

**RENAISSANCE ZONE AUTHORITY
MINUTES**

Regular Meeting:

Thursday:

December 17, 2015:

The Regular Meeting of the Renaissance Zone Authority of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 8:00 o'clock a.m., December 17, 2015.

The Renaissance Zone Authority members present or absent were as follows:

Present: Chairperson Dr. Roger Gilbertson, Commissioner Dave Piepkorn, Bruce Furness, Cari Luchau, Deb Mathern

Absent: Commissioner Melissa Sobolik, Steve Swiontek

Chair Dr. Gilbertson called the meeting to order.

Item 1: Approve Order of Agenda

Member Furness moved the Order of Agenda be approved as presented. Second by Member Luchau. All Members present voted aye and the motion was declared carried.

Item 2: Minutes: Regular Meeting of July 23, 2015

Member Furness moved the minutes of the July 23, 2015 Renaissance Zone Authority meeting be approved. Second by Member Piepkorn. All Members present voted aye and the motion was declared carried.

Item 3: Review application from Investments on Main, LLC (Rehabilitation) at 614 Main Avenue: APPROVED

Justin Berg of Park Company Realtors, and Phil Stahl of Stahl Architects, introduced the proposal on behalf of Investments on Main, LLC. Mr. Berg provided an overview of the proposed project to rehabilitate the existing structure at 614 Main Avenue, and Mr. Stahl submitted a photo of the historic storefront to the Board illustrating the vision of the project to restore the storefront to its original appearance.

Member Mathern present.

Board discussion continued regarding the timeframe of the project, access to the building, a business plan for the utility of the building, and the overall merits of the project.

Member Furness moved to approve the application submitted by Investments on Main, LLC and to grant the property tax exemption and the State income tax exemptions as allowed by the North Dakota Renaissance Zone law contingent upon completion of the project, verification of project costs and that Renaissance Zone Block 24 be amended into the Renaissance Zone boundary and that the applicant provide the required

Certificate of Good Standing from the State Tax Commissioner. Second by Member Mathern. On call of the roll Members Piepkorn, Mathern, Furness, Luchau, and Gilbertson voted aye. Absent and not voting: Members Swiontek and Sobolik. The motion was declared carried.

Item 4: Update on Implementation of Expanded RZ Boundary pursuant to Senate Bill No. 2329

Planner Joe Nigg stated that with recent legislative changes, the City has the ability to expand the Renaissance Zone boundary from 38 blocks to 49 blocks. Mr. Nigg explained the Renaissance Zone Plan was designed to allow for boundary expansion and referred to the map in the packet showing City staff's recommendations for the expanded Renaissance Zone boundary. Mr. Nigg stated City staff would like to obtain public input and come back to the Renaissance Zone Authority at a subsequent meeting to finalize the new Renaissance Zone boundary.

Item 5: Downtown City Center Comprehensive Plan RFP

Planner Joe Nigg presented the Request for Proposals (RFP) for the Downtown City Center Comprehensive Plan (or Downtown Plan) stating the City Commission approved the RFP on December 7, 2015. He expressed City staff's interest in any feedback the Renaissance Zone Authority would have regarding this RFP and reiterated the importance of engaging the RZA in this master planning process. Mr. Nigg explained the background and proposed timeline of the RFP.

Board discussion continued regarding transportation and improving access to the downtown area.

Item 6: Other Business

Member Furness moved the meeting be adjourned. Second by Member Luchau. All Members present voted aye and the motion was declared carried.

The time at adjournment was 8:48 a.m.