

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
July 11, 2024**

The Bismarck Renaissance Zone Authority met on July 11, 2024, 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.

Authority members present were Jim Christianson, Kirsten Dvorak, Joe Fink, Dustin Gawrylow (Via Zoom), Nancy Guy, and Greg Zenker.

Authority member Wayne Munson was not present.

Design Advisor David Witham was present.

Design Advisors Eric Hoffer was not present.

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

Guests present were Michael Mulloy (Mulloy Law, PLLC) 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 June 13, 2024 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Fink and seconded by Ms. Dvorak to approve the minutes of the June 13, 2024 meeting. The motion passed unanimously by voice vote with members Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

**RENAISSANCE ZONE PROJECT – 319 NORTH 1ST STREET
FIRST NORTH, LLC AND MULLOY LAW, PLLC – NEW CONSTRUCTION AND
LEASE**

Mr. Johnson gave an overview of the staff report and stated that the applicants, First North, LLC and Mulloy Law , PLLC, are requesting to obtain Renaissance Zone designation for new construction and commercial lease Renaissance Zone projects, respectively, at 319 North 1st Street. Mr. Johnson summarized details as mentioned in

the agenda packet and noted that the applicants have provided a Certificate of Good Standing for both projects.

Chair Christianson opened the public hearing.

Mr. Mulloy thanked staff for the presentation and stated he is happy to be moving downtown which the city has been trying to revitalize. He stated that Paramount Builders is present at the meeting if there are any construction questions. He stated that they plan to demolish the current building at this address by July 22, 2024.

Ms. Herzog stated that the Downtowners support this project and encourage Renaissance Zone Authority members to support the application.

There being no further comments, Chair Christianson closed the public hearing.

Based on the findings contained in the staff report, staff recommended approval of the New Construction Renaissance Zone project for 319 North 1st Street as presented in all submitted documents and materials as a local property tax exemption on the total value of the newly constructed building.

MOTION: A motion was made by Mr. Zenker and seconded by Ms. Guy to approve the New Construction and Commercial Lease Renaissance Zone projects for 319 North 1st Street as presented in all submitted documents and materials as a local property tax exemption on the total value of the newly constructed building and as a state income tax exemption on business income derived from the location – both for five years. The motion passed with members, Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

Mr. Witham stated that the application and project looks good from a Downtown Design Review perspective.

MOTION: A motion was made by Mr. Zenker and seconded by Ms. Guy to approve the Downtown Design Review project for 319 North 1st Street associated with the proposed New Construction Renaissance Zone project. The motion passed with members, Dvorak, Fink, Gawrylow, Guy, Zenker and Chair Christianson voting in favor.

Mr. Fink asked the applicant to please explain the impact the Renaissance Zone exemption had on the decision to build in the downtown. Mr. Mulloy stated that the exemption and the location will assist in their ability to bring in new, young attorneys.

Mr. Christianson stated his thanks for bringing the application and wished them good luck.

REPORT FROM DOWNTOWNERS

Ms. Herzog updated Authority members on the status of new business moving into the downtown. She noted that the downtown is doing much better than the last 18 months.

OTHER BUSINESS

Chair Christianson commented on the work being done at the Depot parking lot.

Mr. Johnson updated members on the JOMO House project and asked members if the proposed façade rendering, given to him after the agenda packet was published, warranted a Downtown Design Review or if members wanted Design Advisors and staff to administer.

Mr. Witham, as Chair Christianson's request, stated that he asked the applicant to provide a visual rendering and the outcome exceeded his expectations. There was a consensus to create a Downtown Design Review project.

Mr. Zenker stated that if the applicant is only painting the façade he suggested that Design Advisors and staff make a decision but in the absence of any JOMO House representative, this larger project seems to warrant a Downtown Design Review request. Mr. Fink agreed. It was agreed to present the Downtown Design Review at next regular meeting.

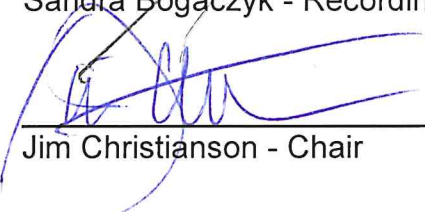
ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:26 p.m. to meet again on August 8, 2024.

Respectfully submitted,



Sandra Bogaczyk - Recording Secretary



Jim Christianson - Chair