BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
December 14, 2023

The Bismarck Renaissance Zone Authority met on December 14, 2023, 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 via Zoom in the Tom Baker Meeting Room.

Authority members present were Jim Christianson, Kirsten Dvorak, Joe Fink, Dustin Gawrylow, Nancy Guy, Curt Walth and Greg Zenker.

Design Advisor David Witham was present.

Design Advisor Eric Hoffer was absent.

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

Guests present were Jason Frank (Diversity Homes, Inc.) and Kate Herzog (Downtowners).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m. and welcomed guests present.

MINUTES

The minutes of the November 9, 2023 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Walth and seconded by Ms. Guy to approve the minutes of the November 9, 2023 meeting. The motion passed unanimously by voice vote with members Dvorak, Fink, Gawrylow, Guy, Walth, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS
UPDATE ON RENAISSANCE ZONE RENEWAL

Mr. Nairn stated that the Burleigh County Commission approved a one-year Renaissance Zone renewal and signed a letter of intent which was submitted to the North Dakota Department of Commerce and staff expects a notice of renewal soon.

Chair Christianson asked Mr. Nairn to summarize the process agreed to by Authority members and Burleigh County Commission including that there are two open seats on the Renaissance Zone Authority and one seat will go to a County Commissioner.

Mr. Nairn requested Authority members to direct staff on amending the Development Plan, which was discussed.

At Chair Christianson's request Ms. Combs confirmed that a change of ordinance regarding the

Development Plan can be amended and approved without holding a public hearing.

There was discussion about tax structures in the Development Plan and what would be amenable to Burleigh County Commissioners.

Chair Christianson asked Mr. Fink, due to his interest, to work with staff on amending the Development Plan and he and staff agreed to work together prior to the next Renaissance Zone Authority regular meeting.

REPORT FROM DOWNTOWNERS

Ms. Herzog updated Authority members and stated that about five business entities want to apply for Renaissance Zone approval when the program is renewed.

There was discussion about how to value taxes on new projects applied for in the immediate future.

RECOGNITION OF AUTHORITY MEMBER CURT WALTH

Mr. Nairn read a resolution to Mr. Walth to thank him for his dedication to downtown development.

Mr. Walth thanked staff for reading the resolution and stated that he felt strongly that the Renaissance Zone Authority has made a better downtown.

Chair Christianson thanked Mr. Walth for his leadership and for having left his mark on the built environment.

Ms. Dvorak thanked Mr. Ehreth for his presentation to the Burleigh County Commission and stated that she thought he did an extraordinary job at answering questions. Chair Christianson agreed and thanked staff in general.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:46 p.m. to meet again on January 11, 2024.

Respectfully submitted,

Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair