



# Cherokee Historic Preservation Commission

## Minutes of Meeting at the Cherokee Depot

Wed. Jan. 17, 2024

**Commissioners Present:** Adamson, Snapp, Busch-Mott, Pingel, Greenwood, Wilberding, Younie, Samsel, Caldwell

**Commissioners Absent:**

**Guests Present:** Marilyn Samsel and Tom Letsche

1. Meeting called to order by acting Chairman Snapp at 5:15.
2. Minutes of meeting from Dec. 13, 2023 taken by Kerisa Pingel, reviewed and approved.
3. Discussion of proposed MHI Land Sale:

Tom Letsche: Dec. 21<sup>st</sup> meeting of committee had no new updates either. Ross Baxter with INHF would like to step in and take temporary ownership.

Cindy: As the meeting was adjourning, she got word that the appraisals of the MHI land were completed and came in at \$855,000 total. Wade and Donohoe (as separate parcels) appraised at \$0.

Mick: After talking with Cory Turner, Mick suggested maybe the MHI could be compensated to maintain it? MHI might be willing to maintain the trail (if it still exists).

Email from Chris Tofteberg after 2/9/24 meeting:

I thought real progress was made today in the MHI land sale meeting today. Here are the main takeaways from the meeting, some needing follow up.

1. MHI needs to provide grounds maintenance costs to the City of Cherokee. Tofteberg will get this information to Tom Letsche.
2. Paul Carlson needs a timeline from the community/City with progress milestones toward purchasing.
3. Interested parties are going to form a land sale committee. Please let Tofteberg know who to include for future communication.
  - a. This committee will have a draft plan prior to the next meeting of this group.
4. Comments or concerns about the appraisal (attached) should be routed to Paul Carlson.
5. Senator Evans will talk to contacts in Des Moines about timeframe of sale.
6. Reminder that the Donahoe and Wade buildings have been pulled out as separate from the remaining parcels.
7. Nick Patterson is interested in purchasing land on west side for grazing and would like a plan that includes that.

If I missed anything feel free to chime in. Let me know what you would like from us as you progress. Thanks!

**Chris Tofteberg, MPH /Business Manager**

4. Update on pillars at 500 Park St. (Fountain House entrance) and discussion at city council meeting:

Owners Marcia and Donnie Burch (225-6329)

Our goal with the pillars: Need stabilization and repair, straightening, and possible recoating. Also, we want signage for them, likely a plaque on one of them.

Barb: She has started on the Hotel Motel grant for the pillars project and is asking for \$2000. It is a matching grant due Mar. 15 so the Archives Bd. has been asked to see if they will donate \$500.

Maybe CHPC (between 2 accounts) can cover the remaining balance? Also, one person has called her and would like to donate privately to the project.

5. Updates on **Wilson Bldg** from Mick:

Mick emailed Shawn F. but has not heard back from him.

Once the very cold weather in Jan. arrived, no one is seeing much activity in or around the building.

The Chronicle has done a year in review progress report that appeared in the Feb. 2<sup>nd</sup> paper:

Foutch said all recent work focused on roof repairs and roof waterproofing. Ongoing work will be interior structural repairs and possibly some painting if weather permits. The rest of the winter then will move into internal framing. The workers were still removing old steel from the building. They put down the last of the flooring replacement, which they ended up doing throughout the entire building. They were making structural and leakproof repairs to the roof in preparation for hopefully putting a fabric roof on.

Foutch originally laid out a proposal to rehabilitate the former Wilson school into rental housing as a historic renovation project. He estimated the building can be rehabilitated into approximately 24 apartments ranging from studio to three-bedroom units, and that the project would cost approximately \$3 million and will have a final residual value of \$1.5 million under normal taxation as a commercial rental property.

At that time, Foutch acknowledged a big funding gap regarding the project, but maintained there were tools out there to help bring it to fruition such as tax abatement, tax credits, Iowa Workforce Housing application and a commitment of funds from the city.

Foutch's summarized proposal four years ago included:

1. Parties enter into a development agreement. (Done)
2. City to go through a process to acquire the property and sell to Foutch for \$1.00. (Done)
3. City agrees to support applications for tax credits, etc. (Done)
4. Foutch agrees to comply with applicable codes, ordinances and laws.
5. Foutch will have a signed agreement with Swain Motor Company and Body Shop sharing space on the property. (Done)

6. City will help financially with \$350,000 toward the project if the building can be rehabilitated, \$400,000 if the building has to be demolished, with a payment of \$50,000 to start the process. (\$50,000 done to date)

7. After analysis, if the result is that the building does not qualify for state tax credits and funding sources for rehabilitation are not available, Foutch will be responsible for demolition. If it does qualify for tax credits, Foutch will continue with financial applications and legal and accounting as well as design work and the city will contribute another \$50,000 toward these efforts.

8. If feasible to go ahead with the rehab, Foutch will set up financing and work with the city to make sure there is clear title obtained by Foutch. (Done)

9. Upon completion of the project, Foutch will operate the property as a multi-family residential rental property for a minimum of five years before selling it.

Demo work has ramped up since the first of the year and aged and rotten materials cleaned out, with sub-flooring and flooring installation underway

Updates on **Brummer Bldg** from John Snapp:

Still working on west store front. Storage room has been framed up and windows ordered. A potential renter has come forward with the idea of a "community artisans" gallery of vendors for the space.

Updates on **Lewis Bldg** from Jim:

No new info from Zach Zoul on restaurant info. He did say they had gotten quite a lot of work done on the second floor hallway. There will be a Chamber Coffee in the Hotel basement on Feb. 3. A few families rented the basement over the holidays.

6. Discussion about Pilot Rock: Barb Busch-Mott

Kerisa: Mark Anderson, Sanford Museum Archaeologist, is excited to work with Thomas'. Steve Thomas said they hope to maintain a trail to the rock. We will look into nominating it for the National Registry and Mark has offered to help with that however he can.

7. History Week Sept. 2024

-Chamber Coffee on Friday Sept. 20<sup>th</sup>.

-Tour of Steele house from noon-4:00 (tentatively) and we are planning on charging admission on Sept. 21<sup>st</sup>.

-Pilot Rock Tours with Mark Anderson from the Sanford Museum

-If MHI grounds are still intact, maybe we can include a community or Family Night of events showcasing the disc golf, pickleball, the Donahoe gravesite, Wade/Donahoe buildings, new MHI sign, give golf cart tours the backside of the trail with free will donation for food and drink like the Trails did.

-Do Notable Cherokee Citizens if MHI land falls thru and we no longer have them.

8. No Bills

9. Balance for CHPC /CCF account \$3859.59

10. Balance in CFHP Account with Depot Renovation Inc \$3011.47

10a. History of CFHP Account

CCF (Cherokee Community Foundation) is the non-profit and the umbrella for all the other organizations that fall under it, 501 C3 non-profits or not. Trails, Yacht Club, swimming pool, skate park, all use it. Tom L will have Sara Lucas get back to someone on explaining that to us.

10b. Options for CFHP Account

Defer discussion until next year-Jim A not present to speak

11. Updates if available regarding Skateboard Park

The builder will be here Mon. (Jan.22) on site to meet with those interested. He wants to start this spring with construction. The Hazy Daisy is interested in adding skate related items to their inventory to sell.

12. Items not on the Agenda:

-The paper (Erin R.) contacted Mick and wanted to do a year-end review of what the CHPC has done in 2023. Barb can maybe use our annual report to turn in if the newspaper deadline has not already passed.

-Barb would like to have a CHPC meet and greet sometime soon with City Hall/ Council Members to introduce all new members.

-John Snapp would like to host a Window Restoration workshop. The Brummer Bd is interested. John has contacted Terry Philips (Mills Seed Co.) to see if he is interested in doing the workshop for us in late spring or early summer. He charges \$1000 plus travel and lodging (possibly 2-day seminar). We could maybe look into a hotel motel grant and have matching costs split between Brummer Bd and CHPC to cover the workshop?

13. Next meeting scheduled for Wed. Feb.21, 2024 at the depot at 5:15. Meeting adjourned at 6:30. Motion to adjourn made by Younie, second by Greenwood. All in favor.

