

**CITY OF CHATFIELD
HERITAGE PRESERVATION COMMISSION**

REGULAR MEETING

**Council meeting room in Thurber Community Center
Chatfield Municipal Building, 21 Second St. SE**

**TUESDAY, MARCH 22, 2022
7:00 P.M.**

Agenda

- I. Call to order
- II. Approve minutes of February 22, 2022 regular meeting
- III. Reports
 - 1. Chatfield Center for the Arts Phase II – progress report
 - 2. Minnesota Historic Rehabilitation Tax Credit – legislative update
- IV. Unfinished business
 - 1. Haven Wall preservation plan
 - 2. HPC student member
- V. New business
 - 1. Preservation Month
 - 2. Joint meeting with city council (April 25)
- VI. Other new business
- VII. Miscellaneous
- VIII. Adjournment

5. Develop and implement a master plan for conservation and public use of the Haven Wall.
6. Initiate the planning process for additional heritage site interpretive signs.
7. Establish an on-line digital library of publications relating to the preservation, protection and use of Chatfield's heritage resources.
8. Explore the feasibility of establishing a capital investment fund for financing bricks and mortar projects at historic buildings in the city.

All ayes / motion carried.

Frederichs entered a motion, with a second by Sturgis, to set meetings to take place on the fourth Tuesday of each month, with the third Tuesday in November and no meeting in December. All ayes / motion carried.

Sturgis entered a motion, with a second by Lund, to appoint Giesen as Chair and Frederichs as Vice-Chair for 2022. All ayes / motion carried.

The commissioners were asked to think about the prospect of adding a student commissioner to the HPC. The commissioners were asked to think about how to create a meaningful experience for a student, how to leverage the talents of the student, how long a student should be appointed, what time of year they should be appointed, etc. It was determined that this item should be added to the next agenda.

Sturgis entered a motion, with a second by Frederichs, to adjourn at 7:45 p.m. All ayes / motion carried.

**CITY OF CHATFIELD
HERITAGE PRESERVATION COMMISSION
MINUTES OF FEBRUARY 22, 2022
MEETING**

A meeting of the Heritage Preservation Commission (HPC) was held in the council chambers at City Hall on February 22, 2022. The meeting was called to order by Chairperson Giesen at 7:08 P.M.

Members present: Chris Giesen, Ben Frederichs, Sara Sturgis, Michael Martin and Ruth Ann Lund.

Members Absent: Myrthis Griffith and Pam Bluhm.

Others present: City Clerk Joel Young.

Martin entered motion, with a second by Lund, to approve the minutes of the November meeting. All ayes / motion carried.

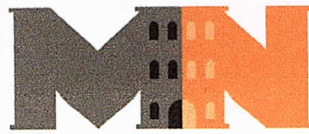
Chatfield Center for the Arts update: A brief description of progress was provided, noting that all members are invited to tour the building on March 1st.

Old Business:

- Reviewed HPC accomplishments of 2021.
- The commissioners discussed the thought of returning to bi-monthly meetings but ultimately determined that monthly meetings should be maintained until the construction of the Center for the Arts is completed. The group will discuss the meeting schedule again at that time.
- Review goals and objectives, 1 – 8. A suggestion was to use the current Comprehensive Plan to guide the work instead of writing a new Preservation chapter for the Plan.
- Develop recommendation to include a budgetary item to explore the feasibility of establishing a capital investment fund for financing brick & mortar projects at historic buildings in the city.
 - The group discussed criteria by which to make decisions for these loan/grants, including developing a theme or consistent look that might be desired.
 - Giesen will develop information to present to the Committee of the Whole in April.

Martin entered a motion, with a second by Frederichs, to approve the list of goals and objectives for 2022, as follows:

1. Continue to hold monthly commission meetings.
2. Sponsor educational activities during Preservation Month (May).
3. Conduct a joint meeting with the city council.
4. Nominate all of the National Register listed properties for designation as Chatfield Heritage Landmarks.



Coalition Talking Points

Context

In 2010, the Minnesota legislature enacted the Minnesota Historic Rehabilitation Tax Credit, which parallels an existing federal tax credit. The credit supports historic preservation efforts in the state.

In addition to stimulating economic activity, historic preservation benefits people by providing a sense of place and continuity, efficiently using resources, preserving craftsmanship, improving aging neighborhoods and assets, and encouraging creative new uses of existing spaces.

If not renewed, the HTC will expire on June 30, 2022.

Economic Impact

Since 2011, the HTC:

- Generated more than \$5 billion in economic activity across the state
- Saw more than 150 projects completed across Minnesota
- Created more than 28,000 jobs
- Generated \$1.9 billion in income for labor
- Yielded more than a \$9 return for every \$1 of HTC investment
- Yielded more than a \$16 return for every \$1 of HTC investment in Greater MN projects

In 2021 alone, the HTC:

- Saw 34 applications for support, a program record
- Generated more than \$1.4 billion in future economic activity
- Supported more than 9,000 jobs
- Every \$1 invested generated \$11.30 in economic activity across the state

Sustainability

Support for redevelopment of historic buildings is support for sustainability. These projects consume less materials, less energy, and contribute less to landfills than demolishing old buildings to construct new ones. The HTC make it possible for developers to pursue a greener way to build.

Statewide Impact

The positive and significant effects of the HTC are felt across the entire state. In 2020, eleven properties utilized the credit, and five were in Greater Minnesota (Duluth, Fergus Falls, Mankato, Owatonna, and Winona).

Local Community Impact

While harder to measure concretely, the HTC is instrumental in helping maintain a sense of community and pride of place. Reinvestment and redevelopment into celebrated local landmarks contributes to engaged citizens who are active in their communities.

Strong Bipartisan Support

Even in difficult and fractured times, the HTC is something both political parties can agree has significant value. State representatives and senators from both parties, from around the state, have voiced their support for renewing the HTC.

They include:

- Rep. Youakim (Hopkins)
- Rep. Davnie (Mpls)
- Rep. Davids (Preston)
- Rep. Rasmusson (Fergus Falls)
- Rep. Garofalo (Farmington)
- Sen. Miller (Winona)
- Sen. Dziedzic (Mpls)
- Sen. Jasinski (Faribault)
- Sen. Bakk (Cook)
- Sen. Senjem (Rochester)

Should the Minnesota Historic Tax Credit Receive Another One-Year Extension?

No. The State Historic Tax Credit should be extended for at least 8 years.

Another one-year extension would be...

...Inefficient

A year-by-year approach to this legislation wastes money. The state employees use their time and the public's money to inch this policy along. Time and money is much better spent elsewhere.

Another one-year extension of the Historic Tax Credit, with its incredible economic impact and bipartisan support, doesn't serve Minnesota communities. It just flushes public money down the toilet.

In short:

It's a waste of time and money to inch along a policy that does so much good across the state.

...Ineffective

Building redevelopment, particularly of a historic property, is a significant long-term investment. The uncertainty inherent in a one-year extension does not allow project applicants enough time to complete the pre-development work to access this important tool.

In turn, communities around the state will lose out on millions of dollars of potential investment

In short: A one-year extension undermines the tax credit, making communities poorer in the process.

♦♦Chatfield Heritage Preservation Commission♦♦

Chatfield City Hall 21 Second Street SE Chatfield, Minnesota 55923

FOR IMMEDIATE RELEASE

HERITAGE PRESERVATION COMMISSION ACCEPTING NOMINATIONS FOR 2021 PRESERVATION AWARD

The Chatfield Heritage Preservation Commission is now accepting nominations for the city's 2022 Preservation Award. The award, which is presented annually during Preservation Month (May), honors individuals, historic property owners, contractors and organizations that have important contributions to the preservation, protection and use of Chatfield's historical and architectural heritage. Previous award recipients are:

- 2009 Scott Hanson (multiple residential and commercial property renovations)
- 2010 John and Dawn Cole (renovation of the historic Snider Building, 201 Main St.)
- 2011 Sherry and Rick Allan (renovation of Chosen Valley Lanes, 118 Main St.)
- 2012 Todd and Brenda Johnson (stewardship of historic Perkins House, 322 Winona St.)
- 2013 Library Board of Trustees (stewardship of the historic Chatfield Library, 314 Main St.)
- 2014 Tony and Melissa Klema (renovation of Adourn storefront, 218 Main St.)
- 2015 Mile Elder (restoration of windows at 224 Main St.)
- 2016 Steven H. Harmon (design of HVAC system, Chatfield Center for the Arts phase one modernization)
- 2017 Angie Bicknese and Brayanna Berry (renovartion of Bick-N-Berry Boutique storefront, 221 Main St.)
- 2018 Marion Lund (restoration of stone wall at Oakenwald Terrace, 218 Winona St.)
- 2019 Rocky and Melissa Burnett (renovation of historic building, 208 Main St.)
- 2020 Fred and Pamela Gerlach (donation of historic Haven Wall, 132 Winona St.)
- 2021 St. Mary's Catholic Church (preservation of historic church building, 405 Bench St.)

The deadline for nominations is April 22, 2022. The 2022 Preservation Award will be presented by Mayor Russ Smith at a City Council meeting during the month of May. The Heritage Preservation Commission is accepting written nominations in either electronic or hard copy. Nominations should be addressed to the Heritage Preservation Commission, 21 SE Second Street SE, Chatfield, MN 55923; email hpc@ci.chatfield.mn.us

CITY OF CHATFIELD
HERITAGE PRESERVATION COMMISSION
2022 ROSTER

Ben Frederichs (term expires January 31, 2025)
400 Seventh St. SE
507-421-8352 (cell)
b.fred@mchsi.com

Giesen, Chris (term expires January 31, 2025)
702 Twiford St.
507-990-1822
cgiesen@ci.chatfield.mn.us
chris.giesen@cedausa.com

Sturgis, Sara (term expires 2023)
1139 John and Mary Dr.
507-273-1776 (cell)
krebsber@gmail.com
sara@fillmorecountyhistory.org

Griffith, Myrthis (term expires January 31, 2023)
728 Fillmore St. SE
507-251-9573
gwhiz728@gmail.com

Lund, Ruth Ann (term expires January 31, 2023)
704 James St. NE
507-867-3806
ruthannlund@yahoo.com

Martin, Michael (term expires January 31, 2024)
360 Old Territorial Road NE
507-421-2414
mpmartin5753@gmail.com

Bluhm, Pamela (city council member, term expires January 2023)
220 Main Street South
407-421-2414
Councilorbluhm@ci.chatfield.mn.us

Vogel, Robert C. (Preservation Planner)
319 Division Ave. S., Spring Grove, MN 55974
507-498-3810
rcvogel@pathfindercrm.com