

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
December 8, 2022**

The Bismarck Renaissance Zone Authority met on December 8, 2022 in the Tom Baker Meeting Room in the City-County Office Building at 221 North 5th Street and remotely via the online platform Zoom. Chair Christianson presided and was present in the Tom Baker Meeting Room.

Authority members present were Jim Christianson, Mike Connelly, Joe Fink, Dustin Gawrylow, Todd Van Orman, Curt Walth and Greg Zenker.

Design Advisor David Witham was present.

Design Advisor Eric Hoffer was absent.

Staff members present were Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney), Ben Ehreth (Director of Community Development) and Daniel Nairn (Senior Planner).

Guests present were Cam Knutson (Downtown Depot), Kate Herzog (The Downtowners), Melissa Gordon (Artist) and Lorna Meidinger (North Dakota Historic Preservation Society) via Zoom.

CALL TO ORDER

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

MINUTES

The minutes of the August 11, 2022 meeting and August 22, 2022 special meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Gawrylow to approve the minutes of the August 11, 2022 meeting. The motion passed unanimously by voice vote with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

MOTION: A motion was made by Mr. Fink and seconded by Mr. Zenker to approve the minutes of the August 22, 2022 special meeting. The motion passed unanimously by voice vote with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 101 EAST BROADWAY AVENUE
MELISSA GORDON – PUBLIC ART MURAL**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Melissa Gordon, is requesting Downtown Design Review approval for a mural public art piece at the address of 101 East Broadway Avenue, occupied by the Heartview Foundation. He stated that the artwork, to be located on the west wall in the alley, would be comprised of plywood cutouts of butterflies, hand-painted by students at Heartview Recovery. He added that a similar mural was approved

on the northern end of the same wall on August 11, 2022.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed mural design for 101 East Broadway Avenue 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. Zenker and seconded by Mr. Connelly to approve the proposed mural design for 101 East Broadway Avenue 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 with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Mr. Fink and Mr. Van Orman asked about the design and mounting methods. Ms. Gordon stated that the design would be up to artistic creativity and most likely a single finite project, not multiple designs being added to over time.

DOWNTOWN DESIGN REVIEW – 401 EAST MAIN AVENUE DOWNTOWN DEPOT, LLC – DOWNTOWN DEPOT RENOVATION

Mr. Nairn gave an overview of the staff report and stated that the applicant, Downtown Depot, LLC, is requesting Downtown Design Review approval of the historic downtown depot building at 401 East Main Avenue. He stated that the building is a contributing building to downtown's historic district and a building listed on the National Register of Historic Places. Mr. Nairn stated that a majority of the work will be completed on the interior and include new HVAC, plumbing and electrical systems with an upgrade to the restrooms. He stated that the application proposes that the roof and windows be repaired.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed designs for renovation of the historic downtown depot building at the address of 401 East Main Avenue, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Knutson gave a presentation of proposed work and stated that he saw the renovation as a project for the community. He listed project objectives and current challenges.

There was discussion about the history of the windows and former renovations.

Mr. Knutson stated that it is his intention is to lease the east and west wings separately with the west wing being proposed for a restaurant while creating offices in the east wing and 2nd and 3rd floor office suites for leasing. He stated that it is his intention to improve the condition of the parking lot and making a space available for community events.

There was discussion about historic preservation tax credits and more discussion about the windows.

Mr. Walth stated that he thought it was a great project.

Lorna Meidinger commented on the proposal and asked if Authority members had questions for her office. There were no questions.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Gawrylow to approve the proposed designs for renovation of the historic downtown depot building at the address of 401 East Main Avenue, 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 with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Mr. Fink and other Renaissance Zone Authority members thanked Mr. Knutson for his efforts and offered him good luck.

DOWNTOWN DESIGN REVIEW – 102 EAST MAIN AVENUE BOB PETRYCZYN – PUBLIC ART MURAL

Mr. Nairn gave an overview of the staff report and stated that the applicant, Bob Petryczyn, is requesting Downtown Design Review approval of a mural public art piece at the address of 102 East Main Avenue, occupied by Johnnie's Service and Speed Shop. He stated that the artwork was painted in the Summer of 2022 by a travelling artist, Kyle Holbrook, as part of a grant-funded project to stop gun violence and neither the artist nor property owner were aware of Downtown Design Review requirements, so approval is being sought for a completed project.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the completed mural design for 102 East Main Avenue as presented in all submitted documents and materials.

MOTION: A motion was made by Mr. Gawrylow and seconded by Mr. Fink to approve the completed mural design for 102 East Main Avenue as presented in all submitted documents and materials. The motion passed with members Connelly, Fink, Gawrylow, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Mr. Connelly stated that he looked into the history of the artist and liked the fact that the mural could impact people directly rather than a political message.

It was determined that the statement on the mural, Peace to Stop Violence Tour, was not a commercial message and did conform to the ordinance.

OTHER BUSINESS REPORT FROM STAFF

Mr. Nairn stated that the Prince Hotel project at 114 North 3rd Street was complete and in the process of being finalized. He added that the final cost did exceed the original estimate.

Mr. Nairn stated that the Denizen Partners project at 630 East Main Avenue was expected to be completed by the end of the month.

REPORT FROM DOWNTOWNERS

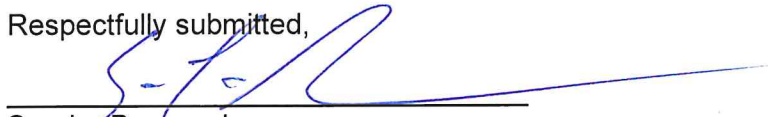
Ms. Herzog stated that the Downtowners are working with state legislators and appropriate entities who are interested in re-establishing Renaissance Zones in North Dakota. She mentioned other cities also interested in reestablishing their Renaissance Zone.

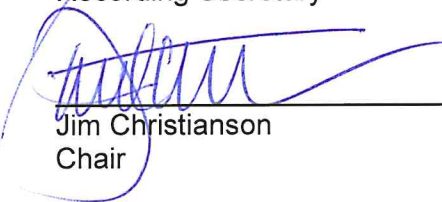
Mr. Fink acknowledged the attendance of County Commissioner Becky Matthews and thanked her for attending the meeting. Chair Christianson agreed and welcomed her.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:47 p.m. to meet again on January 12, 2023.

Respectfully submitted,



Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair