

**RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
August 19, 2014**

The Bismarck Renaissance Zone Authority met on August 19, 2014 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Vice Chairman Huber presided.

Authority members present were Jim Christianson, Chuck Huber, George Keiser and Todd Van Orman.

Authority members Jeff Ubl, Josh Askvig and Curt Walth were absent.

Technical advisors Bruce Whittey and Katie Vasbinder were present.

Staff members present were Jason Tomanek (Planning), Hilary Balzum (Planning) and Brenda Johnson (Assessing).

Guests present were Joe Larrivee, Jason Krebsbach, Jim Barnhardt and Kate Herzog.

CALL TO ORDER

Vice Chairman Huber called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the July 29, 2014 meeting were distributed with the agenda packet.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Keiser to approve the minutes of the July 29, 2014 meeting as received. The motion passed unanimously with members Christianson, Huber, Keiser and Van Orman voting in favor.

CORE INCENTIVE PROGRAM PROJECT

223 EAST MAIN AVENUE – J & R VACUUM

Mr. Tomanek said the applicant, Jim Barnhardt, owner of J & R Vacuum, is requesting assistance from the CORE Technical Assistance Bank to secure professional architectural and engineering services to determine feasibility of roof repairs, wall repairs, new windows and to design and draft a renovation proposal for the exterior of the building. The property is owned by Mr. Barnhardt and is legally described as the North 140 feet of Lots 1-2, Block 4, Original Plat.

Mr. Tomanek said based on the findings in the staff report, staff recommends approval of the request from Jim Barnhardt for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect and a licensed engineer to assist with a feasibility study, preliminary review and design assistance, renovation vs. restoration options, preliminary cost estimates and code analysis. The maximum architectural grant amount of \$2,475.00 is based on an hourly rate of \$110.00 for a maximum of 30 hours and a 25% match provided by the applicant. The maximum engineering grant amount of \$5,775.00 is based on an hourly rate of \$110.00 for a maximum of 70 hours and a 25% match provided by the applicant.

Jason Krebsbach, JPL Architects, PC, said the building was constructed in 1877 out of a soft form of brick which was then covered with stucco and has since been covered with a type of foam to help preserve the brick but that caused a lot of water to be absorbed into the building exterior which has caused extensive damage, specifically on the south and west sides. He said they would like to remove the stucco and EIFS without ruining the brick but that getting any response from skilled masons in the area has been very difficult. He said the walls need to be stabilized with a metal subframe which would be attached above and below the walls, also stabilizing the parapet on the top of the building. He then said the building will be wrapped in Tyvek which will help control moisture and the finishes and exterior materials then put on.

Joe Larrivee, JPL Architects, PC, said their goal is to keep the original brick appearance on the building and that the metal frame system would become the new frame for hanging a new panel system façade. He explained that HPL is a high pressure laminate that they would also like to be considered if it is deemed acceptable. He said they have explored possibly putting metal frame awnings on the façade as well to add street appeal depending on what type of sign band is on the building. He then said work is being done on the roof now to first make sure that is water tight before starting other work.

Ms. Vasbinder said as long as there is rainscreen warranty on the HPL then that would be a good option for this project.

Mr. Tomanek said the appearance would then be similar to that of the third and fourth floors of the Gulch building which is comprised primarily of Hardie board.

Mr. Whittey asked if it is likely that the original brick appearance can be maintained. Mr. Larrivee said yes, if they can get it back to the original color, but they are not even sure what that color is at this time.

Mr. Keiser asked if they will run into an easement issue over the sidewalk with the walls extending out further with the new frames. Mr. Larrivee said approximately 3-4 inches total will be added and AE2S is surveying for property lines to be sure there is no issue.

Mr. Tomanek said an encroachment agreement may need to be considered by the City Commission if the private property encroaches onto City property and in this case the addition is very minimal.

Vice Chairman Huber asked if the design concepts of the new façade would be allowed. Mr. Whittey said they would still have to go through the Downtown Design Review process.

Mr. Christianson asked what the approximate time frame of the project is. Mr. Larrivee said it is pretty short as they do not want to have to go through another winter without having these issues resolved.

Mr. Barnhardt said there is a slight issue with the parapet as it has allowed snow to leak through the roof and into one particular area of the showroom and he would like that fixed before it causes major damage.

Ms. Herzog said the location of this building is at an intersection that is a major entry point for the downtown area and the work would be a great improvement for the area.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Keiser to recommend approval of the Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect and a licensed engineer to assist with a feasibility study, preliminary review and design assistance, renovation vs. restoration options, preliminary cost estimates and code analysis with a maximum architectural grant amount of \$2,475.00 is based on an hourly rate of \$110.00 for a maximum of 30 hours and a 25% match provided by the applicant. The motion passed unanimously with members Christianson, Huber, Keiser and Van Orman voting in favor.

RENAISSANCE ZONE BOUNDARY MODIFICATION – DISCUSSION

Mr. Tomanek said that the block in question is the one that houses the current United Printing building. He said current and potential block occupants were contacted and only one response was received and that was from Joe Huaer, owner of United Printing; he wanted to express his support in adding the block to the Renaissance Zone.

Mr. Tomanek then gave an overview of the existing blocks and who has expressed interest in making improvements and doing projects.

Mr. Whittey asked if a block that has been removed can ever be readded. Mr. Tomanek said it cannot be re-added once it is taken out.

Mr. Keiser said the purpose of the Renaissance Zone is to help blighted areas and there is really nothing wrong with the existing United Printing facility and that they would be giving tax exemptions to a property with nothing wrong with it.

Mr. Tomanek said he did not receive any other responses in support of the change and that the Department of Commerce might see this as project-chasing.

MOTION: A motion was made by Mr. Christianson and seconded by Mr. Van Orman to continue discussion of the modifying the Renaissance Zone boundary to the next meeting of the Renaissance Zone Authority to allow Chairman Walth to give his input on the issue. The motion passed unanimously with members Christianson, Huber, Keiser and Van Orman voting in favor.

DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION

Kate Herzog, Downtowners Association, said the North Dakota Downtowners Conference is taking place October 15th-16th and Doug Burgum from Kilbourne Group is going to be the keynote speaker.

Ms. Herzog then distributed information on downtown Bozeman, MT where they are doing numerous alleyway modifications which she said would also work well in our downtown area. She said Billings, MT is also exploring a concept called pocket parks which are small areas of green space wherever the room can be found for them.

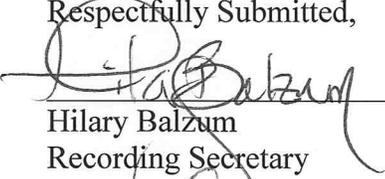
OTHER BUSINESS

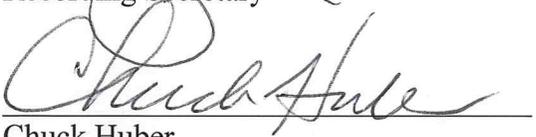
There was no other business to discuss at this time.

ADJOURNMENT

There being no further business, Vice Chairman Huber adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:55 p.m.

Respectfully Submitted,


Hilary Balzum
Recording Secretary


Chuck Huber
Vice Chairman