

**BISMARCK RENAISSANCE ZONE AUTHORITY
MEETING MINUTES
March 12, 2020**

The Bismarck Renaissance Zone Authority met on March 12, 2020 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5th Street. Chair Christianson presided.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, George Keiser, Todd Van Orman, Curt Walth and Greg Zenker.

Technical Advisor Bruce Whittey was present.

Technical Advisor Steph Smith was absent.

Staff members present were Sandra Bogaczyk (Office Assistant), Jannelle Combs (City Attorney), Will Hutchings (Planner), Allison Jensen (City Assessor), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager) and Daniel Nairn (Planner).

Guests present were Madison Cermak and Kate Herzog (The Downtowners), Steven Wooden (Gideon's Brewing Co.), Timothy J. McDonald (Montana Dakota Utilities), Jeff Welch (Jiran Architects and Planners, PC) and Fr. Jared Johnson (Church of St. Mary).

CALL TO ORDER

Chair Christianson called the meeting to order at 4:00 p.m.

MINUTES

The minutes of the February 13, 2020 meeting were distributed prior to the meeting.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Walth to approve the minutes of the February 13, 2020 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

**DOWNTOWN DESIGN REVIEW – 409 EAST FRONT AVENUE
MONTANA-DAKOTA UTILITIES (MDU) – REPLACEMENT FENCE**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Montana-Dakota Utilities (MDU), is requesting Downtown Design Review approval of a new fence around the perimeter of the substation at 409 East Front Avenue. The site fronts both East Front Avenue

and East Sweet Avenue. Mr. Nairn stated that the project includes replacing a six-foot tall galvanized chain link fence with a ten-foot tall black-coated metal fence with six twenty-foot access gates which would be flush to the sidewalk with one gate being set back approximately a vehicle length.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for the substation perimeter fence at 409 East Front Avenue, as presented in all submitted documents and materials, on the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Chair Christianson added that although staff explored using pillars at intervals to provide articulation along the fence and provide contrasting materials, it was determined that the fence could not be shifted any closer to the facility than its existing position.

MOTION: A motion was made by Mr. Keiser and seconded by Mr. Gawrylow to approve the design of the substation perimeter fence for Montana-Dakota Utilities (MDU) at 409 East Front Avenue, as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

DOWNTOWN DESIGN REVIEW – 825 EAST BROADWAY AVENUE SAINT MARY’S PARISH – FAÇADE ALTERATION

At this time, Authority member Zenker arrived at the meeting and announced that because he is a member of St. Mary’s Parish he decided to recuse himself from voting on this agenda item.

Mr. Nairn gave an overview of the staff report and stated that the applicant, Saint Mary’s Parish, is requesting Downtown Design Review approval for façade alterations of the building at 825 East Broadway Avenue. Mr. Nairn stated that the overall objective of the project is to remodel the former Pizza Hut restaurant building into parish offices. The exterior modifications would be limited to the replacement of the roof and the addition of six exterior windows, intended to match existing. The existing vertical fence on the roof would be removed and the entire roof would be changed to shingles. The wood siding would be repainted and both roof and siding would be installed to match existing building materials. Mr. Nairn stated that the owner intends to remove the unused pole sign currently on the site.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for façade alterations of the building at 825 East Broadway Avenue, as presented in all submitted documents and materials, with the condition that any

substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Whittey asked where the condensers would be placed. Mr. Welch described the south side location and stated that the views of this equipment would not be offensive.

Chair Christianson and Mr. Walth asked for details about the exterior brick. Mr. Welch stated that they would not make any changes to the existing brick.

MOTION: A motion was made by Mr. Walth and seconded by Mr. Van Orman to approve the design of the façade alterations project for Church of Saint Mary for the building at 825 East Broadway Avenue as presented in all submitted documents and materials. The motion passed with members Fink, Gawrylow, Keiser, Van Orman, Walth and Chair Christianson voting in favor. Authority Member Zenker abstained.

DOWNTOWN DESIGN REVIEW – RIGHT-OF-WAY 107 NORTH 5TH STREET GIDEON'S BREWING COMPANY – OUTDOOR SEATING

Mr. Nairn gave an overview of the staff report and stated that the applicant, Gideon's Brewing Company, is requesting Downtown Design Review approval of outdoor seating on the right-of-way of North 5th Street directly adjacent to the storefront at 107 North 5th Street. Mr. Nairn stated that when the Planning and Zoning Commission approved a special use permit for the microbrewery on this site in 2019, a condition of the approval was to obtain Downtown Design Review approval and an encroachment agreement for any outdoor seating. The Encroachment Committee is currently reviewing that request. Mr. Nairn stated that the applicant intends to install a temporary metal fence to enclose an area of the sidewalk, and use metal tables and chairs within this area. Since consumption of alcoholic beverages would occur in this outdoor seating area, a fence is required.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed design for outdoor seating for Gideon's Brewing Company on the right-of-way of North 5th Street directly adjacent to the storefront at 107 North 5th Street, as presented in all submitted documents and materials, with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Chair Christianson stated that the Authority is glad to have Gideon's downtown.

MOTION: A motion was made by Mr. Van Orman and seconded by Mr. Zenker to approve the design of the outdoor seating on the right-of-way of North 5th Street directly adjacent to the storefront at 107 North 5th Street for Gideon's Brewing Company

as presented in all submitted documents and materials. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

OTHER BUSINESS

PRESENTATION ON DOWNTOWN MARKET REPORT FROM DOWNTOWN BISMARCK COMMUNITY FOUNDATION

Ms. Herzog presented the Downtown Bismarck Community Foundation Market Report, showing Authority members what their organization does and how they conducted this study. She stated that Stantec was hired to analyze qualitative and quantitative market data from the Downtown Core and Downtown Fringe zoning districts. She stated that employment has increased and that a majority of housing units are restricted by age and income and more market rate housing is needed. She shared employment, occupation and demographically-themed maps which also demonstrated inflow and outflow analysis of commuting patterns. Her presentation showed comparisons with other North Dakota cities. She spoke about how parking problems are more of a perception issue and that parking capacities have not been reached in the downtown parking ramps and referred to the Parking Authority's questionnaire about potential technology use in parking ramps and the On-Street Parking Study conducted by the Planning Division over the last two years.

Ms. Herzog stated that, according to a survey conducted as part of the study, a downtown grocery and fresh market, children-oriented goods, arts and entertainment, international cuisine and family-friendly restaurants were all desirable. She touched on policy updates and infill projects. She encouraged Authority members to continue enhancing the downtown environment and emphasized that building more market-rate housing units is key to creating a more vibrant downtown, as 20% of Bismarck's workforce works downtown.

CONTINUED DISCUSSION ABOUT POTENTIAL RENAISSANCE ZONE BOUNDARY EXPANSION

Chair Christianson stated that he and staff attended the last Chamber of Commerce meeting and asked staff to summarize.

Mr. Nairn stated that the Chamber of Commerce made it clear that they supported the Renaissance Zone program, but raised some concerns with the blocks being considered for an expansion by the Renaissance Zone Authority. They encouraged any Renaissance Zone expansion projects to include a larger number of land owners. Some, but not all, were also concerned that some potential expansion areas already had high market value and

development/redevelopment potential without incentives available, and preferred supporting projects in more blighted areas of the community.

There was continued discussion about the possibility of extending the Renaissance Zone into various locations, which locations might be most impactful, and if closing locations which have not taken advantage of the program would be beneficial. Chair Christianson suggested that staff prepare an overview of potential expansions of the Renaissance Zone boundaries that have been recently proposed for the next meeting and requested that Authority members continue this discussion.

REPORT FROM CITY STAFF

Mr. Nairn stated that the Lander Group's Renaissance Lofts and Grove projects were approved by City Commission, although a variance for parking for the Renaissance Lofts was not approved, but was appealed to the City Commission.

Mr. Nairn stated that a public input meeting on proposed revisions to off-street parking requirements is scheduled for March 12, 2020 from 5:30 p.m. to 7:30 p.m.

Mr. Nairn stated that Brick Oven Bakery closed-out its project. He further stated that the approved 630 Main Apartments project has received city approvals but has not broken ground yet.

Mr. Zenker asked how long the project approval remains in effect. Mr. Nairn stated that the approval is open for 18 months and it was approved by the City Commission on May 1, 2019, and that he will reach out to the applicants to remind them.

Chair Christianson stated that he heard from Jerry Anderson and the brick under the stucco is not in good condition.

Mr. Whittey asked how long until the pole sign at the former The Wash site will be taken down. Mr. Nairn stated that the period has not lapsed yet and he will check on the timeline.

REPORT FROM THE DOWNTOWNERS

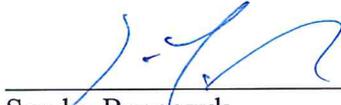
Ms. Herzog stated that Fargo's Renaissance Zone extension request was approved. She further stated that the Professional Building at North 5th Street and Rosser Avenue sold and might be able to use Opportunity Zone funding.

Chair Christianson stated the repair work on the Parkade structure on 5th Street should be completed by mid-April and he described the structural work completed and proposed to be completed, including minor changes to the façade along 5th Street.

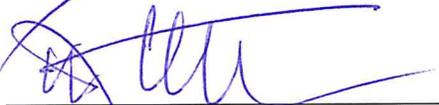
ADJOURNMENT

There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 4:52 p.m. to meet again on April 9, 2020.

Respectfully submitted,



Sandra Bogaczyk
Recording Secretary



Jim Christianson
Chair