

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
June 11, 2026**

The Bismarck Renaissance Zone Authority met on June 11, 2026, 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, Jim Christianson, Amelia Doll, Bernice Duletski, Kirsten Dvorak, Greg Zenker and Jon Lee.

Authority members not present were Nancy Guy and Kate Herzog.

Design Advisor David Witham was present while Eric Hoffer was not present.

Staff members present were Sandra Bogaczyk (Office Assistant II) and Daniel Nairn (Planning Director).

No guests were present.

CALL TO ORDER

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

MINUTES

The minutes of the April 9, 2026 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Bakken to approve the minutes of the April 9, 2026 meeting as there was no May meeting. The motion passed unanimously by voice vote with members Bakken, Doll, Duletski, Dvorak, Lee, Zenker and Chair Christianson voting in favor.

PUBLIC COMMENTS

Chair Christianson opened the public comment period. There being no comments, the public comment period was closed.

**DOWNTOWN DESIGN REVIEW – 200 EAST MAIN AVENUE
NE WELLNESS – WINDOW SIGNAGE**

Mr. Nairn gave an overview of the staff report and stated that the applicants, NE Wellness, with the consent of the owners, are requesting Downtown Design Review approval of a window sign covering more than 25% of window openings, similar to what currently is in place at 200 East Main Avenue. Mr. Nairn described the proposed sign design and noted that due to the business providing medical services the windows and door signage can be covered up to 100% with approval by the design review committee.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommended

approval of the proposed window sign coverage for 200 East Main Avenue as presented in all submitted documents and materials.

MOTION: A motion was made by Mr. Zenker and seconded by Mr. Bakken to approve the proposed sign coverage for 200 East Main Avenue as presented in all submitted documents and materials. The motion passed with members Bakken, Doll, Duletski, Lee, Zenker and Chair Christianson voting in favor and member Dvorak voting against.

OTHER BUSINESS

UPDATE ON DOWNTOWN SECTIONS OF LAND DEVELOPMENT CODE (LDC)

Mr. Nairn summarized the status of Ordinance 6662, Land Development Code (LDC) that was approved by City Commission May 26, 2026 to be effective October 1, 2026. He summarized items specifically pertaining to the DF – Downtown Fringe district and DC – Downtown Core district to be contained in one DT– Downtown district. He projected images of the new zoning map available on the City website at bismarcknd.gov.

CHANGE IN MEMBERSHIP

Chair Christianson thanked Mr. Zenker for his excellent input and good work as a member of the Renaissance Zone Authority since July, 2018 and stated that the City appreciates his time and efforts and wished him good luck in the future.

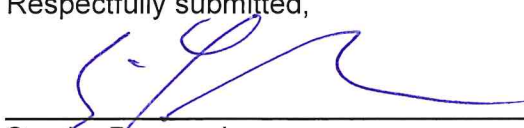
DOWNTOWNERS EVENT

Chair Christianson suggested everyone enjoy the downtown Art and Wine Walk after the meeting ends.

ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:11 p.m. to meet again on July 9, 2026.

Respectfully submitted,



Sandra Bogaczyk
Recording Secretary

Jim Christianson
Chair