

City of Excelsior
Heritage Preservation Commission Special Meeting
Minutes
Monday, June 29, 2026

106 Center Street, Excelsior, MN 55331 – Entrance located on Center Street

1. CALL TO ORDER/ROLL CALL

Commissioners Present: Andersen, Caron, Condon, Dahlstrom, Gephart, Macpherson

Commissioners Absent: None

Others present: Jess Long, City Planner; Siobhan Tolar, City Attorney; Amy Lucas, Preservation Consultant; Julia Mullin, Community Development Director

2. AGENDA APPROVAL

Gephart moved to approve the agenda. Macpherson seconded. Approved 6-0.

3. CONSENT AGENDA (including review and approval of minutes from previous meetings)

(a) June 29, 2026 HPC Special Meeting Minutes

Macpherson moved to approve meeting minutes with edits. Andersen seconded. Approved 6-0.

4. CITIZEN REPORTS OR COMMENTS

5. NEW BUSINESS

(a) 254 Water Street SAP - Extension Request

Chair Caron recused himself from this item because he is the owner of the property in question.

Macpherson assumed the role of chair. Commission considered extension request. Andersen moved to approve the request. Gephart seconded. Approved 6-0.

(b) 26 Water Street SAP - Partial Demolition of Tonka Theatre building

Commissioner Caron resumed his role as chair. Preservation Consultant Lucas provided the staff report. The applicant spoke. The public hearing was opened: Laura Ivey, 135 First Street, spoke in support of the item. Public hearing was closed. Gephart moved to deny the Site Alteration Permit and adopt HPC Resolution 2026-07. Macpherson seconded. Approved 4-2.

Commissioners Andersen and Dahlstrom voted against the motion.

7. COMMUNICATIONS AND REPORTS

(a) Next regular City Council Meeting – July 20, 2026

(b) Next regular HPC Meeting – July 28, 2026

(c) Updates

8. FUTURE AGENDA ITEMS

9. ADJOURNMENT

Gephart moved to adjourn the meeting. Macpherson seconded. Approved 6-0.

Meeting adjourned 9:00 pm.