

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
May 13, 2021**

The Bismarck Renaissance Zone Authority met on May 13, 2021 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street. Due to ongoing public health concerns related to COVID-19, the meeting was held remotely via the online platform Zoom as well as the meeting room. Chair Christianson presided.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, Curt Walth and Greg Zenker

Authority members George Keiser and Todd Van Orman were not present.

Technical Advisor Bruce Whittey was present.

Technical Advisor Steph Smith was not present.

Staff members present were Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Ben Ehreth (Community Development Director), Will Hutchings (Planner), Allison Jensen (City Assessor), Kim Lee (Planning Manager), Daniel Nairn (Senior Planner) and Gabe Schell (City Engineer).

Guests present were Kate Herzog (The Downtowners), Rolf Eggers (Property Owner), Paul Noot (Teacher/Artist) and Trevor Huffaker (Architect, EngTech).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the April 8, 2021 meeting were distributed prior to the meeting.

MOTION: Approval of the April 8, 2021 meeting minutes passed unanimously by voice vote with members Fink, Gawrylow, Walth, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 307 NORTH 3RD STREET
WW INVESTMENTS, LLP – SHELTER BELT FAÇADE IMPROVEMENT**

Mr. Nairn gave an overview of the staff report and stated that the applicant, WW Investments, LLP, is requesting Downtown Design Review approval of façade improvements to the front of

the buildings at 307 North 3rd Street. He stated that the site is being prepared for a new restaurant occupant named Shelter Belt. The overall design goal is to alter the front façade of the central building on the parcel to match the design of the southern building.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 307 North 3rd Street as presented in all submitted documents and materials, with the condition any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Fink to approve the design of the façade improvements at 307 North 3rd Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed unanimously with members Fink, Gawrylow, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 215 SOUTH 1ST STREET FIRST STREET LOFTS, LLC AND PAUL NOOT – FIRST STREET LOFTS MURALS

Mr. Nairn gave an overview of the staff report and stated that the applicant, First Street Lofts, LLC and Paul Noot are requesting Downtown Design Review approval of a public art installation of two mural paintings on the building at 215 South 1st Street. He described the project as having no commercial message, and stated that all criteria in the ordinance were met.

Mr. Fink asked if there was any consideration regarding viewers of the artwork disrupting traffic flow. Mr. Nairn stated that the project area was in an alley and there are no concerns from staff about any traffic disruptions.

Chair Christianson asked what the height of the mural would be. Mr. Noot stated that one mural starts at ground level and is eight feet high and the other mural is six feet high but starts above ground level.

Mr. Fink asked who must maintain the mural. Mr. Noot and Mr. Youness, the property owner, stated that they would work together if there needed to be any repairs.

Chair Christianson asked for confirmation that the City would not be involved financially and asked how Art Alley is maintained. Mr. Nairn stated that the City is not responsible for maintenance of murals and not involved with maintaining Art Alley.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for the mural paintings at 215 South 1st Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the

approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Gawrylow to approve the design of the mural painting project at 215 South 1st Street, as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed unanimously with members Fink, Gawrylow, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 515 NORTH 5TH STREET BISMARCK VETERANS MEMORIAL PUBLIC LIBRARY – LIBRARY FAÇADE RENOVATION

Mr. Nairn gave an overview of the staff report and stated that the applicant, Bismarck Veterans Memorial Public Library, is requesting Downtown Design Review approval for renovations to the façade of the library at 515 North 5th Street. He described the scope of the project as including no change to the structure but updating façade signage. Windows and entrance doors would be replaced with the tint to match current windows that remain. A limestone and brick veneer on the façade is proposed. Metal panels would be installed in upper areas.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 515 North 5th Street as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Fink asked if the rendering is proposed or if the materials, as listed on the staff report, are still being considered or left to consideration. Mr. Huffaker stated that the rendering is accurate but some like materials might be substituted once bids are evaluated.

Mr. Walth asked if the technical advisors had seen the building samples. Mr. Whittey stated that he has not seen the samples but has no issue with any listed item. Mr. Walth proposed that any motion include that technical advisors evaluate the samples and also evaluate any substitutions.

Mr. Huffaker stated that he would be happy to contact staff with any substitution which occurs during the bidding process.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Fink to approve the design of the façade at 515 North 5th Street, as presented in all submitted documents and materials, with the following conditions: 1) The technical advisors to the Committee review and approve material selections and 2) any substantive revisions to the approved design must be reconsidered by the

Downtown Design Review Committee prior to implementation. The motion passed unanimously with members Fink, Gawrylow, Walth, Zenker and Chair Christianson voting in favor.

Chair Christianson said that the project looks good and is a nice improvement.

OTHER BUSINESS REPORT FROM STAFF

Mr. Nairn stated that he had nothing to report.

REPORT FROM THE DOWNTOWNERS

Ms. Herzog provided an update on events and projects.

Mr. Fink asked if any comments, requests or interests about the Renaissance Zone island have been voiced. There was discussion about the opportunity to develop an island having a deadline and that it was important to listen for any interest in potential development.

Chair Christianson asked when the deadline will arrive. Mr. Nairn stated that the current Renaissance Zone program will expire July 31, 2022, if not renewed.

Mr. Fink stated how important it is to make the case for continuation to the boards, which affect the program's renewal, how Renaissance Zone projects expand the City's tax base. Chair Christianson agreed and that process was discussed at length and was suggested as an agenda item at the next meeting.

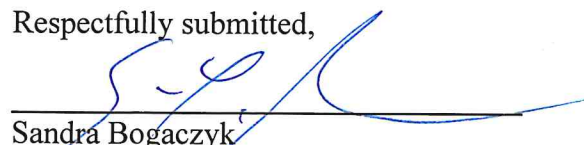
Mr. Walth stated that the maintenance and repair of murals or public art should be discussed next meeting and suggested that staff could add the item to the next agenda. Mr. Fink stated that he believed the custom of allowing property owners to maintain their property was perhaps a better strategy than creating a new policy. He asked what the City's recourse on graffiti is. Chair Christianson thought that since buildings change hands, and the same artist is not always available, it might not be problematic to create some policy or expectation about maintenance of building façades. Ms. Combs stated that any directive would be a request to City Commission for creating an ordinance or a contractual agreement with a property owner. She mentioned that there are various enforcement policies that already exist including criminal and actions based on private or public ownership. Chair Christianson suggested putting the conversation onto the agenda of the next meeting.

ADJOURNMENT

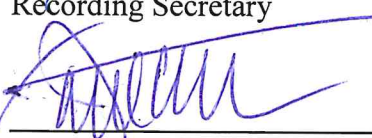
There being no further business, the meeting of the Bismarck Renaissance Zone Authority

adjourned at 4:40 p.m. to meet again on June 10, 2021.

Respectfully submitted,



Sandra Bogaczyk
Recording Secretary



Jim Christianson
Chair