

Grand Forks Historic Preservation Commission  
255 North Fourth Street  
P. O. Box 5200  
Grand Forks, ND 58206-5200

**Draft Minutes**  
**June 10, 2025**

**Commissioners present:** Chuck Flemmer, Nicole Derenne, Doug Munski, Gordon Iseminger, Brian Carlson, Judy Swisher

Guest: Joyce Bruni

Meeting called to order at 6:02pm.

1. Approval of minutes from April 15th, 2025.
  - a. Moved Swisher, second Derenne. Motion carries.

2. Section 106 Reviews:

**Planning and Community Development**

- a. Northland Rescue Mission: Not in a historic district. This project is an improvement to a public facility. The foundation of Northlands Rescue Mission located at 420 Division Ave, Grand Forks, ND 58201, is failing and will be upgraded to reinforce the foundation and ensure future safety. This will consist of the installation of steel and concrete supports. Additionally, various components of the fire alarm system will be upgraded including outdated strobes, emergency lights, sirens, and alarm pulls. All work will take place at Northlands Rescue Mission which is already under applicant ownership, and the project cost is anticipated to be \$85,000.00. The project will utilize \$85,000.00 in CDBG funding. These improvements will greatly increase the safety of the building.  
Motion: NAE. Moved Munski, second Derenne. Motion carries.

- b. United Way – 411 Cherry St: Not in a historic district.  
This project is a rehab of a former apartment building that now operates as an emergency family shelter. At 411 Cherry St, the scope of work includes: installation of new outlets, light switches, cove heaters, and thermostats in all 3 units, installation of a new roof, installation of new siding and trim to rehab existing rotted siding, installation of 2 new exterior doors,

installation of 3 new interior doors, installation of all new windows, installation of new attic installation, and installation of HVAC mini splits in each unit. Installation of a radon mitigation system, lead-based paint abatement, and asbestos mitigation may be included in the project contingent upon testing results.

Motion: NHPA. Moved Munski, second Swisher . Motion carries.

- c. United Way – 419 Cherry St: Not in a historic district.

This project is a rehab of a former apartment building that now operates as an emergency family shelter. At 419 Cherry St, the scope of work includes: installation of new outlets, light switches, cove heaters, and thermostats in all 6 units, installation of new siding and trim to rehab existing rotted siding, installation of 1 new exterior door, installation of 8 new interior doors, installation of all new windows, installation of new attic installation, and installation of HVAC mini splits in each unit. Installation of a radon mitigation system, lead-based paint abatement, and asbestos mitigation may be included in the project contingent upon testing results.

Motion: NHPA. Moved Munski , second Derenne. Motion carries.

- d. Grand Forks Homes Winterland Apartments: Not in a historic district. This project is a rehab of a multi-family apartment complex. Specifically, up to 12 new balconies will be installed on the second and third floor units at 4275 5th Ave N, Grand Forks, ND, a three story 18-plex. The existing balconies do not comply with building codes and cause failure of REAC inspections, so the installation of new balconies is essential to a safe and livable environment at the complex. The property is already under ownership by the sponsor, and there will be no ground disturbance. The new balconies will be installed in one phase with potential future phases featuring more balcony installations. \$130,000.00 in CDBG funds will be utilized for the project.

Motion: NHPA. Moved Derenne, second Swisher. Motion carries.

2503 Glenwood Drive administratively approved for 1995 trailer needing weatherization.

### 3. Chair Report: Chuck Flemmer:

- a. Water Treatment Plant presentation and public meeting

The consultants presented to City Council followed by a reception at the Olive Ann. Council accepted the report and has not yet been actioned. All parties will consider the next steps. Swisher noted the amount money spent for not a good product. Flemmer explained what the consultants were trying to achieve with the pros and cons of a small project vs a larger project and how the financial side would impact a higher density vs a lower density. How many people would benefit was part of the calculus. Perhaps an issue was the limited communication which perhaps took people by surprise. The consultant's goal was to set the guidelines for what would work best on the site.

Iseminger asked for clarification for the city vs the developer. Asked about what kind of retail would go in there. Flemmer explained the desire to have mixed use instead of just apartments.

Guest Joyce Bruni asked about why it needs to be torn down and whether there are cracks in the foundation. Flemmer noted hazardous materials.

Derenne noted the conversation years ago to discuss the development of a new WTP.

#### 4. Coordinator Report: Susan Caraher

##### a. Status of HPF

- i. The National Trust reports that the FY25 funds have been appropriated but Congress is yet to release those funds. Until then, the State is not able to release contracts for the FY25 application. Currently the Historic Preservation Fund has not been re-upped moving forward. They recommend contacting our federal elected representatives with the talking points. The coordinator included those in the meeting packet.

- b. Neighborhood interpretive panel draft – Forgotten Foundations. The coordinator has provided the text and images for the proposed interpretive panels for the lost neighborhood.

- c. Preservation Month social media: We ran a social media campaign throughout May to highlight a range of preservation topics including why we do it, buildings, lost buildings and districts. The coordinator has included an analysis of the activity associated with the

Facebook campaign including new follows. We can report that the post that garnered the most comments and reactions was the lost buildings.

- d. Donated materials
    - i. Clayburgh donation of ND History and framed sketch
    - ii. Family history donated from a Bismarck community member about his ancestors who settled in Grand Forks County in the 1880s, some as farmers and another who was in the Legislature. They are Landons, Blakely's and Pourpoure.
    - iii. Photographs and Maps
  - e. Donated bible to Myra Museum
5. Other business:
- a. Polio/Iron Lung Project – GF Public Health together with Heritage Village have purchased an Iron Lung and are planning to do a public health campaign about the importance of childhood vaccines using polio as an example. We are assisting with some archival newspaper research. They are planning to record a 90 second video highlighting some of the history, any local connection and are also seeking a couple of individuals who may be able to speak directly about the effect of polio. There is also a chance to take the iron lung to a few key venues to further their public promotion. Nicole may know of a contact.
  - b. Surprise project
  - c. Request to purchase 2 display cases – one for Council Chambers to display the Clayburgh donations and the other to be located in the area of our office to display other artifacts.
  - d. Moved Iseminger and second Swisher. Up to \$2500.
  - e. 50<sup>th</sup> Anniversary of Smiley Water Tower/Midtown Park on Saturday 27<sup>th</sup> June.
  - f. Brian – DeRoche Block is undergoing some renovations
  - g. Iseminger asked about whether Odins is open yet
  - h. Kegs is open for summer hours
6. Move to adjourn 7.11 pm., moved Carlson, second Munski. Motion carries.

Upcoming meetings: **Tuesday, July 8<sup>th</sup>, 2025 at 6:00pm**