

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission Meeting

Tuesday, February 24, 2026

1. CALL TO ORDER/ROLL CALL

Chair Caron called the meeting to order at 6:30 p.m.

Commissioners Present: Anderson, Caron, Dahlstrom, Gephart, Macpherson, Mark,

Commissioners Absent: none

Also present: Community Development Director Julia Mullin; City Planner Jess Long; Ron Batty, Acting City Attorney; Alex Furcich, Attorney; Historic Consultant Amy Lucas

2. AGENDA APPROVAL

Move by Commissioner Macpherson to approve agenda with changes that minutes to be approved are for December 16, 2025 and not December 12. Second by Commissioner Gephart. Motion passed 6/0.

3. APPROVAL OF MINUTES

a) HPC Minutes of December 16, 2025

Motion to approve December 16, 2025 minutes by Commissioner Macpherson with changes spelling of Gephart. Second by Commissioner Gephart. Motion passed 6/0.

b) HPC Minutes of January 27, 2026

Motion to approve January 27, 2026 minutes by Commissioner Gephart with changes of spelling to Anderson and Gephart. Second by Commissioner Anderson. Motion passed 6/0.

4. CITIZENS REPORT

None

5. NEW BUSINESS

a) 26 Water Street Site Alteration Permit (HPC No.26-01)

Community Development Director Mullin presented project background.

Historic Consultant Lucas presented the staff memo and draft resolution.

Representatives of the applicant presented: Attorney Megan Rogers of Larkin Hoffman; Evan Jacobs, architect at Tushie Montgomery; and Matt Mithun, building owner.

Public speakers were given 3 minutes to speak with questions answered at end. The speakers included:

1. Bruce Kelly, 165 Maple Street, Excelsior, spoke in favor of project and demolition
2. Scott Gates, Mound resident, spoke
3. Tristana Ward, 135 First Street, Excelsior, spoke in favor of theater use
4. Joshua Radzieg, 322 Lake Street, Excelsior, spoke in favor of keeping a theater use
5. Laura Ivey, 135 First Street, Excelsior, spoke on keeping a smaller (50 seat) cinema for the non-profit Film North with contract to run 5 years
6. Leif Eikevik, owner of Tonka Building,
7. Eleanor Johnson, 501 Elm Place,

Staff Mullin read comments from online Zoom.

Motion by Commissioner Gephart move to adopt the resolution and findings of fact and conditions. Second by Commissioner Macpherson.

Motion passed 4/2. With Anderson and Dahlstrom voting nay.

6. UNFINISHED BUSINESS

None

7. COMMUNICATIONS AND REPORTS

- a) Next City Council Meeting-March 2, 2026
- b) Next HPC Meetings-March 3, 2026 (special meeting) and March 24, 2026
- c) Updates: Staff Long updated on Administrative Approval at 37 Water Street for painting and new signage to a non-contributing building

8. FUTURE AGENDA ITEMS

- a) 300 Water Street new construction to be discussed March 3, 2026 HPC special meeting
- b) 305 Water Street Excelsior Museum mural to be discussed March 3, 2026 HPC special meeting
- c) March 24, 2026 will be the HPC annual meeting

9. ADJOURNMENT

**Commissioner Anderson moved to adjourn meeting. Second by Commissioner Gephart
Motion passed 6/0.**

The meeting was concluded at 9:18 P.M.

Respectfully submitted,
Julia Mullin
Community Development Director