

**RENAISSANCE ZONE AUTHORITY
SPECIAL MEETING MINUTES
June 8, 2015**

The Bismarck Renaissance Zone Authority met for a special meeting on June 8, 2015 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chairman Walth presided.

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

Authority member Askvig was absent.

Technical advisor Bruce Whittey was also present.

Staff members present were Jason Tomanek (Planner), Daniel Nairn (Planner) and Hilary Balzum (Office Assistant).

Guests present were Dave Nelson and Curt Snyder.

CALL TO ORDER

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

DOWNTOWN DESIGN REVIEW

123 EAST BROADWAY AVENUE - HEARTVIEW FOUNDATION

Mr. Tomanek explained that Dave Nelson, Leaf Design Studio, attended to further discuss the Downtown Design Review request for Heartview Foundation that was continued from the May 19th meeting of the Renaissance Zone Authority.

Mr. Nelson said the various weights of building materials and designs have been discussed with the Heartview Foundation staff and all options have been closely considered. He said staff has strong preference for the Nichiha design because of the look and the ability to avoid a lot of aluminum trim around the panels. He said it is more costly and heavier but still structurally safe and will install much easier. He said the subtle scoring in the panels will have a similar look to that of the new 6th Street parking ramp and will contrast better with the existing building. He said the Heartview staff also reconsidered the original gray that was proposed but they wanted to blend better into the rest of the building. He added that any color desired can be used or even multiple colors in a staggered design to add some variation. He said the majority vote amongst the Heartview Foundation staff was to have one color in the red-brown option.

Mr. Christianson asked if the same color could be used on the addition as what exists in the area below the first floor windows.

Mr. Nelson said they could get a similar color or one that is complementary to the brick which will remain as it is.

Chairman Walth asked if the addition will have an aluminum seam where it meets the original building. Mr. Nelson said it will.

Mr. Ubl asked if the system will be sealed between the panels. Mr. Nelson said it will be sealed in the setback with the parapet as well as to each other to create a water screen.

Mr. Tomanek asked if an entrance has been added to the southeast corner of the building. Mr. Nelson said it has and that it will be for emergency exit and administrative staff use only.

Mr. Tomanek asked if it will have steps in the public right-of-way. Mr. Nelson said it will and he has already visited with Brady Blaskowski, Building Official, to start the process of obtaining an encroachment agreement. Mr. Tomanek noted that the Engineering Department and the Encroachment Committee would need to review the request. He also stated that the Bismarck City Commission would need to approve the request.

Mr. Van Orman said he was split on his opinion of the colors shown at the last meeting and would like to narrow the color down to something complementary to the surrounding buildings which are gray and wood grain color concepts. He said he would be okay with either of those and feels either would be appropriate as far as continuity with the area goes.

Mr. Keiser said he feels Mr. Nelson has done a great job of accommodating the requests of the Renaissance Zone Authority and trusts him and Heartview Foundation to make the final color choice.

Mr. Whittey asked if there are any suggestions that can be given to the staff after the experiences with this particular review process to help with decisions in the future.

Mr. Christianson said as the deciding committee they need to be reactionary while trusting the architects' designs.

Mr. Tomanek said he visited with Mr. Nelson after the previous meetings regarding this request and the feeling is that the reviews will get easier after this first one, but it will be difficult to address every detail of the designs presented. He said he feels the discussions have been good and some might be shorter or longer but any discussion should be considered good discussion.

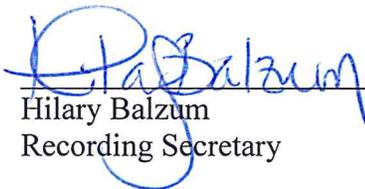
Mr. Keiser said he feels better about the choice made by Mr. Nelson and the Heartview Foundation staff to choose quality over affordability.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Van Orman to approve the downtown design review of 123 East Broadway Avenue, with the understanding that the color chosen will be complementary to the existing brick and the material will be fiber cement board. The motion passed unanimously with members Christianson, Keiser, Van Orman and Walth voting in favor.

ADJOURNMENT

There being no further business, Chairman Walth adjourned the meeting of the Bismarck Renaissance Zone Authority at 4:15 p.m.

Respectfully Submitted,



Hilary Balzum
Recording Secretary



Curt Walth
Chairman