

**RENAISSANCE ZONE AUTHORITY  
MEETING MINUTES  
May 19, 2015**

The Bismarck Renaissance Zone Authority met on May 19, 2015 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Chairman Walth presided.

Authority members present were Jim Christianson, George Keiser, Todd Van Orman and Curt Walth. Authority member Josh Askvig participated via telephone.

Authority members Chuck Huber and Jeff Ubl were absent.

Technical advisor Bruce Whittey was also present.

Staff members present were Jason Tomanek (Planner), Brady Blaskowski (City Building Official), Charlie Whitman (City Attorney) and Hilary Balzum (Office Assistant).

Guests present were Kate Herzog, Madison Cermak, Doris Wabl, Chris Volk and Richard Bohrer.

**CALL TO ORDER**

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

**MINUTES**

The minutes of the April 30, 2015 special meeting were distributed with the agenda packet.

**MOTION:** A motion was made by Mr. Askvig and seconded by Mr. Christianson to approve the minutes of the April 30, 2015 special meeting as distributed. The motion passed unanimously with members Askvig, Christianson, Keiser, Van Orman and Walth voting in favor.

**CORE INCENTIVE PROGRAM PROJECT**

**416 NORTH 6<sup>TH</sup> STREET – CANVASBACK, LLP**

Mr. Tomanek said the applicant, Canvasback, LLP, is requesting assistance from the CORE Technical Assistance Bank to secure architectural and engineering services to design a second floor building addition on a single-story structure.

Mr. Tomanek said, based on the above findings, staff recommends approval of the request for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect from the CORE Technical Assistance Bank to assist with exterior façade

improvements, design, drafting and other architectural services, and the services of a licensed engineer from the CORE Technical Assistance Bank to assist with structural, mechanical and electrical aspects. 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 is based on an hourly rate of \$110.00 for a maximum of 70 hours and a 25% match provided by the applicant.

Mr. Whittey asked if the owner and applicant are different and if the applicant is the tenant. Mr. Tomanek said the owner is Canvasback, LLC and the registered agents for that partnership are Jay and Blake Feil; Mr. Tomanek noted that the Feils also operate Feil Orthodontics within the building.

Mr. Whittey asked if it would be an option to have the owner sign off in agreement as well. Mr. Tomanek said it has happened in the past where applicants and occupants, as well as the owners, have both asked for projects. He added that he can amend the staff report to show the owner is also an applicant.

Chairman Walth opened the public hearing.

Mr. Keiser asked if the building has been looked at by an architect yet. Ms. Wabl said it has not been looked at yet, but they heard of the incentive program so they sought it out.

Mr. Keiser said it could easily be found out prior to granting the request if it would be possible to add a second floor to the structure or not.

There being no further comments, Chairman Walth closed the public hearing.

**MOTION:** A motion was made by Mr. Christianson and seconded by Mr. Askvig to recommend approval of the request for a Technical Assistance Bank grant, which would allow the applicant to procure the services of a licensed architect from the CORE Technical Assistance Bank to assist with exterior façade improvements, design, drafting and other architectural services and the services of a licensed engineer from the CORE Technical Assistance Bank to assist with structural, mechanical and electrical aspects. 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 is based on an hourly rate of \$110.00 for a maximum of 70 hours and a 25% match provided by the applicant, with the understanding that the applicant and owner would be clarified prior to consideration by the Board of City Commissioners. The motion passed unanimously with members Askvig, Christianson, Keiser, Van Orman and Walth voting in favor.

## **RENAISSANCE ZONE PROJECT –**

### **100 WEST BROADWAY AVENUE UNIT #318– PINE PROPERTIES, LLC (RICK AND LORI LEE CONDO)**

Mr. Tomanek explained that applicant will be purchasing a 2,160 square foot condominium located in the Broadway Centre building and will use the condominium as their primary residence.

Mr. Tomanek said based on the above findings, staff recommends approval of the designation of the purchase of a primary residential condominium in the building at 100 West Broadway Avenue Unit #318 by Rick and Lori Lee as a Renaissance Zone project, a 100% property tax exemption on the value of the condominium and an exemption up to \$10,000 from personal state income tax for five years beginning with the date of occupancy.

Chairman Walth called for the public hearing.

There being no comments, Chairman Walth closed the public hearing.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Van Orman to approve the request for the designation of the purchase of a primary residential condominium in the building at 100 West Broadway Avenue Unit #318 by Rick and Lori Lee as a Renaissance Zone project, a 100% property tax exemption on the value of the condominium and an exemption up to \$10,000 from personal state income tax for five years beginning with the date of occupancy. The motion passed unanimously with members Askvig, Christianson, Keiser, Van Orman and Walth voting in favor.

## **DOWNTOWN DESIGN REVIEWS**

### **123 EAST BROADWAY AVENUE - HEARTVIEW FOUNDATION**

Dave Nelson, Leaf Design, explained that as discussed at the last meeting, the former Kramer Agency building is going to be occupied by Heartview Foundation with the intent of remodeling the first floor and adding a second floor for the use of in-patient therapy rooms. He said they have sought out options other than the metal siding that was proposed previously and other potential materials have been found. He said the existing brick will stay and the transom window covers will be removed. He added that other options could include a colored fiber cement or a heavier composite material, both of which meet the weight requirement for a second floor addition to the building. He said a material called Nishiha is a fiber cement material that can be done in many different colors with vertical scoring to add texture and pattern and it also comes in a wood grain material. He said ideally they want to achieve the scoring look on the building and the wood option can be staggered or seamed evenly and would possibly blend better with what is existing on the building now. He added that staff and owner input has been given and they would prefer to go in the direction of the previously

proposed metal panels, but in a softer gray instead of the darker gray that was shown at the last meeting. He said the cost would be about \$7,000 less than the original charcoal gray that was considered and it is also not as aggressive of an appearance for a large building. He said the Nishiha panels cost approximately \$6 per square foot and the wood material is closer to \$7.50 per square foot and is much heavier and would be pushing the weight limit for an addition to the top of the building.

Mr. Christianson asked if any of the materials would withstand weather better than the others. Mr. Nelson said none of them should fade or fail from ultraviolet exposure and the light gray metal panel should especially withstand exposure to the elements the best.

Chairman Walth asked if the dimensions of the fiber cement material panels are the same as the wood grain option. Mr. Nelson said they would be larger panels and would require a unique mounting system.

Mr. Van Orman asked if the fiber cement in gray would be an option. Mr. Nelson said it would be gray or any other color desired.

Mr. Tomanek said the new Downtown Design Guidelines could be helpful with this project to help guide the design desires. The goal when implementing the guidelines was to assist in the design of unique structures and to help enhance the downtown area with the use of materials that are complementary to the surrounding properties and are also long lasting and of high quality.

Mr. Keiser asked if there is anything that could be obtained in a brick finish. Mr. Nelson said it is an option, but that from a design standpoint, brick would probably be avoided in order to achieve the appearance of what the original part of the building is and what has been added. He said structurally any of the newly proposed materials could be used.

Mr. Christianson said he is more favorable to a wood grain appearance as opposed to metal as it would look very industrial.

Mr. Keiser said he feels the metal panels would have more clear contrast and delineation.

Authority Member Askvig left the meeting at this time.

Chairman Walth asked if it would be an option for Mr. Tomanek to coordinate a special meeting for the members at a later date to allow time for them to think about the options and for Mr. Nelson to obtain more information on the proposed materials.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Van Orman to continue the downtown design review of 123 East Broadway Avenue to a special meeting of the Renaissance Zone Authority. The motion passed unanimously with members Christianson, Keiser, Van Orman and Walth voting in favor.

Authority Member Askvig rejoined the meeting at this time.

### **114 NORTH 3<sup>RD</sup> STREET – 114 ON 3<sup>RD</sup>, LLC**

Richard Bohrer, Architectural Concepts, Inc., said the owners would like to do façade work on the building with the hope of opening a restaurant and bar. He said he wants to make sure the proposed design of the façade is acceptable to the Renaissance Zone Authority first. He added that the windows and doors will be replaced and the entrance will be moved to hopefully include a canopy. He said he is working on the structural and technical needs of the building, such as utilities, and would like to add a patio area while still maintaining the required sidewalk width. He said the desired canopy might impede on the existing trees and one tree may have to be removed and placed elsewhere in order to accommodate the main entrance.

Mr. Blaskowski said the Engineering department has regulations on encroachments by patios, doors, signs and canopies into the sidewalk, but an agreement has been made for those items in the past.

Mr. Christianson asked if the windows on the upper levels will be replaced. Mr. Bohrer said the intent is to look at more improvements after the façade work is completed, hopefully to include the reopening of the old Blue Blazer Lounge. He said the total improvement upon completion will definitely meet the minimum requirement of \$30,000 before a match can be granted.

Ms. Herzog encouraged Mr. Bohrer to meet with Beth Peske, City Forester, to discuss what can be done with the removal and replacement of the tree that is impeding the desired front entrance design.

Chairman Walth said he has concerns about putting a lot of money into a building when the future of the building as a whole is uncertain and other improvements to the building are needed.

Mr. Christianson said he shares those same concerns, but does feel the project is on the right track by presenting their design concepts prior to applying for a façade grant incentive.

Mr. Whittey said a review of the exterior can be requested as there is a checklist completion process for that as well to fully assess the condition of the building.

The general consensus of the Renaissance Zone Authority was to accept Mr. Bohrer's design review concepts as appropriate based on the Downtown Design Guidelines and official acceptance of the project would be given upon completion and submittal of the required façade grant incentive application.

**DOWNTOWN UPDATE PROVIDED BY THE DOWNTOWNERS ASSOCIATION**

Ms. Herzog reminded the members to think about starting the process of adding blocks to the existing Renaissance Zone since the House Bill approving the expansion has passed and will be able to be acted on starting August 1<sup>st</sup>.

**OTHER BUSINESS**

There was no other business to discuss at this time.

**ADJOURNMENT**

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 5:30 p.m.

Respectfully Submitted,

  
Hilary Balzum  
Recording Secretary

  
Curt Walth  
Chairman