the amount of work involved in rehabbing it.	6/10/2025 5:06 PM
7	Since I was purchasing the building, I do not think my budget would have allowed to invest the extra 100k	5/30/2025 8:42 AM
8	We had discussed for several years the need to update the lobby of the building. The facade project provided the boost that was needed to get the updates started.	5/27/2025 11:55 AM

Q3 Has the facade improvement program increased sales, created new jobs, or improved business in your building?

Answered: 11 Skipped: 0



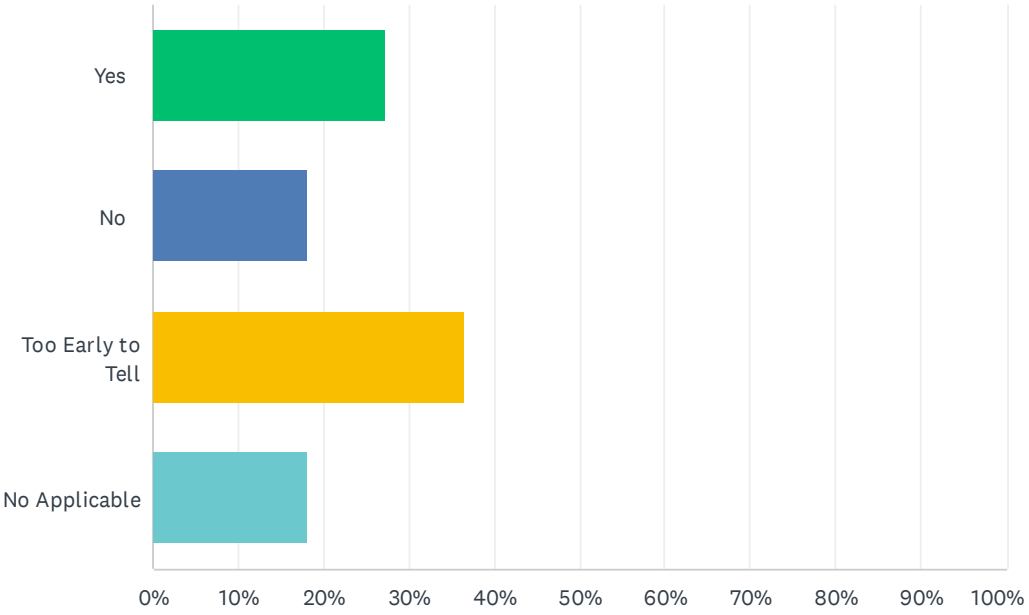
ANSWER CHOICES	RESPONSES	
Yes	54.55%	6
No	0.00%	0
Too Early to Tell	36.36%	4
No Applicable	9.09%	1
TOTAL		11

#	PLEASE PROVIDE DETAILS ON HOW BUSINESS HAS IMPROVED:	DATE
1	Tenants seem happy with the aesthetic improvements. We have a small amount of commercial space which has provided space for us to operate our design and music studios more efficiently.	6/18/2025 8:12 AM
2	We haven’t moved in yet.	6/17/2025 5:55 PM
3	It is hard to know if sales are directly related to facade	6/17/2025 9:41 AM
4	I believe with the ex year aesthetics and accessibility of the improvements. We attract a wider range of tenants and small businesses looking to open up downtown.	6/16/2025 4:42 PM
5	The tattoo business is the same. The business in the basement has a much more inviting entrance, increasing traffic to their business.	6/16/2025 3:11 PM
6	It has helped attracted new commercial tenants to the space. We don't have great parking, so the new facade was a helpful tool in attracting businesses.	6/2/2025 11:09 AM
7	Customers LOVE the look and feel of the business and "first impressions" play a critical role in that feeling.	5/30/2025 8:42 AM

8	It is hard to measure if traffic has increased as a direct result of the facade, but we have received a lot of positive feedback from patrons about how nice it looks. In conjunction with the facade project, we greatly improved our signage presenting a much better street image.	5/27/2025 11:55 AM
9	It will, as soon as interior phases are completed.	5/27/2025 11:11 AM

Q4 If you are renting any portion of the building, has the facade improvement program increased rent prices?

Answered: 11 Skipped: 0

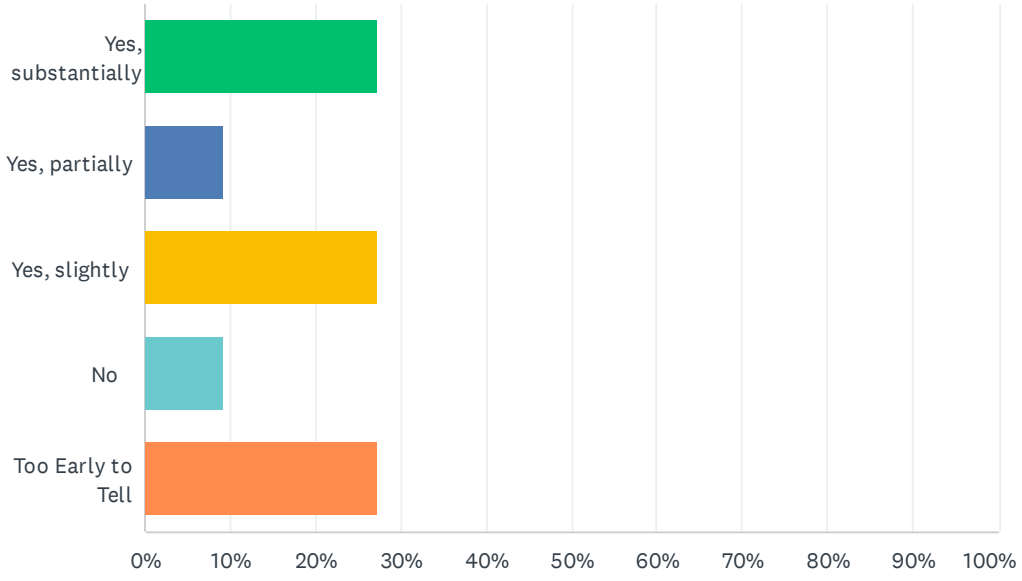


ANSWER CHOICES	RESPONSES	
Yes	27.27%	3
No	18.18%	2
Too Early to Tell	36.36%	4
No Applicable	18.18%	2
TOTAL		11

#	PLEASE COMMENT:	DATE
1	Rents will slowly increase in an effort not to lose existing tenants.	6/18/2025 8:12 AM
2	I'll let you know how it goes when we move it and advertise additional office space for rent.	6/17/2025 5:55 PM
3	We purchased the building and it is only our first tenant currently in the space. So we have nothing to compare it to.	6/16/2025 4:42 PM
4	Tenants are currently in a lease.	6/16/2025 3:11 PM
5	Yes - it has probably increased my prices by 10-25%	6/2/2025 11:09 AM
6	The facade improvement gave us as building owners a vision to live above our business.	5/30/2025 8:42 AM
7	We will be raising rents for renters in the near future.	5/27/2025 11:11 AM

Q5 Have you experienced any savings in energy/utility costs?

Answered: 11 Skipped: 0

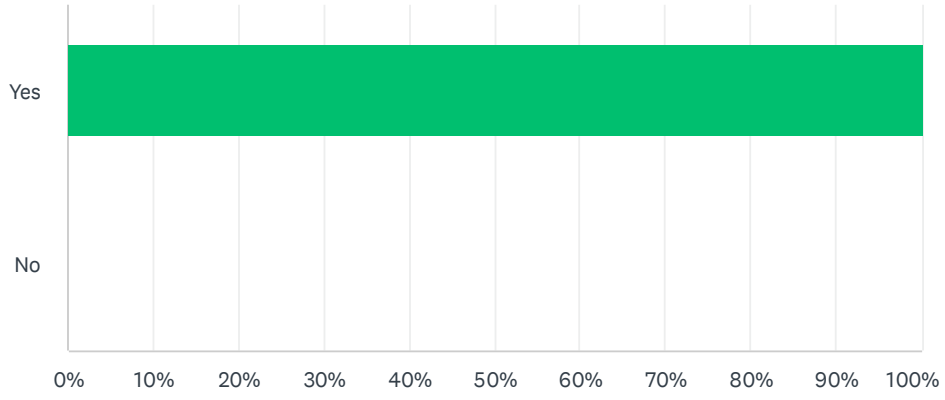


ANSWER CHOICES	RESPONSES	
Yes, substantially	27.27%	3
Yes, partially	9.09%	1
Yes, slightly	27.27%	3
No	9.09%	1
Too Early to Tell	27.27%	3
TOTAL		11

#	PLEASE PROVIDE DETAILS:	DATE
1	New hvac was required for our upper level units which are larger and more efficient than the old units so that savings is passed along to the tenants.	6/18/2025 8:12 AM
2	This building will be way more efficient!	6/17/2025 5:55 PM
3	new windows are more energy efficient	6/17/2025 9:41 AM
4	Again this project began shortly after purchasing the building so not much to reference with utilities	6/16/2025 4:42 PM
5	Fuel costs were down for this past winter.	6/16/2025 3:11 PM
6	I can't comment on this particular building before the improvement as a different person occupied it. Coming from my previous location to this one, I have seen a vast improvement in energy savings.	5/30/2025 8:42 AM
7	As stated earlier, the facade was only a part of the improvements. However, without it the rest of the improvements may not have happened. Part of the rest of the project was a new HVAC system. During the coldest months, it appears that our combined electricity and natural gas billing have dropped by as much as $500-$600/month.	5/27/2025 11:55 AM

Q6 Do you support retaining the program to help rejuvenate the appearance and economic vitality of downtown Minot?

Answered: 11 Skipped: 0

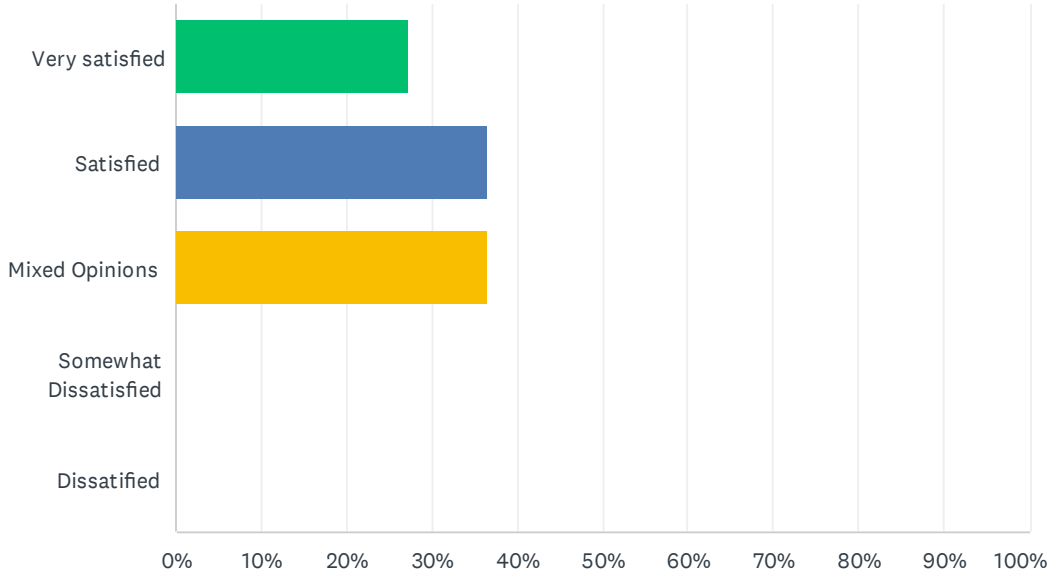


ANSWER CHOICES	RESPONSES	
Yes	100.00%	11
No	0.00%	0
TOTAL		11

#	WE WANT YOUR FEEDBACK ON THE FUTURE OF THE PROGRAM:	DATE
1	Without this program, much of the working to improve downtown would not be happening. It is a jump starter to many of the improvements we have been seeing. These old buildings are expensive so the City's help is appreciated and necessary.	6/18/2025 8:12 AM
2	I think we should keep the program but put an end date to it. Maybe it’s 2 years from now or 5? But I suppose we should look at allocating that money elsewhere or start another program to help others renovate their buildings. Like on broadway or other older commercial areas.	6/17/2025 5:55 PM
3	The program needs to at least come close to breaking even for the community to support.	6/17/2025 5:22 PM
4	It is program such as this that they didn’t even possible a simple move forward on this type of project/investment into an older/downtown building	6/16/2025 4:42 PM
5	Absolutely is a phenomenal program. Would highly recommend keeping it AND working on other programs that improve downtown and preserve what is here.	5/30/2025 8:42 AM
6	I believe that improving the street appeal of any property in the area benefits every property.	5/27/2025 11:55 AM

Q7 How was your experience in dealing with city staff?

Answered: 11 Skipped: 0



ANSWER CHOICES	RESPONSES	
Very satisfied	27.27%	3
Satisfied	36.36%	4
Mixed Opinions	36.36%	4
Somewhat Dissatisfied	0.00%	0
Dissatified	0.00%	0
TOTAL		11

#	WE WELCOME YOUR COMMENTS:	DATE
1	Jonathan was tricky to work with and might have required more renovation work than was necessary on our project. Brian came in and was quite helpful and easy to work with!	6/18/2025 8:12 AM
2	It’s handled efficiently and fairly in my opinion.	6/17/2025 5:55 PM
3	👍	6/10/2025 5:06 PM
4	The previous administrator of the program made up a lot of his own rules. We felt pressured to do "extra" things that were never in the original contract which added to the cost and, frankly, diminished the look and quality of the facade. He was very difficult to work with and was very obtrusive.	6/2/2025 11:09 AM
5	John was amazing to work with and would do so again.	5/30/2025 8:42 AM
6	During the process of applying and during construction, I was in frequent contact with Jonathan Rosenthal and others who were involved. It was at times frustrating, but overall it turned out very well.	5/27/2025 11:55 AM

Q8 Do you have any suggestions on how we can improve this program for future customers?

Answered: 8 Skipped: 3

#	RESPONSES	DATE
1	Some of the expense involved in my project might have fallen into the "historical renovation" category so the money from the grant may have gone further is those restrictions would have been loosened up (example: $60,000 to have the leaded prism glass windows rebuilt - was this necessary? Although they look great now, it is difficult to find people to do this type of work in Minot). Getting bids for a project like this is not always possible so I appreciate the flexibility in letting the owner take care of some of the tricky items (example leaded glass) required.	6/18/2025 8:12 AM
2	No, it’s being managed very well in my opinion.	6/17/2025 5:55 PM
3	call me	6/17/2025 9:41 AM
4	It was an easy decision for me to want to maintain the historical integrity of the building. However, I can see where this may contradict with the feasibility of renovating some of these spaces. I think, as long as there is an effort to maintain the historical time of the finishes, this should be satisfactory.	6/16/2025 4:42 PM
5	My one critique is the requirement for replacement insurance. I know there needs to be an insurance requirement to protect the City’s investment, and I’m not sure what the ideal alternative could be. Replacement insurance is very, very costly. By the end of our ten year loan term, we’ll have paid as much (or more) in replacement insurance as we saved by participating in the program.	6/16/2025 3:11 PM
6	No - hopefully new management will make the program more welcoming and inviting to prospective applicants of the program.	6/2/2025 11:09 AM
7	It's hard to criticize a program like this. From my experience, everything went smoothly.	5/30/2025 8:42 AM
8	I understand that the original premise was limited to Main Street. I believe that it was absolutely the right move to expand to the whole of the downtown area.	5/27/2025 11:55 AM

Q9 Is there anything else that you would like to share?

Answered: 7 Skipped: 4

#	RESPONSES	DATE
1	Thank you for the help and the hand holding! I hope this program continues because I think it is making an impact on downtown and the City of Minot.	6/18/2025 8:12 AM
2	I personally think that maybe other areas should be explored with in Minot. That would keep the program alive and create more fairness I guess you could say.	6/17/2025 5:55 PM
3	Keep up the good work!	6/16/2025 4:42 PM
4	Old buildings can be treasures but they take a certain amount of energy to restore. They are infill projects usually, so they are efficient from other angles. It also creates a good vibe for downtowns and people desire to be in cool spaces with some history.	6/10/2025 5:06 PM
5	I believe this program is absolutely critical to the future success of downtown Minot. The investment economics of renovating downtown buildings in Minot are nearly impossible without this program.	6/2/2025 11:09 AM
6	Would love to discuss other programs that help downtown. I know John was working with banks (Town and Country & the Bank of ND) to create a program that would help get the living quarters up to code. Would love to discuss that further. I know the crux was getting the loan terms extended to make the payment more manageable AND possibly doing a grant program for part of the initial down payment on the loan.	5/30/2025 8:42 AM
7	We have received many positive comments from our patrons, and the project as a whole have made the patron experience better, so I would have to say it has been a net positive.	5/27/2025 11:55 AM