

BEMIDJI SUSTAINABILITY COMMISSION REGULAR MEETING AGENDA

Thursday, September 10, 2026

City Hall – 317 4th Street NW
3:30 PM



1) CALL MEETING TO ORDER

2) APPROVAL OF AGENDA

3) APPROVAL OF MEETING MINUTES

A) August 13, 2026

4) PUBLIC COMMENT

Please state your name and address; please use appropriate language and no derogatory comments towards any individuals; please keep your comments limited to 3 minutes or less; and the chair may limit speakers and times accordingly.

5) OLD BUSINESS

B) Comprehensive Planning Update

C) Bemidji EV Infrastructure Roadmap – recap final report

i) Letter to Pioneer editor addressing misconceptions held by Council members?

- 8/19 summary of Council proceedings written by Zachary Thole

D) Annual Report

i) Native Landscaping

- i. BP 16.5 Enact an ordinance to preserve/replace trees and soils, non-invasive landscaping
- ii. BP 17.5 Adopt and implement guidelines or design standards for rain gardens

ii) Waste & Recycling

- i. BP 22.2 Increase waste prevention, reuse, & recycling; move to cyclical materials mgmt
- ii. BP 22.7 Conduct a circularity assessment to support reduction of waste leakage

iii) Energy Efficiency

- i. BP 2.1 Create outreach plan to achieve residential energy efficiency
- ii. BP 13.2 Right-size fleet w/ most fuel-efficient vehicles of optimal size for intended use
- iii. BP 13.3 Phase-in changes including electric vehicles, and no-idling

practices

- iv) Strategies by which we approach the annual report
 - i. Encouraging questions from Council members

6) NEW BUSINESS

E) Reports

- i) Sacred Bundle, Inc. — *SUB-2026-0004: Prelim/Final PUD/CUP Planning Case*
- ii) Member Retention and Recruitment

F) Upcoming Events or Grant Opportunities

- i) Monarch Butterfly Festival – 10th Annual
 - Saturday, September 19th from 1:00-4:00pm @ Headwaters Peace Center

7) ADJOURN

Bemidji Sustainability Commission

August 13, 2026 at City Hall

Commissions present: Jordan Lutz, Lisa Weiskopf, Erika Bailey Johnson, Charles Biberg, Sami Holm, Linda Kingery

Commissions absent: None

Liaisons present: Melissa Fahrenbruch

Guests: Kathryn Burke, Jean Claude Habanyurukundo and JJ Fleischer, HRDC

Chair Jordan Lutz called the meeting to order at 3:31 PM

Approve Agenda: m/s by Charles / Lisa motion carried

Approve Minutes: M/S by Lisa/Erika to approved June minutes, carried.
M/S by Erika/Charles to approve July minutes, carried

Public Comment - none

Old Business:

- A) Comprehensive Planning Update - Survey is open - please take it. It was shared at National Night out and is available at the Planning Office.
- B) Bemidji EV Roadmap Final Report - August 17th presentation to council
Melissa asks for Sust. Comm's help. She will present to the council on:
 - a) Plan of Action - Expedite the transition of the local transportation sector to zero emission vehicles?
 - b) EV Technology - Perception needs to improve before we support transition efforts?
 - c) Cost - Who bears the cost of EV infrastructure?
- C) Annual Report - plan for Nov or Dec
 - a) Nation Landscaping
 - b) Waste & Recycling
 - c) Energy Efficiency
- D) Group Reports
- E) Upcoming events and opportunities
 - a) Sat Sept 19 1-4pm Monarch Festival celebrates the Mayor's Monarch Pledge. Heather Holm speaker.
 - b) August 25 Energy Event see email

- c) MN DOT - EV 101 training
- d) 10K Family Study at Fair
- e) Urban Ag Grant awarded - Jean Claude on staff. Supports community gardens.

F) Adjourn M/S Sami/Erika to adjourn, motion carried 5:15 PM

BEMIDJI CITY COUNCIL

Blueprint 2035 affordable housing initiative discussed

BY ZACHARY THOLE
The Bemidji Pioneer

BEMIDJI — The Bemidji City Council was presented with a housing initiative during its meeting on Monday, along with continued discussion on electric vehicle charging stations and a new public comment policy being instituted.

The housing program, Blueprint 2035, was presented by Greater Bemidji Executive Director Dave Hengel, Beltrami County Administrator Tom Barry and City Manager Rich Spiczka.

In recent months, city staff has worked with Greater Bemidji, Beltrami County, Beltrami County Housing and Redevelopment Authority and Sanford Health to develop the plan to create housing, support workforce growth and broaden the area's tax base.

"The goal is to present the concept and plan of developing a position focused solely on this initiative that is jointly funded by the entities involved in the partnership," a memo to the council said.

Barry explained the initiative would help with housing down payments, rent and building housing units.

"The lack of available housing will be a significant barrier to the region's economy over the next decade," Hengel noted.

The presentation showed that over the past year, Bemidji has had a net gain of zero units of housing while the need for housing has grown.

"We need substantial tax base growth to



Bemidji City Councilors listen to a presentation on a housing proposal called Blueprint 2035 on Monday, Aug. 17, at the Bemidji City Hall.

sustain our public amenities and services," Hengel added. "We came together to suggest that we needed to take a collective lead between all of our organizations, and then put together a comprehensive plan for housing growth, community development in general, tax-based development in general."

Hengel spoke about the development of new housing in the area, mentioning options that include bringing publicly owned land into private development or providing additional spaces for private development.

"It's not just about having access to land," Hengel said. "It's also about having access to the utilities and services."

The proposal was the incentive to offset labor and materials by prioritizing infill, mixed-use and workforce projects. Hengel said he has already had discussions with local businesses that would be interested in

participating.

There were six total points or "pillars" the group said they would have to follow to provide success:

- Leadership
- Regulatory
- Incentives
- Land Readiness
- Collaboration
- Rehabilitate Housing Stock

The creation of a dedicated regional housing coordinator would provide support to developers and help make sure that the housing program and funds were being handled appropriately, which they hope to finalize later this year.

Ward 4 Councilor Emelie Rivera questioned the cost of instituting the proposal, which Barry said would be around \$180,000 per year for everything, including support and salaries.

The proposed breakdown to pay for the position is:

- City of Bemidji — \$50,000 annually

- Beltrami County — \$50,000 annually
- Beltrami County HRA — \$30,000 annually
- Sanford Health — \$50,000 startup support

The presentation laid out the duties of the governance and review position as having a steering committee of city, county and HRA progress reviews each month, structured quarterly board updates for all partner boards, along with full review of partnership, leadership and governance after a three-year start-up phase.

"I would task the council and anybody that's watching this meeting, flip through your city directory and find the housing department," Spiczka said. "We're tasked with it, but we don't have one."

What is the goal when it comes to public dollars and investing in development?

"Our goal would be that we get 10 to 1 private sector investments in the

public dollars in any development that we do," Barry said.

The program's target demographics would be scaled structures tailored for families within the 30-80% area median income parameters in workforce and market-rate areas, to create higher-density developments positioned near core employment hubs.

"If you look at the county's tax base, our entire geographic area will have over 3,000 square miles of geographic area, and less than 25% of that is eligible for property taxes," Barry said.

A housing study that the county was involved in, led by the Maxwell Research Group, took place last year. According to the study, the city is thousands of units under capacity for housing, and the demand for housing is going to increase at all levels.

"We can't get workers to come to a community that doesn't have adequate housing," Spiczka said. "So these issues that we're trying to address here in collaborative form, we believe, transcend multiple problems and challenges, and that's why we're really excited about this."

Electric Vehicle roadmap

More discussion took place on the EV roadmap for Bemidji following a lengthy meeting in June on the topic.

Initially, the council approved a Local Climate Action Planning Grant from the Minnesota Pollution Control Agency in 2024 to incorporate an electric vehicle fleet

along with EV infrastructure. City staff began working with the Great Plains Institute to form a community EV roadmap and a community-wide EV vision statement as part of the grant requirements.

When the project was updated on Jan. 6, 2025, the council shared a consistent level of skepticism.

Assistant Planning Director Melissa Fahrenbruch prepared a final report following the grant end date of June 30, with the councilors' conversation seemingly continuing with the same level of hesitancy.

Council members again asked questions regarding the cost of the changes and where the funding would come from. Ward 3 Councilor Mark Dickenson echoed this concern, asking those in attendance, "What benefit would the city and taxpayers receive by paying for others' vehicles and upkeep?"

No action was taken or voted on by the city council and the topic will resurface at a future meeting.

Also, following a new policy being instituted where attendees were able to comment on items on the agenda, an attendee spoke about calendar parking in the city. Each person has three minutes to speak, with a total public comment time of 30 minutes. Those who would like to speak at a council meeting will need to sign up prior to the meeting starting.

Readers can reach Pioneer reporter Zachary Thole at (218) 333-9798 or zthole@bemidjipioneer.com.



Planning and Zoning Department
City of Bemidji
317 4th Street NW Bemidji, MN 56601
Office (218) 759-3579
Email SGAdmin@ci.bemidji.mn.us.

September 3, 2026

SUB-2026-0004: - Erika Bailey-Johnson representing Sacred Bundle Inc., is requesting approval for a Prelim/Final Planned Unit Development (PUD) through a Conditional Use Permit (CUP) to develop a multi-phase mixed use project. The first phase on the main level may include a public computer lab, meeting spaces, community space, a winter farmer's market, a mental health office, Wilderness Academy and childcare center. In the second phase, the basement level may have a commercial kitchen, retail and/or restaurant and workshops area, and on the second floor, old classrooms will be converted into apartments. The third phase would expand the community's offerings, and the Wilderness Academy could offer environmental education. The subject property is located at 815 Beltrami Ave NW (PIN 800119100) in the City of Bemidji.

The City of Bemidji Planning and Zoning Commission will consider this proposal at its meeting on **Thursday, September 24, 2026, at 5:30 p.m.** in the Council Chambers at Bemidji City Hall or may be viewed on Local Channel 2.

If you have any comments, you may present them to the Commission at that time. It would be encouraged to direct your comments in writing to the Planning and Zoning Planner assigned to the Case, **Melissa Fahrenbruch's** attention at the Planning office at 317 4th Street NW, or by email to SGAdmin@ci.bemidji.mn.us. If possible, your comments should be submitted by **Friday, September 18, 2026**, so they may be incorporated into our report to the Planning and Zoning Commission. The report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji Meeting Public Portal](#)) and at city hall. Attached is a copy of the application and other supporting documentation.

If you have any questions or need further information, please feel free to contact our office at 218-759-3579 or email the planner assigned to the case (see email address above). City departments may access through SmartGov application **SUB-2026-0004**.

Respectfully,

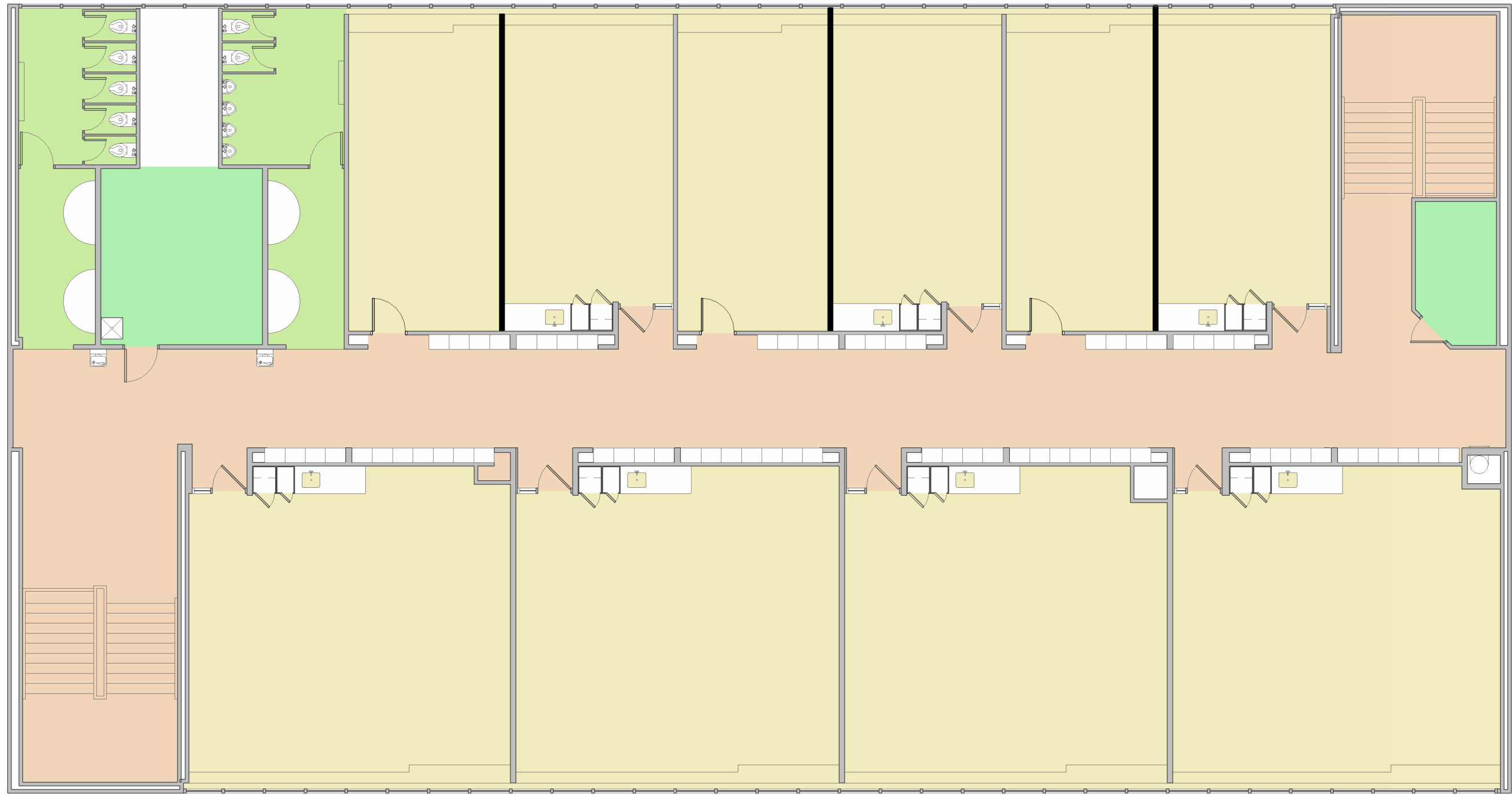
Planning and Zoning Staff
City of Bemidji

DEPARTMENT LEGEND

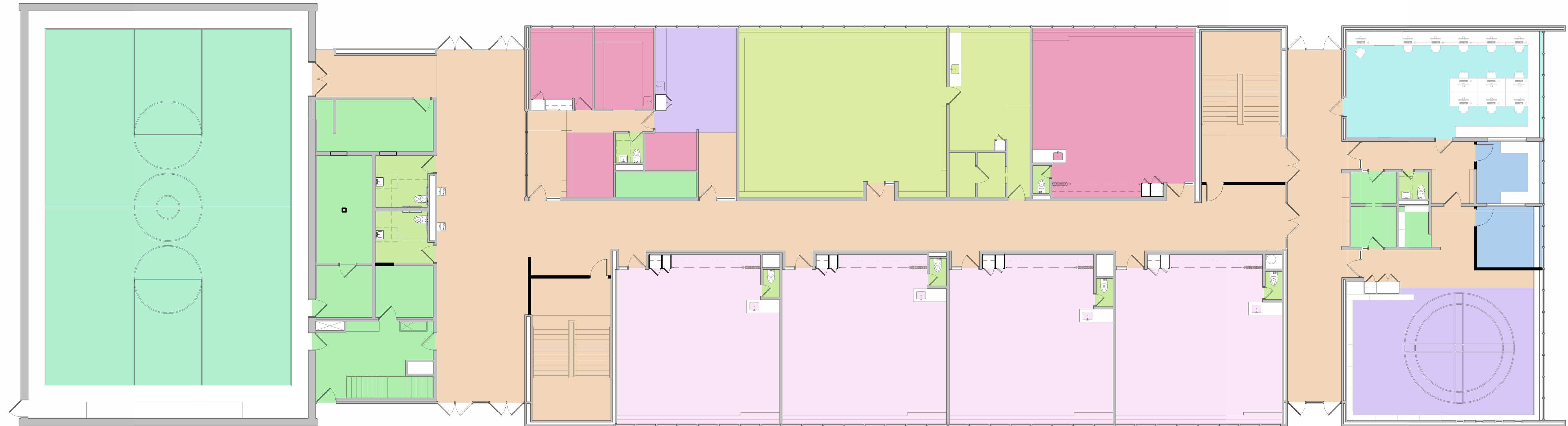
- CIRCULATION
- FUTURE APARTMENTS
- MECHANICAL / STORAGE
- RESTROOM

DEPARTMENT LEGEND

- CIRCULATION
- FUTURE CHILDCARE
- MECHANICAL / STORAGE
- OFFICE / FUTURE RETAIL
- OFFICE RENTABLE
- PUBLIC COMPUTER LAB
- RENTABLE COMMUNITY SPACE
- RENTABLE GYMNASIUM
- RESTROOM
- TELEHEALTH



2
A1 LEVEL 2 CONCEPT
1" = 10'-0"



OUTDOOR FARMERS MARKET

1
A1 LEVEL 1 CONCEPT
1" = 10'-0"

SPACE USES ARE SHOWN FOR PLANNING AND DISCUSSION PURPOSES ONLY. FUTURE USES DEPENDENT ON COMMUNITY NEEDS, AVAILABLE FUNDING, AND CODE ANALYSIS ASSOCIATED WITH MIXED USES.

DEPARTMENT LEGEND

- CIRCULATION
- CLASSROOM
- FUTURE KITCHEN / FOOD PROCESSING
- FUTURE RESTAURANT / CAFETERIA
- MECHANICAL / STORAGE
- OFFICE / FUTURE RETAIL
- RESTROOM



1 BASEMENT CONCEPT
A2 1" = 10'-0"

SPACE USES ARE SHOWN FOR PLANNING AND DISCUSSION PURPOSES ONLY. FUTURE USES DEPENDENT ON COMMUNITY NEEDS, AVAILABLE FUNDING, AND CODE ANALYSIS ASSOCIATED WITH MIXED USES.



City of Bemidji, MN

City of Bemidji

317 4th Street NW

Bemidji, MN 56601

218-759-3560

<https://www.ci.bemidji.mn.us/>

Application

SUB-2026-0004

SUBDIVISION PLAT/CIC/PUD

SITE ADDRESS: 815 BELTRAMI AVE NW BEMIDJI

PRIMARY PARCEL: 800119100

PROJECT NAME: MINWAADIZI CENTER, FINAL PUD

ISSUED:

EXPIRES:

APPLICANT: Bailey-Johnson, Erika
8636 Cranberry Court Northeast
Bemidji, MN 56601
2187668487

OWNER: SACRED BUNDLE INC
PO BOX 741
CASS LAKE, MN 56633

PRIMARY CONTRACTOR: Rautio, Mitch
51080 county 29
Bemidji, MN 56601
218-760-0099

Detail Name

Select application type from the list:

Describe the existing use of your property including number of existing buildings:

Describe the proposed use of your property including number of existing and proposed buildings:

Detail Value

PUD (no public improvements)

former Central Elementary School;
vacant since May 2021; one school
building and playground

Multi-purpose community center
which will include a public computer
lab and community space rental (gym,
conference room, office space); the
center may also include childcare,
residential apartments, community
programming/entertainment,
community gardens, Farmer's Market,
healthcare/wellness counseling, a
greenhouse, retail space, restaurant,
grocery store, hair salon, pawn or
trade shop, and food processing or
production

How many total acres/sq. feet are included in the plat?

2.07

How many existing parcels are part of this proposal?

1

How many proposed parcels are suggested?

1.00

Does this require a rezone of the zoning district of all or part of the property?

No

Will this proposal include mixed uses (Commercial/Residential)?

Yes

How many Residential units are proposed? (Enter N/A if not applicable)

10

How many Commercial units are proposed? (Enter N/A if not applicable)

15



City of Bemidji, MN

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317 4th Street NW
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How many people will occupy your premises on an average day? Please provide numbers for employees, customers, and residents.

~80; 15 employees, 50 customers, 15 residents

If your proposal will generate an increase in traffic, please describe:

Yes, we expect an increase in traffic since the building was vacant

Total Number of Off Street Parking Spaces

28

Total Number of PROPOSED Off Street Parking Spaces

48

What is the distance to the nearest public water & sewer utilities?

NA

Does your proposal include increased water usage?

Yes - please enter the number of gallons per day

How many gallons per day?

~300

Will your proposal generate additional waste?

Yes

Describe your disposal method .

higher a private contractor to haul waste

Does your proposal include additional lighting that can be seen from roads or adjacent properties?

Yes - please explain

If including additional lighting, please explain here.

Since the building was vacant, there will be more lighting in the future; if any additional external lighting is required, we will make sure it complies with the dark skies requirement

Does your proposal include signs?

Yes - please describe

If your proposal does include signs, please describe here.

Identifying signage on the outside of the building

Does your property contain low areas, wetlands, or areas with standing water?

No

Escrow Payer Name (Who should the check for the escrow funds be made out to when the project is complete?)

Sacred Bundle

Escrow Payer Mailing Address

PO Box 741, Cass Lake, MN 56633

I hereby certify that I am the owner or authorized agent of the owner of the above described property and that all uses will conform to the provisions of the City of Bemidji Development Code. I further certify that I will comply with all conditions placed upon this permit should this application be approved. Intentional or unintentional falsification of this application or any attachments thereto will serve to make this application and any resultant permit invalid.

I Certify

I also authorize the City of Bemidji Planning staff to inspect the property during review of this application and subsequent construction during reasonable times of the day.

I Authorize

CONDITIONS

* An escrow account is established to cover technical and legal expenses incurred by the City of Bemidji as part of the plan review. The applicant is responsible for all costs incurred by the City during plan review. If the escrow amount drops below 10% of the original deposit amount the City may require submittal of an additional escrow deposit sufficient to cover any anticipated expenses. Upon determination by the City that the project is complete or expired, the City will return the remaining escrow deposit to the applicant.



City of Bemidji, MN

City of Bemidji

317 4th Street NW
Bemidji, MN 56601
218-759-3560

<https://www.ci.bemidji.mn.us/>

* No building permits shall be issued until said COS has been filed with the Beltrami County Recorder, and a new parcel identification number has been issued for each new parcel created.

FEES:	<u>Paid</u>	<u>Due</u>
Planning	\$800.00	\$0.00
CIC/PUD/Plat/Subdivision Fee		
Planning Escrow Deposit	\$1,500.00	\$0.00
Totals :	\$2,300.00	\$0.00



Sacred Bundle

An Indigenous IRC Section 7871 Non-profit

UEI#: G827JUEGEXM6

EIN: 81-2358243

Minwaadizi Center

minwaadizi

s/he is a good person (leads a good life, has a good character, is honest)



**FOR THE PURCHASE, PLANNING, and RENOVATION
of Central Elementary School in Bemidji, Minnesota**

PUD Final Package

Goal

The goal of our Sacred Bundle team is to transform the former Central Elementary School in Bemidji, MN, into the Minwaadizi Center, an Ojibwe-centered multi-purpose, community facility.

Background

The Sacred Bundle team visited the school in the fall of 2024 and decided the place has the capacity to be something special. We are excited to revitalize an important historic building in central Bemidji and provide some of the services needed in our community.

Projects are currently in the development phase to create a public computer lab and community meeting rooms. We have secured \$500,000 through a U.S. Dept of Treasury/Minnesota Department of Education (MDE) grant to purchase the building and create the public computer lab space. Another immediate focus is to lease space to community groups. Since our preliminary proposal, we have refined some of our knowledge of what must be updated to meet code to change the occupancy of the building. We also have some solid leads on partners that would like to lease space in the building.

Phase 1, first year

The first phase of our plan to create the Minwaadizi Center is to capitalize on the MDE funding: purchase the building and create the public computer lab space with private rooms to provide access to telehealth, employment, and education goals in our community. We have partnered with Paul Bunyan Communications to create the computer lab space. The public computer lab space must be open by the end of 2026 to satisfy the terms of the grant. We have three goals with this space:

1. Provide an open, public computer lab space with access to two private rooms;
2. Provide a reservable meeting space for community groups; and
3. Create a reservable teaching and learning space for community.

During Phase 1 we will focus our efforts on the main floor of the building. We have learned that we must have an elevator in order to utilize the top and bottom floors of the building. We plan to work on lease agreements with organizations to rent space on the main floor of the building and short-term rental

agreements for the use of the gym. So far, we have received several inquiries about potentially leasing space in the building. One entity, Mending Bay, will create an office space for mental health counseling starting in January. Another entity, Happy Dancing Turtle, will create an office space for environmental education programming. There have also already been several requests to rent the gym for birthday parties, a small conference, and a holiday market. The Community Education coordinator is also interested in the gym space for youth activities, and preliminary conversations have been held with the Bemidji Natural Choice Farmer's Market to create space for winter markets in the Center.

We also recently learned that the YMCA of the Northern Sky would like to potentially lease space for a childcare center. We have a meeting scheduled for September to investigate this opportunity. Since the Minwaadizi Center was a former elementary school, it is perfectly situated for childcare programming. However, we know that we will have a lot to consider if we decide to include childcare in the building.

There has been some exciting conversation in the past month about a native plant nursery and landscaping business that could potentially be on the property. This will become more clear in this first phase. We have been invited to participate in a grant with the Headwaters Regional Development Commission that has a goal of creating more community garden spaces in the City, so we will see where that path leads.

In this first phase, we will also continue to host our own Sacred Bundle programming through the Mishko Wisitoon Wilderness Academy. We are currently planning for a plant medicine camp for this fall.

Our Sacred Bundle team will continually need to prioritize building repairs and improvements. We have received two energy audits to help us prioritize energy efficiency improvements now and for the future. In the past two months, we have worked diligently with the architect and engineers to change our occupancy from an "E-Educational" to a "B-Business and A3-Assembly". Through this process so far, we have learned that we need to:

1. *Remodel the existing restrooms near the gymnasium for accessibility.*
2. *Note the upper level and basement as unoccupied in order to eliminate the need for an elevator. Elevators are required as part of an accessible route and will need to be provided when these levels are planned to be occupied.*
3. *Update the emergency, exit, and egress lighting in areas of occupancy change. Generator, emergency power, or battery backup in fixtures. New exit signs where required for complete and functional system. This includes egress from electrical room in basement. (About 10 emergency fixtures for the first floor and 6 for the basement.)*
4. *Update lighting fixtures and control in all spaces having change of occupancy. Daylighting is required for all offices and large rooms, about 8 rooms. Occupancy control required for all rooms.*
5. *Update fixtures throughout space to comply with Lighting Power Density.*

Phase 2, 2-5 years

It is difficult to determine what will happen next in this large space, but we hope to open up the second and bottom floors of the building to development during Phase 2. In order to do this, we would need to secure funding to install a 3-stop elevator.

Conversations regarding the commercial kitchen space in the basement are active as we hope to offer food/cooking classes and work with the NATIFs organization to potentially package Indigenous food for the community.

Phase 2 will also include more focused efforts to determine whether residential spaces make sense for the building. Housing is in high demand in our community. We started very preliminary apartment design concepts with Bemidji State University students this past spring. They provided five preliminary residential designs for the second-floor classrooms:

- a one-bedroom apartment;
- a two-bedroom apartment;
- two studio apartments;
- a suite-style room with four bedrooms and a shared kitchen/bathroom space; and
- bunk-style rooms with two rooms with two bunks each and a shared kitchen/bathroom space.

During this phase we also plan to level-up the Mishko Wisitoon Wilderness Academy, a project to create an Indigenous environmental education program. This work would seek to connect community to nature by offering a year-round schedule of Ojibwe-themed programs, workshops, camps, and training.

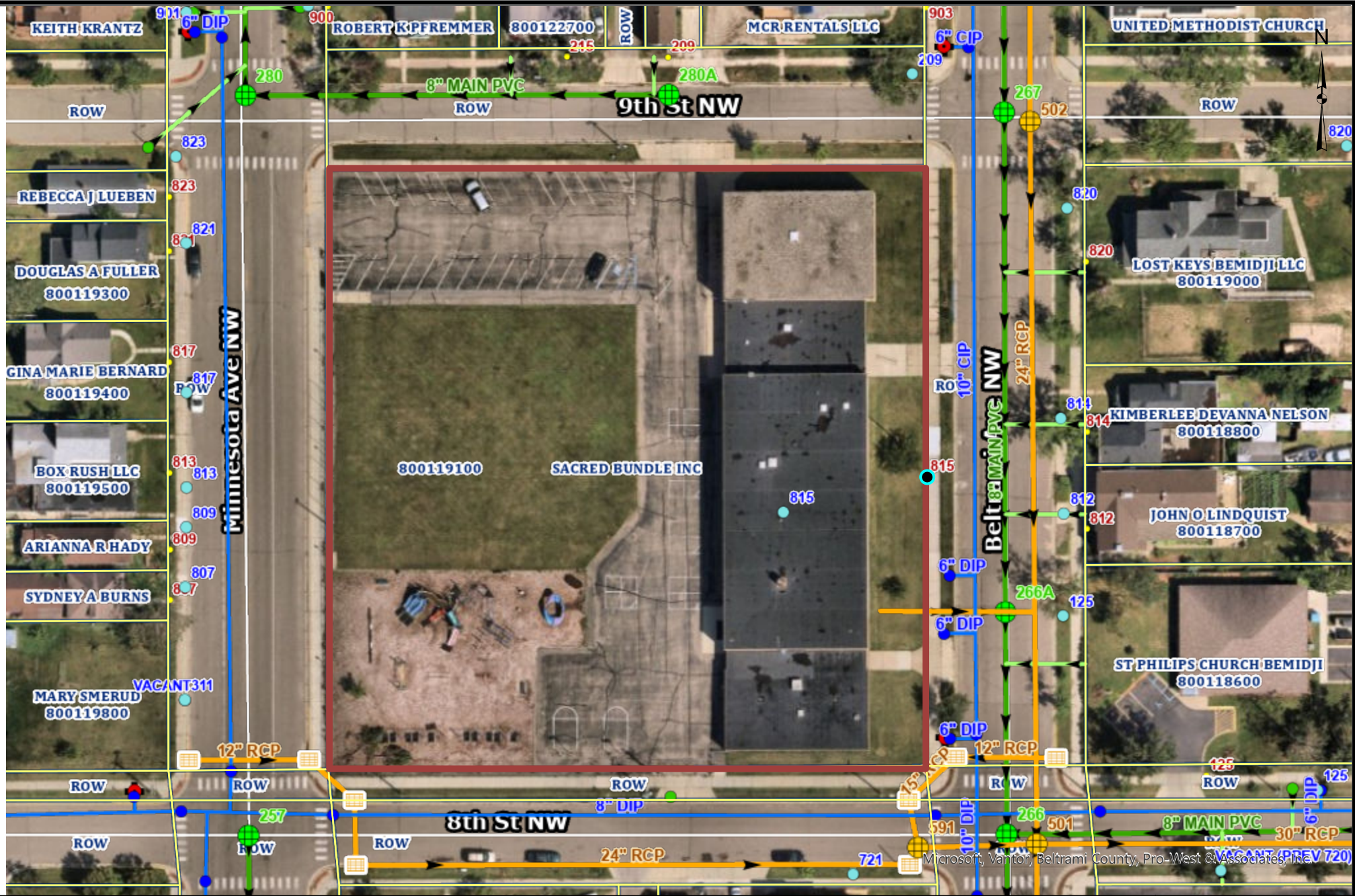
Phase 3, 5-10 years

It is even harder to plan this far out, but we imagine we will be working to improve our community offerings and working on large-scale building improvements during this phase. We will be further considering energy efficiency and renewable energy options.

Packet Distribution List

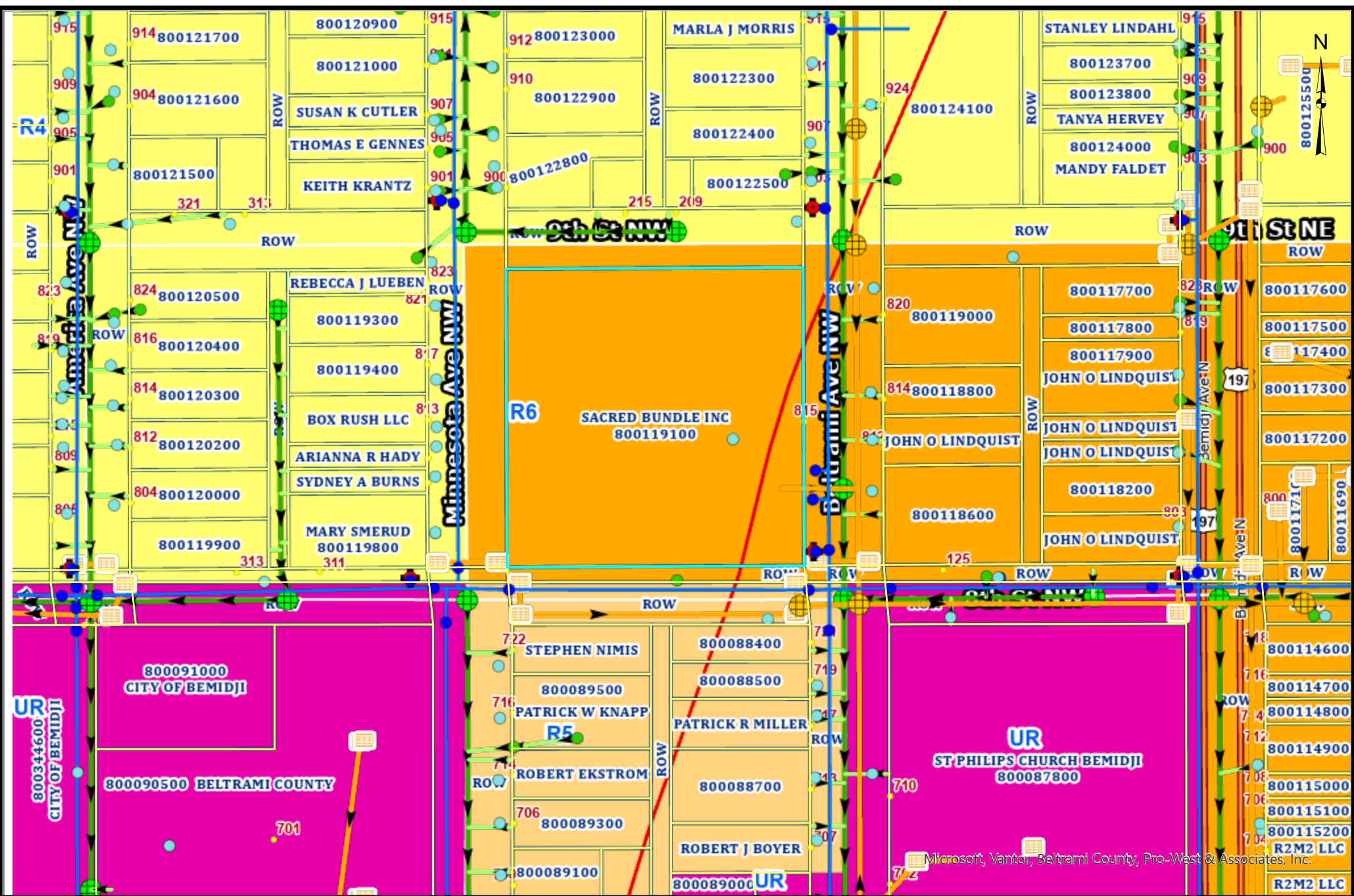
Application # SUB-2026-0004

	<u>CONTACT</u>	<u>E-MAILED</u>
☒	Applicant / Representative	9/3/26
☒	City Building Department	9/3/26
☒	City Attorney (Planning & Zoning)	9/3/26
☒	City Engineer	9/3/26
☒	City Manager	9/3/26
☐	City Community Development (Vacant)	_____
☒	City GIS Department	9/3/26
☒	City Police Department	9/3/26
☒	City Fire Department	9/3/26
☒	City Parks Department	9/3/26
☐	Beltrami County ESD/SWCD	_____
☐	Beltrami County Recorder	_____
☐	Beltrami County GIS Department	_____
☐	Beltrami County Sheriff	_____
☐	Beltrami County Engineer / Highway	_____
☐	Beltrami County Natural Resources	_____
☐	MnDNR Trails	_____
☐	MnDNR Waters	_____
☐	MnDNR District	_____
☐	MnDOT	_____
☐	Airport	_____
☒	Bemidji School District	9/3/26
☐	MPCA Closed Landfill Program	_____
☐	U.S. Army Corps of Engineers	_____
☐	Minnesota Chippewa Tribe	_____
☐	Red Lake Nation DNR	_____
☐	White Earth Nation DNR	_____
☐	Leech Lake Band DRM	_____
☒	Bemidji Sustainability Commission	9/3/26
☒	Bemidji Area Chamber of Commerce	9/3/26
☐	Bemidji Downtown Alliance	_____
☐	Other: _____.	_____



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Aerial Map	
1:1,128	Date: 9/1/2026
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Zoning Map

1:2,257

Date: 9/2/2026

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Planning and Zoning Department
City of Bemidji
317 4th Street NW Bemidji, MN 56601
Office (218) 759-3579
Email SGAdmin@ci.bemidji.mn.us.

September 3, 2026

Dear Property Owner:

The City of Bemidji Planning and Zoning Commission will conduct a public hearing to discuss the following application:

Planned Unit Development Request - Erika Bailey-Johnson representing Sacred Bundle Inc., is requesting approval for a Prelim/Final Planned Unit Development (PUD) through a Conditional Use Permit (CUP) to develop a multi-phase mixed use project. The first phase on the main level may include a public computer lab, meeting spaces, community space, a winter farmer's market, a mental health office, Wilderness Academy and childcare center. In the second phase, the basement level may have a commercial kitchen, retail and/or restaurant and workshops area, and on the second floor, old classrooms will be converted into apartments. The third phase would expand the community's offerings, and the Wilderness Academy could offer environmental education. The subject property is located at 815 Beltrami Ave NW (PIN 800119100) in the City of Bemidji.

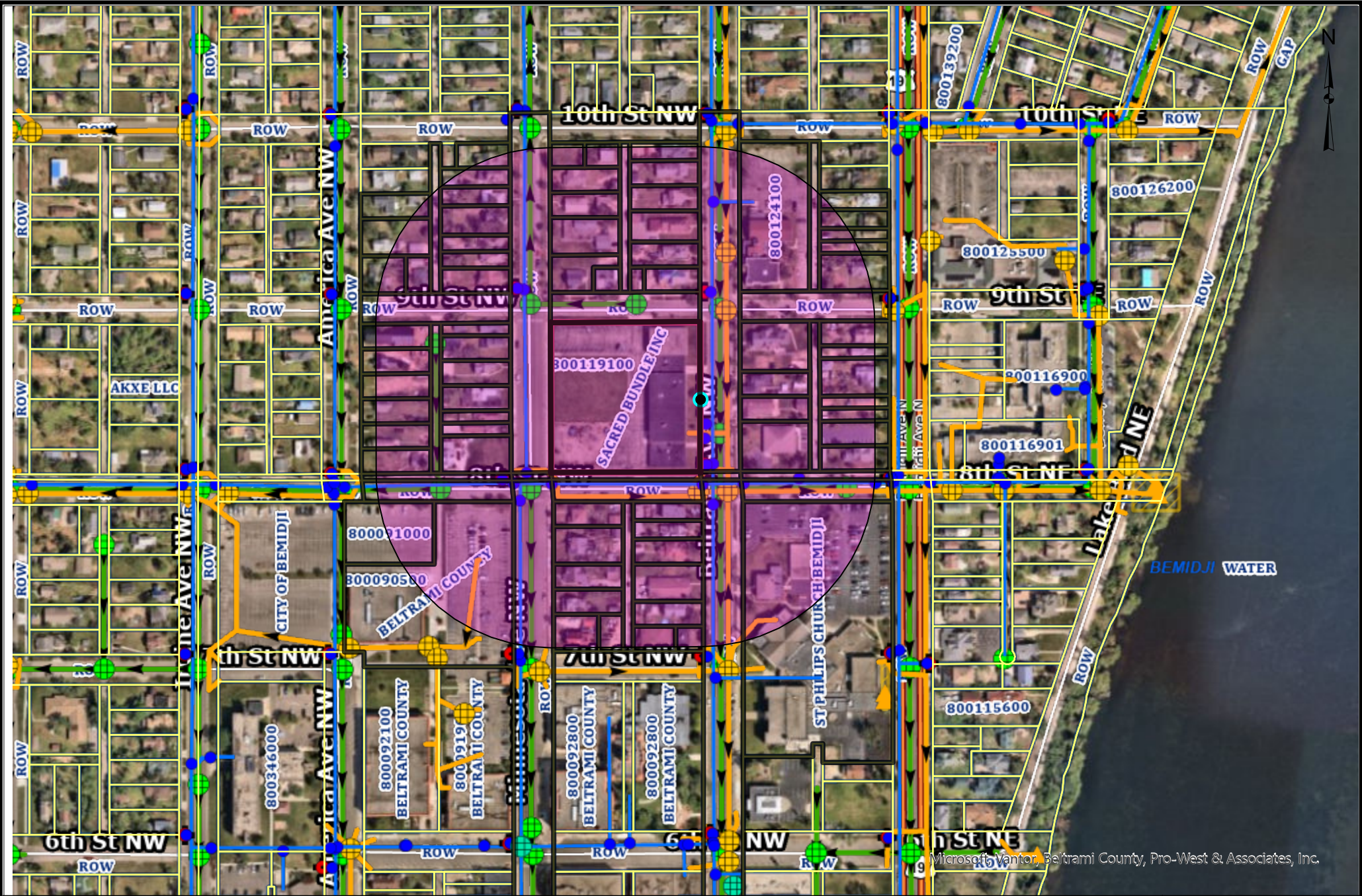
Please see the reference map on the back of this letter.

This public hearing will be held on **Thursday, September 24, 2026, at 5:30 p.m.** The meeting will be held in the Council Chambers of the Bemidji City Hall located at 317 4th Street NW. You are invited to attend this public hearing, express your opinions on the proposal at the hearing, if not able to attend, by email (preferred method), letter, or phone call to the Planning and Zoning Department. If possible, your written comments should be submitted by **Friday, September 18, 2026**, so they may be incorporated into our report to the Planning Commission. **Our report, along with any other pertinent information regarding this planning case will be available prior to the meeting on our website ([City of Bemidji Meeting Public Portal](#)) and at city hall.**

If you have any questions, please feel free to contact us at (218) 759-3579, or email comments to the planning department at SGAdmin@ci.bemidji.mn.us.

Respectfully,

Planning & Zoning Department
City of Bemidji



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Buffer Map	
1:4,514	Date: 9/1/2026
This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.	

ARIANNA R HADY
809 MINNESOTA AVE NW
BEMIDJI, MN 56601

GINA MARIE BERNARD
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8911 TARTAN RIDGE DR
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18664 FREDENBURG RD SW
SOLWAY, MN 56678

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WARROAD, MN 56763

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DANIELLE M COLLEY
2171 LIME LANE SE
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SUSAN LYNN DUPAY HUDSON
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PROPERTY GUYS LLC
5432 SAILOR LANE
BROOKLYN PARK, MN 55429

ST PHILIPS CHURCH BEMIDJI
702 BELTRAMI AVE NW
BEMIDJI, MN 56601

PEOPLES CHURCH, ELCA
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BEMIDJI, MN 56619

KIMBERLEE DEVANNA NELSON
WILLIAM DONALD NELSON-SPLICAL
7002 BEMIDJI AVE N
BEMIDJI, MN 56601

BELTRAMI COUNTY
701 MINNESOTA AVE NW
BEMIDJI, MN 56601

KSJ PROPERTIES LLC
PO BOX 904
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TANYA HERVEY
907 BEMIDJI AVE N
BEMIDJI, MN 56601

MARIE C LAMERE TRUSTEE
MARIE C LAMERE LIVING TRUST
914 AMERICA AVE
BEMIDJI, MN 56601

SUSAN K CUTLER
907 MINNESOTA AVE NW
BEMIDJI, MN 56601

REBECCA J LUEBEN
823 MINNESOTA AVE NW
BEMIDJI, MN 56601

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10035 RUSSELL AVE N # 9
BROOKLYN PARK, MN 55444

PATRICK W KNAPP
716 MINNESOTA AVE NW
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LOST KEYS BEMIDJI LLC
23395 COUNTY 9
BEMIDJI, MN 56601

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BEMIDJI, MN 56601

ROBERT J BOYER
CHARLYNN M BOYER
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MANDY FALDET
BENJAMIN FALDET
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MARLA J MORRIS
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JOHN O LINDQUIST
LINNE L LINDQUIST
812 BELTRAMI AVE NW
BEMIDJI, MN 56601

CITY OF BEMIDJI
317 4TH ST NW
BEMIDJI, MN 56601

KOLENE CELESTE LOESCH
812 AMERICA AVE NW
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HMK HOMES, LLC
2868 E LISMORE RD
DULUTH, MN 55804

STATE - IN TRUST

MCR RENTALS LLC
48832 THUNDERBOLT DR
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DANIELLE THORWARDSON
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CRYSTAL ARMS 2.1 LLC
KEVIN R CRYSTAL
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CHANHASSEN, MN 55317

JD PROPERTIES OF MINNESOTA INC
5007 BULL ELK CT SW
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TETYANA EKSTROM
10235 FAITH DR NW
BEMIDJI, MN 56601

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MAUREEN NIMIS
1225 TOLLGATE DR
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NOEMI M AYLESWORTH
1719 S LAKE IRVING DR SW
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4798 S FLORIDA AVE # 193
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CALANDRA L ALLEN
16255 ALLAN CT NW
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