

## **Historic Preservation Commission**

### **Regular Meeting**

**December 5, 2024 4:30pm**

### **City of Mankato**

Present: Jessica Potter, Tim Pulis, Mike Lagerquist, Mary Murray

Staff: Sydney DePrenger, Molly Westman, Travis Johnson

#### **Call to Order**

The meeting was called to order at 4:35pm.

#### **Approval of Agenda**

Mike Lagerquist moved to approve the agenda; Mary Murray seconded with all in favor.

#### **Approval of Minutes**

##### **October 10, 2024 Minutes:**

Tim Pulis moved to approve the October meeting; Mary Murray seconded with all in favor.

#### **Old Business**

#### **New Business**

##### **Discuss the memo and CLG Grant 2025 and the opportunity to apply for the CLG Grant 2025.**

Sydney DePrenger stated that Michael Koop had sent out a memo for the CLG grant information for 2025. This memo also included information on what the grant could be used for, and the commission should discuss potential projects that would qualify for this grant.

Mary Murray questioned if signs would qualify for this grant

Sydney DePrenger stated plaques or signs would be available under this grant. To apply for the grant, a draft would need to be submitted by January 10<sup>th</sup> and the completed draft would need to be submitted by February 21<sup>st</sup>.

Sydney DePrenger indicated that she had reached out to the desired sign vender, and they indicated it would be 6 months for an order to be completed. The group discussed previous orders and grant applications.

Jessica Potter indicated that she had the opportunity to meet with people associated with Ardent Mills. They indicated that because it would be a competitive business they will not allow another flour mill to go into that space. Based on this, we know that flour milling will end at that location on January 15, 2025 and the text on the plaque could reflect that. She will send out of the texts that have been approved in previous years, to the commission.

Mary Murray inquired if there were any additional plaques that we would want to look at

Sydney DePrenger indicated that she would pull the grant from either 2019 or 2020 to show the list of what the commission ordered and have that sent out to the commission.

The group discussed the possibility of accessing the interior of the property to take pictures of the machinery for historic records. The commission wondered if they would be able to ask staff to see if it is a possibility.

Jessica Potter stated that she had reached out to the CEO and CFO of Ardent Mills requesting access to photo or video document the space and potentially public tours. She indicated they were receptive to at least letting the historical society go through archival documents before they were thrown out.

Tim Pullis inquired if it would be possible to see what other grants have been done in different communities with HPCs to give us ideas on what we could do. Sydney DePrenger was able to pull on the SHPO website examples of what other communities had applied for and what was granted.

Mary Murray inquired if it would be possible to put the 2 plaques through that are ready and potentially doing the others next year based on the deadlines.

Jessica Potter indicated that if we did receive the grant, work could not be started until July 1<sup>st</sup>. The money that we would receive would either be used in the 2<sup>nd</sup> half of 2025 or beginning of 2026. It would be likely if everything went smoothly the plaques would be installed as of spring of 2026.

Molly Westman mentioned that an important part to this will be getting the owners to sign off on it. Once we get the sign off from them, we can work through the other steps.

Jessica Potter mentioned that Lincoln Community Center was still wanting to proceed with Hubbard being more of an unknown based on the mill closure. She also indicated that she would get the text from the plaques out to the commission and will follow up with the 2 property owners to ensure they were still interested.

Sydney DePrenger indicated the commission will be applying for these grants for the plaques that will have a preliminary draft due date of January 10<sup>th</sup>.

## **Miscellaneous**

### **Staff updates**

Sydney DePrenger wanted to go over projects that are going on throughout the City of Mankato in relation to historic properties. One of which is the Landmark building. She indicated that no demo permits for that property have been received as of the time of this meeting. The other being the Kern bridge. She spoke with the City of Mankato Engineering department, and they indicated they are going through the final stages and the bid will be posted soon. They are hoping to start work this spring and hoping to be done by the end of 2025.

Mike Lagerquist questioned if that was just for the installation of the bridge.

Sydney DePrenger indicated that her understanding was for the installation of the bridge but as of right now we don't have a clear picture of timeframes.

Sydney DePrenger also mentioned the Post Office building located at 401 S 2<sup>nd</sup> Street. She indicated that we have not received any permits for this building.

Mike Lagerquist questioned if the Burton project on 2<sup>nd</sup> and Main has been put on hold.

Molly Westman stated that this project has been put on hold and that she is not aware of why. She also indicated that nothing has been formalized and based on time frame anything done at that property would need to be reviewed

Mary Murray questioned why the building on Front Street and a few other properties around town that don't seem to have any historic significance are being reviewed

Sydney DePrenger indicated these projects are EDA tax levy projects. It is required to be reviewed to ensure there is no historic significance to the location. She also indicated that she would talk with Courtney Kramlinger to get further clarification.

Molly Westman also followed up that the objective was that if the City was going to put EDA funds into a property, they wanted to make sure they were not doing anything to negatively impact the historical value of that building.

Mary Murray also questioned the work being done at the Covenant Family Church at 709 N Riverfront Dr and why that building didn't go through a similar process.

Jessica Potter indicated that building does not have local designation, and they did not receive any EDA funding for the project.

Tim Pullis questioned the work being done at 115 S Riverfront Dr and why this is something the HPC has not reviewed.

Jessica Potter stated that because it does not have local designation and has not received EDA funds. Because of this it is not something the HPC will review.

Molly Westman stated that the only work that is being done at that location is more so to fix the brick that maybe damaged.

Jessica Potter indicated that the Landmark building also does not have local designation so when the demo permits come through for this property, the HPC will not need to review it. She also mentioned that this is another reason why the local designation of properties should be reviewed.

Mary Murray questioned if we should be prepared to try and use some grant dollars to put towards looking at what should be designated.

Jessica Potter indicated that we have the context study that has already identified properties that could qualify for designation. She indicated in the past they kept a list of these properties to try and get them through the process of receiving local designation.

Molly Westman stated that in the past, the HPC would develop a work plan that would be beneficial to laying out the goals for the year.

The commission spoke about implementing a work plan. Sydney DePrenger stated that she has access to previous work plans that could be used as a template. She mentioned that she would add that to the January meeting to develop the work plan for 2025.

#### Ardent Mills

Sydney DePrenger stated that she did reach out to Michael Koop in relation to Ardent Mills and if there was anything else that the HPC could look at when it comes to a historic location such as this. She sent him information on the property and if he could provide any input on options available.

Mike Lagerquist stated he had come across an old article that had mentioned some different ideas for that property including a museum. He also indicated the importance of documenting the milling process while the mill is still in operation and not after the mill is closed.

Jessica Potter also indicated when she was at the meeting with Ardent Mills, local designation and façade easements were mentioned in a way to protect the buildings.

#### Adjournment

Mike Lagerquist motioned to adjourn and Tim Pulis seconded with all in favor.

The meeting was adjourned at 5:25 pm.