

**RENAISSANCE ZONE AUTHORITY
SPECIAL MEETING MINUTES
October 22, 2014**

The Bismarck Renaissance Zone Authority met for a special meeting on October 22, 2014 in the David J. Blackstead Conference Room in the City-County Office Building at 221 North 5th Street. Chairman Walth presided.

Authority members present were Jim Christianson, Jeff Ubl, Josh Askvig and Curt Walth.

Authority members Todd Van Orman and George Keiser were absent.

Technical advisor Bruce Whittey was present. Technical advisor Katie Vasbinder was absent.

Staff members present were Jason Tomanek (Planning), Hilary Balzum (Planning) and Charlie Whitman (Attorney).

Guests present were Kate Herzog, Madison Cermak and George Yineman.

CALL TO ORDER

Chairman Walth formally opened the continued meeting of October 21st, 2014 to order at 4:00 p.m.

RENAISSANCE ZONE PROJECT –

113 SOUTH 5TH STREET – BISMARCK REALTY CO.

Mr. Tomanek said that Mr. Yineman as part of Bismarck Realty Co. will be occupying the new space and does meet the requirements as stated in the staff report from the previous meeting.

Mr. Askvig asked how costs are verified once the project is complete. Mr. Tomanek said the applicant will provide receipts of all of the costs as part of the project close out process. Costs are then organized and inventoried for forwarding the Department of Commerce.

MOTION: A motion was made by Mr. Askvig and seconded by Mr. Christianson to recommend approval of the designation of the lease of space in the building at 113 South 5th Street as a Renaissance Zone Project. The motion passed unanimously with members Christianson, Askvig, Ubl and Walth voting in favor.

DOWNTOWN DESIGN REVIEW – DISCUSSION

Mr. Askvig said he feels that rather than establish a new board for design reviews, the scope and duties should be assigned to the Renaissance Zone Authority. He said he also feels the review boundary should be limited to the downtown area rather than city wide.

Mr. Tomanek said he would like to see the committee have composition requirements such as how many architects and extra technical advisors to help round out the professional aspects of the group.

Mr. Christianson said he has concerns of needing to look more wide range or even city wide at some point as there are already design issues beyond the downtown district.

Mr. Askvig asked what needs to be done to move forward with this idea. He said he knows revisions are being drafted to the DC-Downtown Core and DF-Downtown Fringe zoning districts and a new ordinance will need to be in place which should be reviewed by the Renaissance Zone Authority, by the Planning and Zoning Commission and approved by the Board of City Commissioners. He said he feels that the current Board of City Commissioners would be more supportive of a committee that is strictly focused on the downtown area.

Mr. Whitman said once the new ordinance is drafted it can be presented at the Planning and Zoning Commission meeting in November.

Mr. Tomanek said the downtown subarea study implementation task force was a starting-off point for the basis of the revised ordinance language so more input can be given from that group as well.

Mr. Ubl said he would like to explore the option of adding more technical advisors such as a landscape architect.

Mr. Askvig said it can be specified in the requirements that an architect and another technical advisor be appointed as deemed necessary. He said they have plenty of time and should take that time to make sure it is written correctly.

Mr. Tomanek said he will get input from the implementation task force in November and there will be multiple other opportunities for input to be given on the new requirements and ordinances.

The general consensus of the Authority members present was to amend the necessary ordinance(s) to establish the Renaissance Zone Authority as the downtown design review committee and to have staff draft a comprehensive set of design guidelines that will establish the necessary criteria for new construction projects, renovations and historic rehabilitation projects.

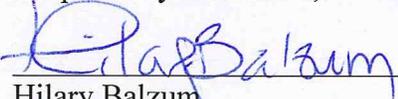
OTHER BUSINESS

There was no other business to be discussed at this time.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the special meeting of the Bismarck Renaissance Zone Authority at 4:30 p.m.

Respectfully Submitted,



Hilary Balzum
Recording Secretary



Curt Walth
Chairman