

On March 26, 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, Tonia Vitko, Jill Ward, Luke Heilman

Members Absent: Betty Fedorchak

City Staff Present: Brian Billingsley (virtual), Hannah Hornberger, Ryan Kamrowski, Alderman Pitner

Others Present: Justin Ronyak

2. ADOPT MEETING MINUTES

2.1. ADOPT THE MINUTES OF THE JANUARY 27, 2026 REGULAR MEETING

Tonia Vitko arrived via Teams at 9:01am.

The motion to approve January 27, 2026 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, Tom Alexander, Amy Rogers, Tonia Vitko, Jill Ward, Luke Heilman; nays: None.

3. RENAISSANCE ZONE APPLICATIONS

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

4.1. CASE NO. FI-20: A REQUEST BY CXL, LLC., FOR A FACADE IMPROVEMENT PROGRAM FORGIVABLE LOAN OF UP TO \$148,500 FOR IMPROVEMENTS PROPOSED AT 302 EAST CENTRAL AVENUE

CXL, LLC submitted an application for 302 E Central Ave S for a total of \$148,500. The property is eligible for a double facade. They will be replacing windows, doors, cleaning masonry and interior window display lighting. There will be an ADA door at the original entrance on the south side. The low bid submitted was for \$198,000. They have had a few different businesses contact them about renting the space once it is finished. CXL, LLC also owns Ebenezers and has stated that they will work out parking availabilities on the property as well.

Justin also stated that when 3rd St reconstruction is in process, they have plans to redo the sidewalk in front of both buildings and add heated sidewalks.

The motion to approve the forgivable loan of up to \$148,500 was initiated by Ward seconded by Renaissance Zone Board Member Staley 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, Jill Ward, Luke Heilman; nays: None.

5. OTHER BUSINESS

Ryan Kamorowski of the Assessors office informed the board that, moving forward with the Renaissance Zone applications, an inspection of the property will be needed before the application is submitted.

6. NEXT SCHEDULED MEETING

Next Meeting: Thursday, April 23, 2026

6.1. NEXT MEETING: THURSDAY, APRIL 23, 2026

7. ADJOURNMENT

With no further business, Chairman Bailey adjourned the meeting at 9:22 am.