

City of Sandstone
EDA Meeting Minutes
August 25, 2021

This meeting took place in-person with a Zoom video conference option.

CALL TO ORDER: 6:02 p.m.

ROLL CALL: Peter Spartz, Val Palmer, Julena Rahier, Randy Riley, Tim Schmutzer, Matt Anderson, Cassie Gaede
Members absent: None
Staff present: Executive Director Kathy George
Others present: None

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

Motion Riley, second Rahier to approve the Agenda as presented. Motion carried 7-0.

PUBLIC HEARING/PRESENTATION: None

APPROVE MINUTES

Motion Rahier, second Riley to approve the minutes of the July 28, 2021 Regular EDA Meeting. Motion carried 7-0.

Historic Structure Report – The Rock

As previously discussed, one of the routes to pursue for the redevelopment of The Rock (historic school building) is through the Minnesota Historical Society (MNHS). The first step in this process is to have a Historic Structure Report (HSR) completed on the building. An HSR provides documentary, graphic, and physical information about a property’s history and existing condition. It is an effective part of preservation planning and also addresses management/owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a scope of recommended work. The HSR serves as an important guide for all changes made to a historic property during a project – repair, rehabilitation, or restoration – and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

The EDA put out a Request for Proposals on June 6th and distributed the RFP to over 50 potential consultants. Proposals were due July 9th. Eight proposals were received, with the fees ranging from \$23,500 to \$137,400:

Meyer Group Architecture	\$137,400
InSite Consulting Architects	\$117,500
Miller Dunwiddie	\$ 86,920
Terracon	\$ 86,370
Collaborative Design Group	\$ 69,870
LHB Corp.	\$ 63,360
Engan Associates	\$ 40,000

Of these 8 firms, representatives from 2 firms came to tour the building: Pasque Architecture and Meyer Group Architecture. The 8 proposals were sent to all EDA members separately for review prior to the meeting.

The EDA is applying for a grant from MNHS for the HSR. Pre-applications were due July 23rd. Administrator George submitted the pre-application using the highest number, \$137,400. The final application is due September 10th. Comments on the pre-application are expected from MNHS soon, and the final application will be submitted after all comments have been addressed.

EDA members discussed a selection process to narrow down the proposals to the top three, and proceeding with an interview process. Discussion then focused on the proposal from Meyer Group Architecture. Tim Meyer, the Principal Architect, attended school at The Rock. He brought a team of 5 members to review the building. He also understands the 4 paths the EDA may want to pursue for the building (which is a big factor in the cost for the HSR). Meyer Group has a vast amount of experience with historic buildings and they have put together a pretty solid team for the HSR. EDA members noted that the proposal from Meyer Group Architecture was the most thorough.

Motion Schmutzer, second Palmer to accept the proposal from Meyer Group Architecture for the Historic Structure Report for the historic Sandstone school building. Motion passed 7-0.

Various Updates

- Quarry Kids Child Care Center
 - Mindy Leger provided a written report
 - She is working on the application for State Licensure
 - She has been unpacking all of the items that were purchased with the DEED grant and putting furniture, etc., together, taking inventory, and determining what is still needed
 - She is researching grant funding and other funding resources, playground equipment and pricing
 - She is working on creating a new Board of Directors and selecting officers
 - She is working on menu and curriculum planning
 - She set up a State ID and a Federal Tax ID number
 - She registered Quarry Kids Day Care Center with the State
- Rail Impact Study
 - In May, County Administrator David Minke, County Economic Development Coordinator Lezlie Sauter, Andy Mielke & Justin Scott with SRF Consulting, and I met to discuss the possibility of doing a Rail Impact Study for Pine County
 - Follow up conversations with the Federal EDA are positive – it is suggested we expand it to a Transportation Impact Study
 - Some footwork needs to be done to prepare an application for funding
 - Waiting to hear from the County on how they would like to proceed
- Inventure Real Estate
 - Positive comments were received as a result of the reference checks

- The Exclusive Listing Agreement has been signed by EDA President Palmer and sent to Doug Boser for signature
- Northern Lights Alliance (NLX)
 - Attended the Technical Advisory Committee meeting on August 17th
 - The “American Jobs Plan” Infrastructure bill passed the Senate and is waiting for the House to act. It includes \$66 billion for inter-city passenger rail. Amtrak has 28 routes sponsored by 18 states, and said it is difficult to establish new routes.
 - Funds have been allocated to the Federal Rail Authority (FRA) for competitive grants. \$12 billion has been designated for our region. States must provide matching funds.
 - There is also \$5 billion designated to the CRISSY grant program.
 - Originally, NLX submitted a request for half a billion plus 5 years of operating expenses; but now they must submit through the competitive process (and have a State match commitment)
 - Amtrak can’t use Federal grant funds on new routes under 750 miles
 - Lobbying / PR efforts continue
 - NLX is working on their 2022 budget, they want to increase the funds for lobbying / PR
- 2020 Census data is starting to come out
 - Sandstone’s population has **decreased** 387 from the 2010 Census – likely the result of a decrease in inmates at FCI
- Mayor Spartz and Administrator George attended the open house for Harvest Christian School on August 15th. They purchased and redeveloped the former Gateway Clinic building and plan to start this school year in their new space. It’s quite an improvement from their previous location.
- S&P Supervisor Hiler and Administrator George met with PHASE on August 18th to look at cleaning up the Rock. We are waiting for some numbers and availability from them before proceeding.

ADJOURN

Motion Riley, second Rahier to adjourn at 6:30 p.m. Motion carried 7-0.

Valerie Palmer, President

Kathy George, Executive Director