



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda

Historic Preservation Advisory Board

Monday, June 22, 2026

6:30 PM

Community Room Town Hall

In Person

1. Call Meeting to Order

2. Roll Call and Verification of Quorum

3. Approval of Agenda

4. Approval of Previous Meeting Minutes

[2026-390](#)

Approval of Historic Preservation Advisory Board April 27, 2026, Meeting Minutes

Attachments:

[HPAB 04-27-2026 Meeting Minutes](#)

5. Public Comment

6. General Business

A. *Welcome New HPAB Member Kelsey Bibo*

B. *Election of Chair, Vice Chair, and Secretary*

[2026-391](#)

Election of Chair, Vice Chair, and Secretary

C. *Planning Updates from Josh Campbell*

D. *Eagle Mine Updates from Luke Bolinger & Tatanka Associates*

E. *2027 Work Plan*

[2026-387](#)

2027 Work Plan

Attachments:

[Erie Town Council March 2025 Semi-Annual Presentation.pdf](#)

F. *Budget Report*

G. *Planning Report*

H. *Historic District Research*

I. *Social Media*

J. *Phase III Surveys*

K. *Recommended for funding on 4/6, but funding delayed*

L. *Tax Credits*

M. *Railroad History Grant*

N. *Expected to resubmit May 2026*

7. Adjournment

Next regular in person meeting: Monday July 27, 2026 @ 6:30 p.m.

Translation Services

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the Town Clerk's Office at TownClerk@ErieCO.gov or call 303-926-2710. Please submit requests at least 48 hours prior to the meeting.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al TownClerk@ErieCO.gov o 303-926-2710. Por favor envíe sus solicitudes al menos 48 horas antes de la reunión.



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Historic Preservation Advisory Board

Board Meeting Date: 6/22/2026

File #: 2026-390, **Version:** 1

SUBJECT:

Approval of Historic Preservation Advisory Board April 27, 2026, Meeting Minutes

DEPARTMENT: Administrative Operations

PRESENTER(S): Mike Turner, Chair

TIME ESTIMATE: 0 minutes

For time estimate: please put 0 for Consent items.

POLICY ISSUES:

N/A

STAFF RECOMMENDATION:

Approve the Historic Preservation April 27, 2026, meeting minutes.

BACKGROUND OF SUBJECT MATTER:

N/A

ATTACHMENT(S):

Add items in a numbered list OR delete this list and change to N/A.

1. HPAB 04-27-2026 Meeting Minute



Meeting Minutes

Erie Historic Preservation Advisory Board

Town Hall - Community Room

Monday, April 27, 2026

6:30 PM

1. Call Meeting to Order – 6:30pm

2. **Roll Call and Verification of Quorum** - Present members: Mike Turner, Chair, DeAndrea Arndt, Vice President, Melanie Fuller, Secretary, Cesar Jimenez, and Lara Thomas. Quorum achieved. Absent members: Alex Wicks, Rachel Folger. Councilmembers Pesaramelli and O'Connor present; Harry Brennan (TOE Liaison) also present. Madison Hylland and Taylor Ingro also present to make a presentation.

3. **Approval of the Agenda**

A. *Vote needed* – DeAndrea motioned to approved the agenda, Cesar seconded. Unanimously approved.

4. **Approval of Previous Meeting Minutes**

A. *Approval of March 23, 2026 Minutes* – DeAndrea motioned to accept the minutes, Cesar seconded. Unanimously approved.

5. **Public Comments on Items Not on Agenda** – N/A

6. **General Business**

A) New Business

- 1) Schofield History Presentation – Ms. Hylland and Ms. Ingro attended the meeting to provide an update on the Schofield Site. Madison Hylland spent a considerable amount of time providing a history of the Native American tribes who lived in the area prior to the Schofields. She provided a history of the family tree and how they came to live in this area, the history of the structures on the property and the uses of each and their evolution over time.
- 2) 2027 Work Plan – Annual presentation is in July this year (earlier than normal)

B) Old Business

- 1) *Budget Report (HB)* - \$19760 remaining for the year
- 2) *Planning Report (HB)* - nothing new
- 3) *Historic District Research (LT / CJ)* - Lara and Alex drafted a letter to send to OTE Residents that includes a link to the survey we prepared at prior meetings. The Board reviewed the letter and is in agreement that it can be mailed out. Melanie motioned that the letter be mailed out to OTE Residents once the TOE gives it the green light. Lara seconded. Unanimously approved.
- 4) *Social Media (LT)* - June 27th is a large Railroad History event that may be promoted by the Town.
- 5) *Phase III Surveys (MT)*
 - a) *Recommended for funding 4/6, but funding delayed*
- 6) *Tax Credits (AW)* - nothing new to report
- 7) *Railroad History Grant (MT)*
 - a) *Expected to resubmit May 2026* – this is now moved to later in the year after the railroad event, likely October.
- 8) *Eagle Mine Survey*

- a) *Planning Grant submitted by Parks & Rec*
- b) *Grant awarded January 12, 2026 – Still in the process of selecting the vendor*

7. Announcements

- A) *Next meeting June 22, 2026, at 6:30 PM – No May meeting due to Memorial Day*

8. Adjourn – 7:47pm



Historic Preservation Advisory Board

Board Meeting Date: 6/22/2026

File #: 2026-391, **Version:** 1

SUBJECT:

Election of Chair, Vice Chair, and Secretary

DEPARTMENT: Planning & Development

PRESENTER(S): Harry Brennan, Senior Planner

TIME ESTIMATE: 15 minutes

For time estimate: please put 0 for Consent items.

SUMMARY/KEY POINTS

According to Title 3, Chapter 2, Section 3-1-4 of the Erie Municipal Code, each board, commission, and committee shall elect a Chair, Vice Chair, and Secretary from among its full membership. Each officer serves a one-year term.

Members may either self-nominate or nominate another member for an open officer position. Voting will occur separately for each position, and members will vote on the nominees for that specific office before moving to the next position.

Members will elect a Chair first, Vice Chair second, and Secretary third. Officer duties include, but are not limited to:

Chair

The Chair leads board meetings, helps guide discussions, and works with the staff liaison to develop meeting agendas and priorities. The Chair also serves as the primary spokesperson for the board when needed.

Vice Chair

The Vice Chair supports the Chair and assumes the Chair's responsibilities when the Chair is absent or unable to serve. The Vice Chair may also assist with meeting facilitation and board coordination efforts.

Secretary

The Secretary assists with maintaining organization and continuity of board business, including helping ensure motions and key discussion items are clearly captured in the meeting minutes. The Secretary ensures timely delivery of final meeting minutes to the Town Clerk's office. The Secretary

File #: 2026-391, **Version:** 1

may also support coordination of board communications and follow-up items with the staff liaison.

ATTACHMENT(S):

Add items in a numbered list OR delete this list and change to N/A.

1. N/A



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645 Holbrook Street
Erie, CO 80516

Historic Preservation Advisory Board

Board Meeting Date: 6/22/2026

File #: 2026-387, **Version:** 1

SUBJECT:

2027 Work Plan

DEPARTMENT: **HPAB** (Planning & Development)

PRESENTER(S): Harry Brennan, Senior Planner

SUMMARY/KEY POINTS

Town administration has asked that liaisons help each advisory board put together an annual work plan to help summarize goals for the next year. The plan would be to have each advisory board present their work plan at their annual (formerly the bi-annual) boards and commissions presentations at Town Council.

ATTACHMENT(S):

1. Erie Town Council March 2025 Semi-Annual Presentation

Erie Historic Preservation Advisory Board March 2025 Update



Erie Historic Preservation Advisory Board

HP Board Members / Town Liaisons:

- Mike Turner, Chair
- DeAndrea Arndt, Vice-Chair
- Melanie Fuller, Secretary
- Rachel Folger, Member
- David Litzau, Member
- Lara Thomas, Member
- Cesar Jimenez, Member
- Councilor O'Connor, Council Liaison
- Councilor Persaramelli, Council Liaison (Alternate)
- Harry Brennan, Town Staff

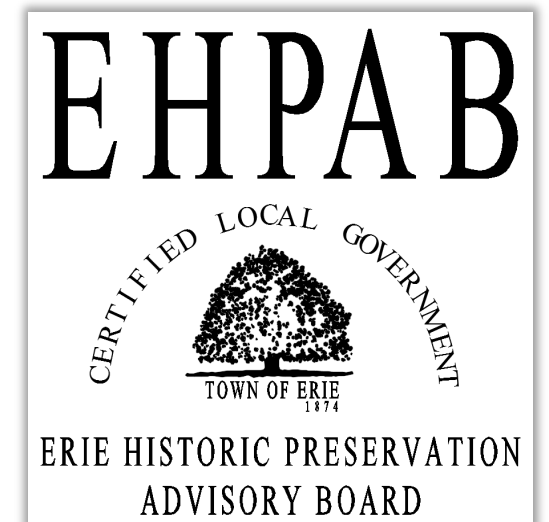


Erie Historic Preservation Advisory Board

2024 Work Plan Goals Status

Goals in Progress

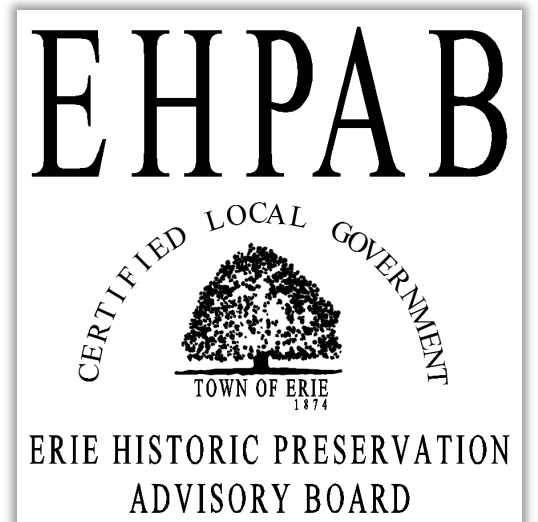
- **Erie's Railroad History Context**
 - Working to resubmit for Competitive Grant in October 2025
- **Pursue Landmarking of Eagle Mine**
- **Erie's 150th Year Anniversary**
 - HPAB November 2024



Erie Historic Preservation Advisory Board

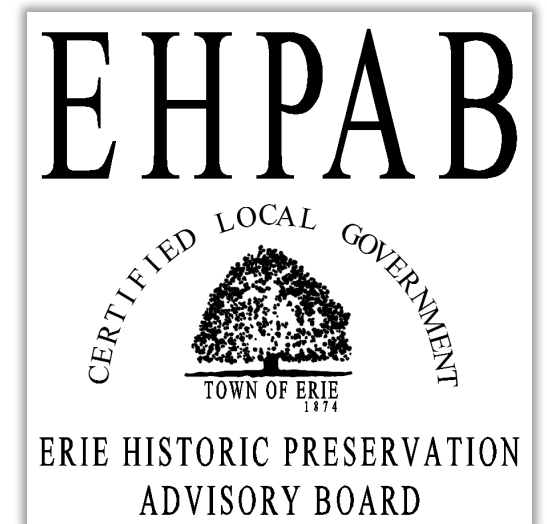
2024 Work Plan Goals Status

- **Researching Historic Tax Incentives**
 - State
 - Local
- **Participate in Local Community Activities**
 - Town Fair
 - Biscuit Day
- **Engage with Other Boards and Commissions**
 - Arbor Day
- **Update HPAB Ordinance and By-Laws**



2025 Work Plan Goals

- **CLG Grant request submitted January 15, 2025**
 - Eagle Mine, Train Depot, and Middle School included
 - Results expected March 3rd
 - ✓ HPAB not awarded CLG Grant
- **Re-submit Grant for Erie's Railroad Historical Context**
- **Pursue Possible Establishment of Old Town Historic District**
 - What is a Historic District
 - Group of landmarks, sites, structures, objects or improvements and their surrounding environs.
 - Written consent of at least **51 percent** of the property owners within the proposed district.



2025 Work Plan Goals

➤ Research Historic Tax Incentives

- A tax credit is a dollar-for-dollar reduction in the amount of tax owed to the government
- At least 50 years old
- Locally landmarked

➤ Participate in Local Community Activities

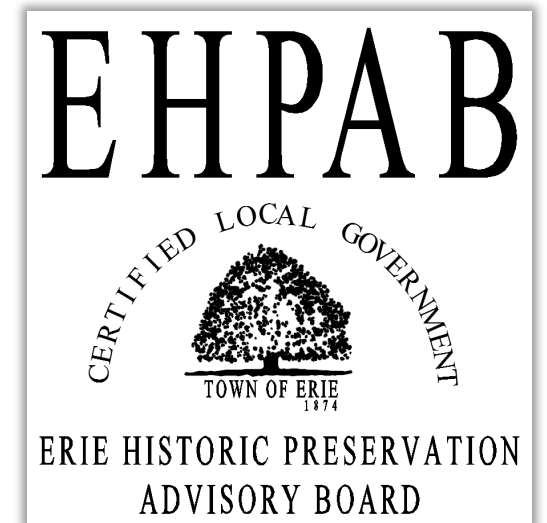
- Town Fair
- Biscuit Day
- World War I Memorial

➤ Engage with Other Boards and Commissions

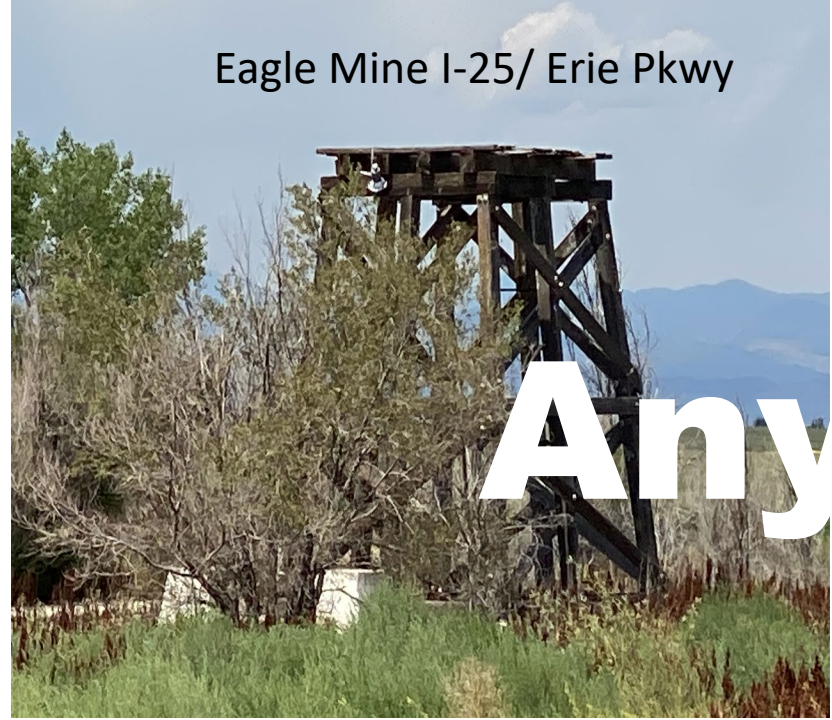
- Arbor Day
- Air Fair

➤ Update HPAB Ordinance and By-Laws

➤ Update Local Landmarking Town Ordinance



Eagle Mine I-25/ Erie Pkwy



Jerosa Farm Barn (Kenosha Rd)



Any Questions



The Pillars at Nine Mile Corner



1929