

## **Downtown Bismarck Sub Area Plan Implementation Task Force**

The Downtown Bismarck Sub Area Plan Implementation Task Force met at 8:00 am on March 11, 2015 in the Mayor's Conference Room in the City/County Building at 221 North 5<sup>th</sup> Street in Bismarck. Present were: Brenda Smith, John Warford, Andrea Travnicek, Dawn Kopp, Kate Herzog, Jason Tomanek, Larry Oswald and Jim Christianson. Also present were Mayor Mike Seminary, Don Cardon, Bruce Whittey, Sheri Grossman, Larry Jahnke, Tim Mitzel, Jeff Ubl, Jennifer Jackson and Bill Wocken.

John Warford opened the meeting and welcomed those in attendance. He spoke of his experience with the Cardon Development Group. Mayor Seminary also welcomed the group and the representatives of the Cardon Group. He said the Cardon Group had done considerable research into a project on South 5<sup>th</sup> Street. He introduced Don Cardon who spoke about his interest in Bismarck and his desire to develop a Bismarck project. He related his involvement in western North Dakota developments as well.

Bruce Whittey then told the Task Force about Bismarck Industries and its long held interest in downtown Bismarck's development. He said there was a renewed interest in making the game changers in the downtown plan possible. He had high hopes those game changers would ignite development in the downtown. He was now affiliated with the Bismarck Futures group whose purpose was to use private sector involvement and investment to assist with the downtown plans of the Cardon Development Group.

Don Cardon told the group of his previous development experience in downtown Phoenix, AZ. He hopes that the development he envisions for downtown will provide much activity and excitement on the street. He wants to include housing, mixed use properties, parking and a full service hotel in his proposal. He told the group of his previous experience in housing development and that he hoped to develop 400 units of housing with the South 5<sup>th</sup> Street project. He hopes to attract a full service hotel and potentially the University of Mary to be a part of this project eventually.

Jeff Ubl then reviewed the specifics of the proposal as it was presently envisioned. He said a new 4<sup>th</sup> Street would be added to a rejuvenated 5<sup>th</sup> Street. Additional on-street parking was planned as was a park near 5<sup>th</sup> Street and Bowen Avenue. The area development would feature pedestrian corridors and an interactive design along with increased parking on street. He said there would soon be a series of public information sessions to display this concept to citizens.

The next meeting of the group is scheduled for April 14, 2015.

The agenda having been completed, the meeting was adjourned at 9:00 am.

Reported by Bill Wocken