



Regular Renaissance Zone Review Board Meeting

Thursday, June 25, 2026, 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 MEETING MINUTES OF THE APRIL 23, 2026 REGULAR MEETING
3. RENAISSANCE ZONE APPLICATIONS
 - 3.1. DISCUSSION ON BLOCK 1E
4. FACADE IMPROVEMENT PROGRAM APPLICATIONS
 - 4.1. APPROVAL OF WINDOW COVERINGS FOR CASE NO. FI-16 (13 1ST ST. SE)
 - 4.2. FACADE IMPROVEMENT PROGRAM FUND BALANCE
5. OTHER BUSINESS
 - 5.1. FAREWELL TO ALDERMAN PITNER
6. NEXT SCHEDULED MEETING
 - 6.1. NEXT MEETING - THURSDAY, JULY 23, 2026
7. ADJOURNMENT

On April 23, 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, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Luke Heilman

Members Absent: Pat Bailey, Tonia Vitko, Jill Ward

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

2. ADOPT MEETING MINUTES

2.1. ADOPT THE MEETING MINUTES FOR THE MARCH 26, 2026 REGULAR MEETING

The motion to approve March 26, 2026 regular meeting minutes was initiated by Renaissance Zone Board Member Lyman seconded by Heilman and carried by the following roll call vote: ayes: Pete Hugret, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Luke Heilman; nays: None.

3. RENAISSANCE ZONE APPLICATIONS

3.1. FINAL APPROVAL - M-104 BY KEN & GAIL MOMERAK FOR A FIVE-YEAR PROPERTY TAX EXEMPTION LOCATED AT 1945 SKYLINE DRIVE

The final inspection is done & all requirements were met.

Improvements made include:

- siding
- doors
- roofing
- decks
- electrical
- concrete pad & walkway
- new garage
- egress windows

The motion to approve application and recommend final approval to City Council 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, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Luke Heilman; nays: None.

4. FACADE IMPROVEMENT PROGRAM APPLICATIONS

4.1. CASE NO. FI-21 - A REQUEST BY THE MINOT AUTHORITY FOR A
FACADE IMPROVEMENT PROGRAM FORGIVABLE LOAN OF \$139,016.00
FOR IMPROVEMENT PROPOSED TO 108 BURDICK EXPY EAST

Minot Housing Authority chose to bring back their application with a full council. The application is identical to the FI-17 application. The project will be done under AE Construction Management with a low bid of \$185,355 and MHA is requesting \$139,016, which is the full eligible amount.

The motion to approve forgivable loan of \$139,016.00 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, Christine Staley, Mark Lyman, Jason Bentley, Amy Rogers, Betty Fedorchak, Luke Heilman; nays: None.

5. OTHER BUSINESS

5.1. RENAISSANCE ZONE APPLICATION ADJUSTMENT

A pre-inspection item was added to the application checklist for the Assessor's office. This will give the opportunity for the Assessor to view the properties before the changes are made and also after they are made. This change will give a more solid starting point for the applications as well.

Mr. Billingsley anticipates 2–3 more Facade Applications before the application changes on June 30th.

6. NEXT SCHEDULED MEETING

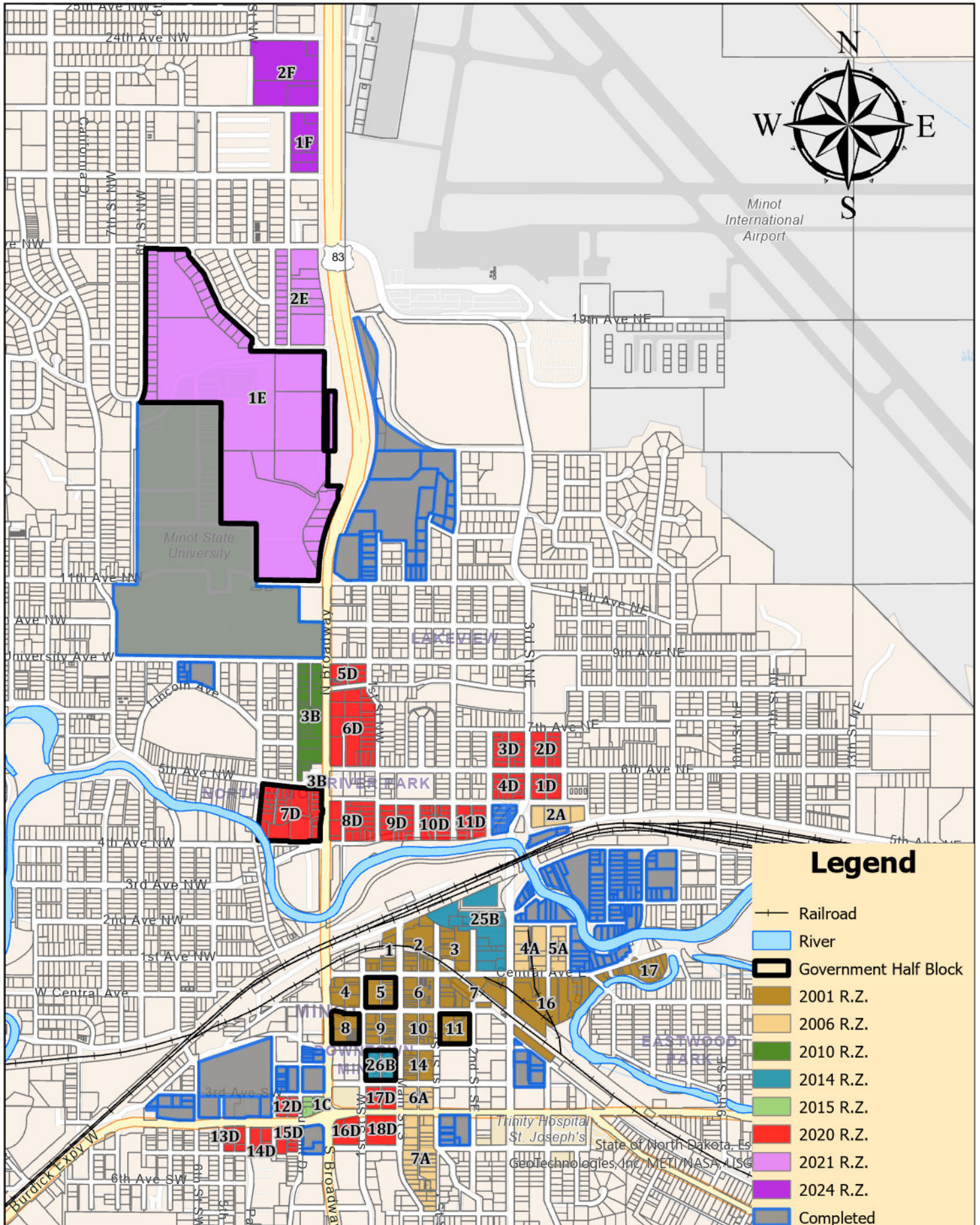
6.1. MAY 28, 2026, 9:00 AM

At this time there are no applications so staff will update the Board if there is a meeting or not for May.

7. ADJOURNMENT

The motion to adjourn meeting at 9:15am was initiated by Renaissance Zone Board Member Fedorchak seconded by Renaissance Zone Board Member Lyman and carried by the following roll call vote: ayes: Pete Hugret, Christine Staley, Mark Lyman, Jason Bentley, Tom Alexander, Amy Rogers, Betty Fedorchak, Luke Heilman; nays: None.

City of Minot Renaissance Zone Map





TO: Mayor and Members of the City Council

FROM: Brian Billingsley, Community Development Director

DATE: June 25, 2026

SUBJECT: APPROVAL OF WINDOW COVERINGS FOR CASE NO. FI-16 (13 1ST ST. SE)

I. RECOMMENDED ACTION

The applicant is requesting the use of curtains instead of blinds; staff recommends approval of this request.

II. DEPARTMENT CONTACT PERSONS

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

III. DESCRIPTION

A. Background

Case No. FI-16 was approved in 2025 with a condition that the Renaissance Zone Review Board is able to select the type of window coverings the property owner can place over the ground level apartment unit window next to the sidewalk.

B. Proposed Project

The property owner submitted blinds and curtains. Staff will bring samples to the meeting.

C. Recommendation Detail

N/A

IV. IMPACT

VI. ALTERNATIVES

N/A

**grab,
n' go**



LIGHT FILTERING

3.5 in Vertical Blind Kit

ARLINGTON WHITE

78 in x 84 in

(198,12cm x 213,36cm)

- Tangle free – no cords or chains, safe for homes with children or pets
- Reversible steel headrail with wand control. Stacks left or right for easy one-way draw
- Wand control lets you traverse the

Case #	Date Approved	Address	Applicant(s)	Contract Amount	Status/Completion Date	Appropriation Amount	Actual Amount Spent	Obligated Fund Balance	Actual Fund Balance
N/A	6-21-21					\$943,000.00		\$943,000.00	\$943,000.00
FI-1	11-15-21	24 1st St. NE	Auslander, LLC	\$180,000.00	12-27-23		\$180,000.00	\$763,000.00	\$763,000.00
FI-2	11-15-21	111 Central Ave. W.	S-J One Eleven, LLC	\$145,987.00	12-22-23		\$145,987.00	\$617,013.00	\$617,013.00
FI-3	5-16-22	115 1st St. SE	Mouse River Players	\$63,998.00	11-18-22		\$63,998.00	\$553,015.00	\$553,015.00
FI-4	3-21-22	109 Main St. S.	Margie's Art Glass	\$84,563.00	2-3-23		\$84,563.00	\$468,452.00	\$468,452.00
FI-5	N/A	10 1st St. SW	Hogan Douglas First, LLC	\$0.00	WITHDRAWN		\$0.00	\$468,452.00	\$468,452.00
N/A	1-1-23					\$513,313.00		\$981,765.00	\$981,765.00
FI-6	1-17-23	10 1st St. SW	Hogan Douglas First, LLC	\$100,000.00	9-1-23		\$100,000.00	\$881,765.00	\$881,765.00
FI-7	6-19-23	121 Main St. S.	JK Hurt Rentals, LLC	\$100,000.00	12-6-23		\$100,000.00	\$781,765.00	\$781,765.00
FI-8	7-24-23	123 1st St. SW	BIG M MINOT, LLC	\$180,000.00	EXPIRED		\$0.00	\$781,765.00	\$781,765.00
FI-9	1-17-23	111 Main St. S.	Pitner Trust	\$100,000.00	7-5-24		\$100,000.00	\$681,765.00	\$681,765.00
FI-10	10-2-23	117 Central Ave. W.	Boomtown Enterprises, LLC	\$180,000.00	7-8-24		\$180,000.00	\$501,765.00	\$501,765.00
N/A	1-1-24					\$417,590.00		\$919,355.00	\$919,355.00
FI-11	1-16-24	23 2nd Ave. SE	Jordan Ross & Megan Ross	\$134,498.00	1-23-25		\$134,498.00	\$784,857.00	\$784,857.00
FI-12	3-18-24	11 Central Ave. E	Aaron Bofenkamp & Miranda Nicols	\$134,304.00	6-20-25		\$134,304.00	\$650,553.00	\$650,553.00
FI-13	10-21-24	221 Main St. S.	Walker Properties, LLLP	\$180,000.00	11-12-25		\$180,000.00	\$470,553.00	\$470,553.00
FI-14	10-7-24	300 Central Ave. E.	CXL, LLC	\$180,000.00	11-12-25		\$180,000.00	\$290,553.00	\$290,553.00
N/A	1-1-25					\$302,000.00		\$592,553.00	\$592,553.00
FI-15	7-7-25	110 Central Ave. E.	Aksal Group, LLC	\$171,696.00	UNDER CONSTRUCTION		TBD	\$420,857.00	\$592,553.00
FI-16	11-17-25	13 1st Street SE	Five and Two Ventures, LLC	\$100,000.00	CLOSING		TBD	\$320,857.00	\$592,553.00
FI-17	N/A	108 E. Burdick Expw.	Minot Housing Authority	\$105,000.00	DENIED		\$0.00	\$320,857.00	\$592,553.00
N/A	1-1-26					\$200,000.00		\$520,857.00	\$792,553.00
FI-18	3-2-26	17 Central Ave. E	WBH Properties, LLP	\$100,000.00	CONTRACT EXECUTED		TBD	\$420,857.00	\$792,553.00
FI-19	3-27-26	208 1st St. SE	St. Leo's Office	\$65,250.00	CONTRACT EXECUTED		TBD	\$355,607.00	\$792,553.00
FI-20	TBD	301 Central Ave. E.	CXL, LLC	\$148,500.00	CONTRACT EXECUTED		TBD	\$207,107.00	\$792,553.00
FI-21	TBD	108 E. Burdick Expw.	Minot Housing Authority	\$139,016.00	CONTRACT EXECUTED		TBD	\$68,091.00	\$792,553.00
N/A	5-4-26					\$113,750.00		\$181,841.00	\$906,303.00



TO: Mayor and Members of the City Council

FROM: Brian Billingsley, Community Development Director

DATE: June 25, 2026

SUBJECT: FAREWELL TO ALDERMAN PITNER

I. RECOMMENDED ACTION

Request Alderman Pitner to be appointed to the Renaissance Zone Board when there becomes a vacancy.

II. DEPARTMENT CONTACT PERSONS

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

III. DESCRIPTION

IV. IMPACT

VI. ALTERNATIVES