

On December 10, 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). Chairman Bailey called the meeting to order at 09:02 AM.

1. CALL TO ORDER/ROLL CALL

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

Members Absent: Christine Staley, Betty Fedorchak, Tonia Vitko, Jill Ward

City Staff Present: Brian Billingsley, Hannah Hornberger

Others Present: Paul Pitner, Jonathon Rued

2. ADOPT MEETING MINUTES

2.1. ADOPT THE MEETING MINUTES OF THE OCTOBER 23, 2025 REGULAR MEETING

The motion to approve October 23, 2025 regular meeting minutes 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, Mark Lyman, Jason Bentley, Tom Alexander, Luke Heilman; nays: None.

3. RENAISSANCE ZONE APPLICATIONS

3.1. FINAL APPROVAL OF CASE NO. M-101: A REQUEST BY 5TH AVENUE INVESTMENTS, LLC FOR A FIVE YEAR PROPERTY TAX AND INVESTMENT INCOME TAX EXEMPTION BENEFIT FOR A PURCHASE WITH MAJOR IMPROVEMENTS ON A PROPERTY LOCATED AT 215 5TH AVE. NW.

Amy Rogers arrived at 9:07am.

The initial application was submitted in 2023. The work has been finished and inspected.

Jonathon Rued, the applicant, informed the board that their address has been changed now. The parcel contains 3 buildings and each building is given its own address now.

The new addresses are 215, 217 & 219 5th Ave NW.

The building, now 219, is a brick building. It was completely gutted and half of the building is now office space. The other half is a shop being leased by a vinyl wrap company. Another building on the lot is a shop and that is being leased as well. The brick building has all new windows and the exterior is painted and new gutters. The shop building was given a new roof and painted as well as a complete interior remodel. The applicant needed to do \$113,500 worth of work, they had submitted over \$300,000 in improvements.

This application will go in front of City Council on January 5th.

The motion to final approval was initiated by Renaissance Zone Board Member Lyman seconded by Heilman and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Luke Heilman; nays:

None.

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

There will be a facade application brought to the January meeting.
At least 1 more application for the February meeting.

5. OTHER BUSINESS

6. NEXT SCHEDULED MEETING

THURSDAY, JANUARY 22, 2026 @ 9:00 AM

7. ADJOURNMENT

The motion to Adjourn 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, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Luke Heilman; nays: None.
The meeting was adjourned at 9:14am.