

On January 22, 2026, 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 09:00 AM.

1. CALL TO ORDER/ROLL CALL

Members Present: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Jill Ward

Members Absent: Tonia Vitko, Luke Heilman

City Staff Present: Brian Billingsley, Ryan Kamrowski, Hannah Hornberger

Liason: Alderman Pitner

1.1. ELECTION OF 2026 OFFICERS: CHAIR AND VICE-CHAIR

The motion to appoint Pat Bailey to Chair and Christine Staley to Vice Chair was initiated by Renaissance Zone Board Member Alexander seconded by Renaissance Zone Board Member Hugret and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

2. ADOPT MEETING MINUTES

2.1. ADOPT THE MEETING MINUTES OF DECEMBER 10, 2025

The motion to approve the December 10, 2025 meeting minutes was initiated by Renaissance Zone Board Member Hugret seconded by Renaissance Zone Board Member Fedorchak and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak; nays: None.

3. RENAISSANCE ZONE APPLICATIONS

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

4.1. CASE NO. FI-18, A REQUEST BY WBH PROPERTIES, LLP, FOR A FORGIVABLE LOAN OF UP TO \$100,000 FOR FACADE IMPROVEMENTS AT 17 CENTRAL AVENUE EAST

Chris Whalen gave a brief overview of their business. After their neighboring building had finished an update and used the Renaissance Zone program, they learned that they also qualified. The basement of the building was a fall-out shelter in the past. The last remodel to this building was in 1979. The current glass is a single pane. They plan to also redo the showroom as well. WBH Properties plans to occupy the building. There will be an ADA push button door on the front-facing facade. They plan to remove the wood awning that was placed back in the 60s and bring it back to its original

facade.

The motion to approve a forgivable loan up to \$100,000 was initiated by Renaissance Zone Board Member Bentley, seconded by Renaissance Zone Board Member Hugret and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Jill Wald, Christine Staley; nays: None.

4.2. CASE NO. FI-19, A REQUEST BY CHURCH OF ST. LEO - MINOT TRUSTEE INC., FOR A FORGIVABLE LOAN OF UP TO \$65,250 FOR FACADE IMPROVEMENTS AT 209 1ST ST. SE

Father Todd informed the board that they are celebrating 100 years with St Leo's and the school. The window project and downspouts came out to \$87,000 total. He feels the church is heavily apart of the downtown area and wants to be able to make sure their church is looking its best. On Thursday night, the church also offers a soup kitchen for those in need as well as many other events to give back to the community. St. Leos is asking for the \$65,250 forgivable loan. However, their entire project they are planning comes out to over \$2million in renovations and facade improvements.

Mr. Billingsley informed the board that the applicant is protected from discrimination by the Religious Land Use and Institutionalized Persons Act (RLUPA) of 2000 (federal law). RLUPA primarily prevents governments from imposing discriminatory or substantially burdensome regulations on religious institutions. It also requires governments to treat religious groups equally with nonreligious groups and businesses. Jill Wald joined the meeting at 9:05am.

Christine Staley joined the meeting at 9:09am.

The entire project would add offices, meeting rooms and conference rooms.

The motion to approve a forgivable loan of up to \$65,250 was initiated by Renaissance Zone Board Member Alexander seconded by Renaissance Zone Board Member Fedorchak and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Jill Wald, Christine Staley; nays: None.

5. OTHER BUSINESS

5.1. FACADE IMPROVEMENT PROGRAM UPDATE

Mark Lyman arrived at 9:15am.

Currently, we have \$520,000. After the two projects are approved today, they will bring the amount down to \$360,000. Anyone that applies by June 30th will remain under the current program rules. After that, the caps go to \$30,000 and \$50,000 and the program will close at the end of 2027.

6. NEXT SCHEDULED MEETING

6.1. THURSDAY, FEBRUARY 26, 2026 AT 9:00 AM

7. ADJOURNMENT

The motion to adjournment was initiated by Renaissance Zone Board Member Fedorchak seconded by None and carried by the following roll call vote: ayes: Pete Hugret, Pat Bailey, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Jill Ward; nays: None.
The meeting adjourned at 9:25am