

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
October 9, 2025**

The Bismarck Renaissance Zone Authority met on October 9, 2025, 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. Dakota Media Access was present to record the meeting and archive on freetv.org for public viewing.

Authority members present were Steve Bakken (via Zoom), Jim Christianson, Amelia Doll, Joe Fink (via Zoom), Nancy Guy and Kate Herzog.

Members Kirsten Dvorak, Jon Lee and Greg Zenker were not present.

Design Advisors Eric Hoffer and David Witham were present.

Staff members present were Sandra Bogaczyk (Office Assistant II) and Isak Johnson (Planner).

Guest present via Zoom was Isabelle Sanstead-Eastin (Sanstead Law Office, PLLC).

CALL TO ORDER

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

MINUTES

The minutes of the August 14, 2025 meeting were distributed prior to the meeting.

MOTION: A motion was made by Ms. Herzog and seconded by Ms. Doll to approve the minutes of the August 14, 2025 meeting. The motion passed unanimously by voice vote with members, Bakken Doll, Fink, Guy, Herzog and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 118 SOUTH 3RD STREET SHOULTS STRATEGIES QOZB LLC –RENOVATION

Mr. Johnson gave an overview of the staff report and stated that the applicant, Shoults Strategies QOZB, LLC, is requesting Downtown Design Review approval of a renovation of an existing building at 118 South 3rd Street. Mr. Johnson explained that both exterior and interior improvements are to be made. Mr. Johnson projected designs, included in the agenda packet, for members' consideration.

Mr. Johnson stated that, based on the findings contained in the staff report, staff recommends approval of the proposed public art mural at 118 South 3rd Street as presented in all submitted documents and materials, with the condition that, if approved, any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

There was a discussion about specific exterior materials and paint colors to be used. There was special attention drawn to the appearance of highly opaque windows observed in the rendering, to be sure more translucent windows would be applied. Ms. Sanstead-Eastin stated that the effect on the rendering was inaccurate and the actual window would meet required translucence.

There was discussion about maintaining the painted brick exterior.

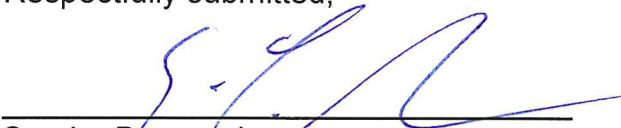
Mr. Witham stated that ideally, the front door should be at the sidewalk.

MOTION: A motion was made by Mr. Bakken and seconded by Ms. Guy to approve the renovation design for 118 South 3rd Street, 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 Bakken Doll, Fink, Guy, Herzog and Chair Christianson voting in favor.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:12 p.m. to meet again on November 13, 2025.

Respectfully submitted,



Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair