

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
August 8, 2024**

The Bismarck Renaissance Zone Authority met on August 8, 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 (Via Zoom), Dustin Gawrylow, Nancy Guy, and Wayne Munson.

Authority member Greg Zenker was not present.

Design Advisor Eric Hoffer was present.

Design Advisor David Witham was not present.

Staff members present were Sandra Bogaczyk (Office Assistant II), Jannelle Combs (City Attorney) and Isak Johnson (Planner).

Guests present were Jake O'Connell (701 Construction) 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 July 11, 2024 meeting were distributed prior to the meeting.

MOTION: A motion was made by Ms. Guy and seconded by Mr. Munson to approve the minutes of the July 11, 2024 meeting. The motion passed unanimously by voice vote with members Dvorak, Fink, Gawrylow, Guy, Munson and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 515 EAST MAIN AVENUE TRUONGTHAIGROUP, LLC – RECONSTRUCTION OF STOREFRONT

Mr. Johnson gave an overview of the staff report and stated that the applicant, Truongthaigroup, LLC, is requesting Downtown Design Review approval of a storefront façade reconstruction at 515 East Main Avenue, approved as a Renaissance Zone project May 9, 2024. He described the proposed façade design including pedestrian-level plans and signage. Mr. Johnson summarized details as mentioned in the agenda

packet.

Mr. O'Connell thanked staff and answered Mr. Hoffer and members' questions about the accuracy of the rendering provided and in the meeting packet. Mr. O'Connell stated that there is no transom window and no arches will be created but that he wanted to maintain the brick exterior but paint the metal valence white.

Ms. Guy asked if the storefront window framing is accurate and Mr. O'Connell stated that it is not.

Mr. Fink asked how the windows would be treated and Mr. O'Connell stated that he will use clear glass.

Chair Christianson stated, in summary, that the rendering submitted and in the meeting packet is not at all like what is proposed.

Ms. Guy asked if the brick façade would be painted and Mr. O'Connell stated that he was not yet sure and since it must be structurally reinforced he will revisit the idea later but most likely would paint it white and stated that he is trying to maintain the building's character.

At Mr. Fink's asking, Mr. O'Connell stated that he might coat the south façade, but no major differences are planned.

Mr. Johnson stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for 515 East Main 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 Ms. Dvorak and seconded by Ms. Guy to approve the proposed storefront façade reconstruction at 515 East Main Avenue as presented to the Authority in all submitted documents and materials, with the following conditions:

1. The applicant return to Downtown Design Review when the west wall treatment is determined.
2. New or updated renderings of any proposed development of the site must be provided for Downtown Design Review approval prior to any issuance of a building permit.

The motion passed with members Dvorak, Fink, Gawrylow, Guy, Munson and Chair Christianson voting in favor.

Chair Christianson thanked the applicant and wished him good luck.

OTHER BUSINESS

REPORT FROM DOWNTOWNERS

Ms. Herzog updated Authority members on the status of downtown projects. She noted that parking lots are becoming full and suggested planning a new ramp soon and mentioned that the Street Fair is scheduled for September 13-14, 2024.

Mr. Johnson summarized the progress of the Renaissance Zone Development Plan.

Mr. Munson and Mr. Fink encouraged Chair Christianson to attend the forthcoming County Commission meeting.

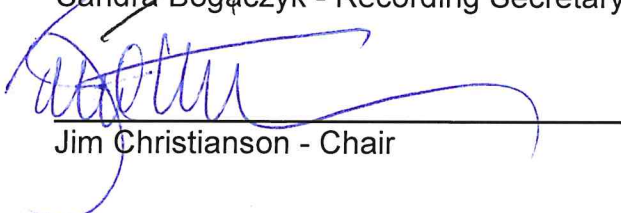
ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:28 p.m. to meet again on September 12, 2024.

Respectfully submitted,



Sandra Bogaczyk - Recording Secretary



Jim Christianson - Chair