

City of Sandstone
EDA Meeting Minutes
February 6, 2019

CALL TO ORDER: 6:00 p.m.

ROLL CALL: Kester, Spartz, LaBounty, Anderson and Franklin

Members absent: Palmer, Devlin

Staff present: Administrator George, Deputy Clerk/Utility Billing Leaha Jackson

Others present: Sandy Sandwick, Irene Sandell, Steve Palmer, Virginia Henkel, Becky Gaede, David Fornengo, Dennis Landowski, Larry & Karen Helwig, Jeanne Coffey, Al & Cheri Holm, Tim & Kathy Burkhardt, Ken & Ardie Johnson, John & Jack Gaede, Bernie & Sharri Johnson, Kate Stower, Robert Harvold

PUBLIC HEARINGS / PRESENTATIONS:

Kathryn Stower – Adaptive Reuse of Historic Buildings in Rural Minnesota

The City was granted the opportunity to work with an intern through the University of Minnesota Center for Urban and Rural Affairs (CURA) program. The project involved research on successful adaptive reuse projects in small communities in rural Minnesota. After an application and interview process, Kathryn Stower was selected as the intern. Stower began work on the project in October, 2018, and has now finished with the report. She was present to provide an overview of her findings.

Stower researched 12 projects throughout rural Minnesota, starting with a survey and following up with phone calls, to gather information about the projects, the uses, the partners, the financing, the challenges, the lessons learned, etc. She reviewed each of the 12 projects with the audience.

Stower concluded her presentation with her recommendations/comments as the City embarks on the adaptive reuse of the old High School building (The Rock):

- Schools are especially well-suited to housing uses.
- Investigative visits can be an important part of the planning process.
- Innovation is necessary in piecing together funding.
- Be clear on the main goal of the project, prioritize, and be prepared to compromise.
- Assemble a team of experts and a project “champion”.
- Use a developer or contractor who has experience in historic preservation.
- Be patient and persistent – adaptive reuse projects take time.

Audience members were provided the opportunity to ask questions or make comments, some of which were:

- Would it make sense for The Rock to be taken off the National Register of Historic Places?
- Would the newer additions be removed?
- When will the pigeons be addressed?
- What is the plan for the building?
- Glad to see something happening with the building – long overdue.

Administrator George explained that the City is looking at moving the Sandstone Public Library, the Sandstone History and Art Center, and possibly the Old School Art Center into the lower level of the building and redeveloping

the upper levels for apartments. She stated that an update of the Phase 1 Environmental Site Assessment is being done and that the City will apply for a DEED Demolition Loan to help with the costs of removing the newer additions. She also noted that the City is pursuing other programs offered by the Minnesota Historical Society to help with a Building Reuse & Feasibility Study, Conditions Assessment & Treatment Recommendations, a Historic Structure Report, and possible roof/window repairs.

ADJOURN

The meeting was adjourned at 7:20 p.m.

Phillip Kester, Chair

Kathy George, Executive Director