

Historic Preservation Commission

Regular Meeting

October 10, 2024, 4:30pm

City of Mankato

Present: Justin Vossen, Jessica Potter, Tim Pulis, Mike Lagerquist, Mary Murray, John Zehnder

Staff: Bennett Hanson, Sydney DePrenger, Molly Westman, Dani Theis

Call to Order

The meeting was called to order at 4:27pm.

Approval of Agenda

Mike Lagerquist moved to approve the agenda, Tim Pulis second with all in favor.

Approval of Minutes

September 12, 2024 Minutes:

Justin Vossen moved to approve the August meeting minutes, Tim Pulis seconded with all in favor.

Old Business

PreserveMN 2024 Wrap-Up:

The PreserveMN Conference wrap-up was moved to the second topic of discussion for this meeting.

The members of the commission that attended the HPC Conference discussed the tours and their take-a-ways and the conference in general. They all noted the great work Red Wing has put into their Downtown District in preserving the historic buildings and features.

Mike Lagerquist stated that he was talking with Michael Koop and that Michael stated he was very impressed with Mankato having six representatives at the conference.

Sydney DePrenger stated that she received receipts from Tim Pulis and Mike Lagerquist. She stated that she still needed John Zehnder's receipts for registration and the hotel the grant process by early next week, as they are due on the 23rd or 24th.

Molly Westman asked if SHPO announced the location for the 2025 PreserveMN Conference.

Sydney DePrenger stated that they didn't announce the location for 2025, but that they did discuss the situation for 2026. She explained that they announced that the 2026 conference would not take place and that instead the National Alliance of Preservations Commissions would be hosting their 2026 FORUM conference in Minneapolis in its place.

Commission members and staff discussed their interest in FORUM and wondered if they would do scholarships to attend that conference instead and whether it would only be HPC members or if it would include other types of attendees.

Jessica Potter asked Sydney DePrenger to send out additional information on FORUM when able.

Bennett Hanson stated that it was interesting to see the different ways that HPC's operated across the state. Explaining that Red Wing's HPC serves a much more involved role in the planning and approval process in their community.

New Business

R2025 Bus Stop Improvement Project:

Jessica Potter recommended that the Bus Stop Improvement project be discussed first. HPC members agreed to this modification to the agenda order.

Sydney DePrenger stated that the bus stop improvement project has been brought before the commission in 2022 and 2023 and is returning again for SHPO review. She explained that the commission will review the 100-some bus stops for concerns, but also clarified that many of the stops are in newer areas of less concern.

Sydney DePrenger introduced Dani Theis, City of Mankato Transit Administrative Specialist, who was chosen to attend the meeting to present the bus stop improvements to the commission.

Dani Theis asked staff to pull a number of the relevant bus stops from the bus stop improvement package up on screen. She explained that there are two bus stops adjacent to the Lincoln Park Historic District and one along the border of the district.

Dani Theis clarified that these improvements are somewhat different from previous improvements as they are focusing on installing new bus stops instead of making minor improvements to existing stops. She explained that the only construction that would occur at the three aforementioned bus stops is that of a concrete pad and transit signage, and not a bench or a shelter.

Dani Theis provided the locations of the three stops: 1) E Liberty Street and Second Street, 2) Byron Street and Second Street, and 3) W Pleasant Street & Byron St, or #30, #31, & #32 on the Bus Stop Improvement Package document.

Tim Pulis asked staff to go to #60 and #61 on the improvement package document. He asked where City Staff get the aerial photos used in the improvement package. Dani Theis explained that the photos are from the City of Mankato's GIS program and that the photos used are from April of 2022.

Jessica Potter asked if the commission could see an on-the-ground photo of the area. Staff used Google Maps Street View to show the area. Jessica Potter stated that the rental residents at 429 Warren St use a majority of the front yard for parking. She explained that we may want to be careful where we place the bus stop to prevent damage to bus stop improvements and to avoid the stop from being blocked by parking habits on site.

Jessica Potter asked the commission if they had any concerns regarding the impacts of the proposed bus stop improvements on any historical or archaeological sites. She explained that if no commission members had any concerns then they would need to make a motion to express this.

Mike Lagerquist asked staff to return to viewing the bus stops near the historic district. He then stated that he reviewed the bus stops and only saw that some of the bus stops were set for an area in the turn-lane.

Dani Theis explained that staff looked at all their bus-routes after adjustments and marked every ¼ of a mile with a tentative bus stop. She further explained that they haven't decided on specific areas for the stops and many would likely need to be modified by 50-100 feet. She continued by stating that she believed a number of the proposed stops would be eliminated once they have done a more in-depth review of the stops, as that was what occurred in previous years.

Sydney DePrenger & Molly Westman stated that there is a resolution included in the agenda packet that would be signed to show approval after the commission's review. Sydney DePrenger further explained that Shawn Schloesser created a summary and resolution to formalize the process. She stated that the resolution provides a shorter summary of the work.

Mike Lagerquist requested that the commission continues to review the bus stops near and within Lincoln Park.

Staff pulled up pages 27, 28, 29, & 30 on the Bus Stop Improvement Package.

Mary Murray motioned that upon the commission's review of 2025 bus improvement, that they approve the resolution as stated. Mike Lagerquist second the motion with all in favor.

The commission thanked Dani Theis for her time and she departed the meeting.

Miscellaneous

Brownfield Advisory Committee Appointment:

Sydney DePrenger explained that Courtney Kramlinger (Economic Development Coordinator) asked her to inquire with members of the HPC regarding interest in serving on the Brownfield Advisory Committee. She stated that Courtney Kramlinger had provided her with a summary of what the advisory committee entails and that it was provided to the commission in the agenda.

Sydney DePrenger read off the summary provided on the Brownfield Advisory Committee. She explained that the historical knowledge held by members of the commission would be useful for the advisory committee.

The committee discussed the Brownfield Advisory Committee further, asking questions about sites within the community that have been identified as brownfield sites. Bennett Hanson explained to the committee what would be expected out this new advisory committee and their part in brownfield clean up and development.

Mary Murray stated that she previously served on a brownfield advisory committee in Florida and due to that experience, she did not believe those in the HPC would be relevant to the process. She explained that her understanding of the committee is when someone looks to redevelop an area that has already been identified as a brownfield, and that the EPA has dollars associated with cleaning that up. She further explained that what happened in Florida is that the historic component was figured out as part of a development plan prior to the committee meeting.

Bennett Hanson explained that Mary Murray's observation is correct for part of the process of the committee, as the later meetings of the committee focus more on the environmental cleanup and redevelopment abilities. He then explained that depending on the project, earlier committee meetings can include an assessment and discussion on the history of the site, area, and brownfield status.

Sydney DePrenger reiterated the purpose for including the brownfield advisory committee opportunity within the agenda. Bennett Hanson stated that the grant would be applied for mid-November and that it would be useful to have commission members contact us with their interest as soon as possible so that their information can be provided on the grant application to show we have an established committee in place.

Jessica Potter stated that if members of the commission are interest, they should contact staff.

1st Nation Bank Building Windows:

Tim Pulis commented that the windows in place at the 1st National Bank Building and that they look nice.

Justin Vossen and Molly Westman agreed that the windows looked nice when they saw them and that it made them wish to see before photos of the windows.

Jessica Potter stated that if you would've looked at the windows from the ground before the restoration, you would have noticed a wavy look to the windows due to the lead failing and warping.

Adjournment

Mike Lagerquist motioned to adjourn and John Zehnder seconded with all in favor.

The meeting was adjourned at 5:10pm.