

Heritage Preservation Commission  
December 27, 2016 Meeting Minutes  
Council Chambers – Duluth City Hall

I. Call to Order and Roll Call

Chair Michael Poupore called to order the meeting of the Heritage Preservation Commission (HPC) at 2:08 p.m. on Tuesday, December 27, 2016.

Attending: Stacey DeRoche, Terry Guggenbuehl, Michael Poupore, and David Woodward

Absent: Laurie Boche, Ken Buehler and Mike Malone

Staff Present: Ben VanTassel, Jenn Moses, and Cindy Stafford

Visitors: Heather Rand

II. New Business

A. Welcome to Stacey DeRoche. She introduces herself and is excited to serve on the commission.

B. Pastoret Terrace and Other Business Development Projects – Heather Rand – Director of Business and Workforce Development addresses the commission. Her department has a staff of about 29. Their team focuses on business development. Their mission is to drive economic prosperity and the HPC is a component of that. They work with federal and state grants. The Pastoret Terrace had a fire in 2010 and was condemned shortly thereafter. In early November of 2016 they invited a request for proposal (RFP) for developers. Part 1 is due in the beginning of January. Goals include: redevelopment contributes to the HART district, economic impacts, and the credentials of the developers. They are looking at adaptive re-use options, or a redevelopment that gives a “nod” to historic character. They sent 200 RFPs to architectural firms throughout the Midwest, and hope to get a good response with around 9 bids going into phase 2 of the RFP at the end of January. They hope to have a Development or option agreement by June. They have a screening committee which includes the mayor and DEDA. If they don’t receive any responses, they will need to come up with a plan B. Terry Guggenbuehl likes the three-tier system of the RFP. Some lots are owned by individuals. Will the city help out with the larger development picture? Rand states for the lower part of block they reached out to A&L Properties which have sold their assets. They are receptive to selling the property to complement their tech village and the Wieland building. The city is leaving it up to the bidding development team. David Woodward is concerned about the local landmark property across the street (Clayton Jackson McGhie Memorial). He doesn’t want a new project to be detrimental to the local landmark status. Chair Poupore asks if an HPC member can serve on their screening committee. Woodward mentions grants and tax credits and wishes they had more of a voice in helping developers with the process. Rand appreciates the HPC comments. She wants to reiterate the mayor appreciates the HPC’s expertise, and would like the screening committee to be neutral. DeRoche asks what the thought is of what will go in there. Rand notes retail space could mean office or store front. Interested in public/private ownership. The Downtown area has a waiting list for housing. Office space has a high degree of vacancies downtown. Rand hopes they get a variety of proposals. Rand discusses other projects including the building across the avenue: Shrine Auditorium – 201 E. 1<sup>st</sup> St. The building is being occupied currently, but they would like to see a developer come in and showcase it. The armory project is looking at a historic renovation. Retail and office space with maybe some space for performances. They haven’t been successful in receiving tax credits. The former County jail has an owner



who is looking at adaptive reuse, but nothing proposed yet. Woodward mentions the possibility of a community archive which would be conducive to a museum and could pay for rent by the foot. The former Nettleton School didn't qualify for tax credits. There may be a new developer which will propose some sort of housing. They are optimistic the building will be saved. There is a Chicago developer interested in the Board of Trade building (possible historic tax credits, mix of retail and office, maybe some housing). They are also interested in the Lincoln park neighborhood. They would like to convert warehouses into loft apartments. The city hopes to start marketing the Temple Opera building. It's now primarily used for office space. Their new elevator is shared with the Norshor Theatre building. Other sites they are looking for include old churches. How can they be put back into service with adaptive reuse? Woodward states the religious aspect of the churches are not part of historic nomination. Woodward states the HPC can be helpful in nominating properties for local landmark status, so tax credits can be received. They would like to help to make sure buildings can be adaptively reused. Chair Poupore wants to make sure they are looking at a broader picture. Rand thanks the commissioners for their time. Woodward extends an invitation to Rand to attend future meetings. The former Seaway Hotel is mentioned. There is an opportunity to find a developer to revamp the property. Woodward notes there is Lincoln Park historical survey being done to inventory properties. Per Moses, hopefully there will be a completed draft in the next four months. Heather Rand also mentioned the West Duluth theater.

III. Communications and Other Business

A. Reports – N/A

B. Consideration of Minutes – November 22, 2016

**MOTION/Second:** Guggenbuel/Woodward approve November 22, 2016 minutes.

**VOTE: (4-0)**

C. Chair Poupore shares a copy of the revised work plan.

SPHO training. By the end of 2017 all HPC's will complete all the chapters of the training. Moses will look into it. It might be divided into separate modules.

Per Moses, the surveys are in the GIS system. Moses states staff would like to focus on the outstanding grant, which is the Lincoln Park Survey.

Poupore reviews future agenda items on the list. He hasn't seen anything from NorShor Theatre. Moses will check with Rand to see if there are building schematics. Maybe April would be a good month to revisit/tour St. Peters Church? Woodward to contact Jeffrey Larson. Chair Poupore asks about the microfilm process. He wants to ensure the files are preserved during the department's proposed office move to the first floor. They hope to compile a list of the most endangered properties for 2017. Woodward would like to pursue Enger Tower for nomination for either January or April. Moses suggests touching base with Director Hamre and Manager Fulton in order to be cohesive with the planning department. Woodward will compile a list for the January meeting.

D. Adjournment at 3:28 p.m. (Next Meeting, Tuesday, January 24, 2017)

Respectfully,



Adam Fulton - Manager  
Community Planning