

District 4
Full Name Robert Kupec
Party Affiliation DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes, preserving historic buildings and finding new uses for them not only preserves our state history it is more environmentally sound to repurpose or restore a building then to tear it down and build a new building.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

Often times the cost of preserving and rehabilitating a building is more than building new. The state can off set this higher cost and make it more economically feasible.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

There are lots of older buildings that are worth preserving that are not on the National Register of Historic Places and extending credits to those would open up the door to more communities.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Possibly set aside a pool of money just for smaller projects and local developers.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

Increase funding to the program and ensure that it is open to communities in all parts of the state.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

I do believe funding should be allocated but I am not sure what the appropriate amount is without putting it in context of the entire state budget.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Locally the city of Moorhead has offered low interest loans for remodeling of older homes. I similar statewide program would be good along with possibly property tax rebates.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

My house is over 100 years old and the previous owner blew insulation into the walls and it make a huge difference in our heating bills compared with some of our neighbors. I would be in favor of looking at way the state can add onto what the federal government is doing. For publicly owned building using bonding money to catch up on deferred maintenance.

Do you agree with the statement “the greenest building is the one that’s already built”? Why or why not?

Yes, building new buildings is often not as good for the environment as rehabbing one that already exists when you take into account demolition and using more resources for a new building.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

We have quite a few historic buildings in our district but in Moorhead at least, the Dairy Queen in our downtown is iconic. It was one of the original ones, built in the late 1940's and is where the Dilly Bar was invented. It is a stand alone building with no inside seating. It closes for the winter but people will stand in line on March 1st, no matter what the weather, when it reopens.

District
Full Name
Party Affiliation

04-B
John Hest
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes. My academic background is in history, including some graduate work in public history, and I am a big believer in historic preservation as well as the economic benefits (jobs, tax dollars, effective use of our built landscape, etc.) that come along with the HTC. \$16 back for every \$1 spent in Greater Minnesota is a good investment for the state. The Omnibus Tax bill was a great one and it is a shame that the Legislature wasn't able to finish its work due to obstructionism from 1 party's leaders.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

Government at all levels has a role in historic preservation, but when it comes to the state government, a significant part of that role is in programs like the HTC which incentivize preservation through the use of state tax credits in conjunction with federal tax credits. However, I also know how challenging it can be to get buildings listed on the NRHP and I would love to see some additional protections for historic buildings in state statutes for buildings that might not meet the standards of the NRHP but still have historic value. If we can use those historic buildings effectively and encourage private developers to fund that rehabilitation, all the better. In many rural communities, in particular, there are historic buildings that could be used for housing, childcare centers, retail business, etc., filling vital economic niches, with just a little push from the state.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

As I mentioned in a previous response, making it on the NRHP could be a significant limiting factor for historic buildings that have already had significant modifications, been moved, or that might need some of those changes to be good spaces for private use. I'd support efforts to expand eligibility for the HTC or create a similar program to incentivize private developers to fund rehabilitation for historic buildings to turn them into productive parts of our local communities. Often, it is largely groups in bigger cities and towns that have the resources to submit buildings to the NRHP; for example, there are no NRHP-listed buildings in hometown despite there being a significant number of buildings (the train depot and the church at least) and houses that are original to when the railroad came through in 1870. At least one of those buildings, the church, has found new life as a thrift store after the congregation folded but oftentimes in rural communities there just isn't the time and the money to make the investments into NRHP listing and redevelopment. I'd love the state to make that a little easier.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

I've talked on the campaign trail quite a bit about a loan program to incentivize private developers or, in a pinch, local governments to invest in affordable housing; I absolutely think those things could be connected. I'd love to see state support to redevelop historic buildings into, at least partially, affordable housing. If developers are willing to turn over part of their historic buildings to things like affordable housing, childcare space, etc., that are so desperately needed in our rural communities, the state should support that.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

The limited and stagnant funding pool for the Minnesota Main Streets Program is a problem, given how important it is to preserve our historic commercial districts and the innumerable benefits they provide to our communities. I would support making the Main Streets Program eligible for DEED funding and ensuring that there is increased funding available via MNHS or other avenues. Dollar General, Walmart, Amazon, and similar giant corporations are strangling small town businesses and we, as a state, must take action to protect those businesses and ensure that consumer dollars remain in our towns and cities.

Hest response continued on next page

District
Full Name
Party Affiliation

04-B
John Hest
DFL



Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

I am not nearly familiar enough with the program or funding needs as to put a number on it, but I do support an increase in funding, given how much the landscape has changed since 2010. Local economic development is a key part of community vitality and I am a strong supporter of it.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Given that, as mentioned above, building new housing stock is almost always more expensive than rehabilitating existing housing stock and the dramatic shortage of affordable housing in many parts of the state, we need to make it easier to rehabilitate older housing stock. There's also the fact that homeownership is one of the surest ways to build generational wealth and chip away at historic inequalities. One of my big concerns with older buildings is mitigating toxic building materials, including lead, asbestos, and radon mitigation. I support additional state funding for homeowners and renters to check their homes for these materials and support mitigation where needed. I also support state dollars to fund ADA and other disability-related renovations that homeowners/developers need to make to historic homes; things as simple as building a ramp, widening a doorway, or replacing a bathtub can be big expenses and I support making that a little easier.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Weatherization assistance programs are incredibly important to reducing our energy usage and bills. There are so many homes in Minnesota that could benefit from weatherization assistance and I support efforts to fully fund the WAP as well as ensure that eligible Minnesotans are able to fund the pre-weatherization work needed first. In my mind at least, this just comes down to a question of funding and with a historic budget surplus, this could make a real dent in energy use and, importantly, put some more money back in the pockets of the Minnesotans who need it the most.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Yes. It may be my bias for historic buildings, but it is hard for me to believe that it is more efficient or effective to pour building materials, energy/emissions, people-hours, etc. into something new rather than taking the time to retrofit something old. We have so many beautiful historic buildings in our state, many of them un- or under-utilized. I'd much rather see us take the time to fix something old rather than contribute to the throwaway culture that seems to exist with regard to new housing, cars, electronics, etc.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

My district is a widespread rural one, so it's a bit of a challenge to pick just 1 place that is important to many people, but 1 that I would probably point to in my own figurative backyard is Buffalo River State Park. It's home to (NRHP-listed) WPA-built shelters, meandering trails along the river and through the prairie grasses, prairie chickens and other species whose habitats have largely been plowed under, a swimming lake, and more. It's a rare example of a prairie landscape that's been largely left untouched, with just a few built improvements to make it more accessible and enjoyable. Future generations learn about this place through a wonderful science center that MSUM has built on the edge of the park, where they do research and education about the tallgrass prairie that used to cover our region. The built environment of the park isn't interpreted terribly well, I would love to see an additional exhibit talking about the history of the park and its people because I think it's an interesting one.

Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

It was very disappointing that the legislature adjourned without passing an extension of this tax credit. The HTC generates significant revenue and economic activity including job creation. We have the opportunity to renovate some of our historic buildings in rural Minnesota while reimagining our spaces to include additional affordable housing, child care facilities and these projects help us reinvigorate our communities. Investments in our communities, in economic development and in job development in ways that are bipartisan are essential building blocks for additional cooperation at the legislature.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

The government can provide incentives including reimbursement of costs to reinvent and reimagine our historic buildings. Our rural communities need new child care facilities, libraries, community centers and affordable housing and we have the opportunities with tax credits and other forms of support from the government to renovate spaces across our towns to meet the needs of our communities today.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

We have to make sure that the incentive works for small communities as well as large communities in all regions. The process must be simple enough so that small communities can take advantage of opportunities like this. I would also like to make sure that programs like this tax credit prioritizes equity and ensures that American Indian communities, and other BIPOC communities can apply, access and benefit from tax credits like this. Using an equity approach, we also should make sure that very small communities could get more than 20% assistance recognizing local support might be more limited and their tax base is smaller. Geographic and racial equity are so important in incentive based programs like the HTC because these types of programs have the opportunity to promote community vitality in very small communities. One example I would look to is within the Department of Health, a program called the Community Solutions Fund has been established to allow organizations to develop their own solutions to addressing problems in their communities. They make the application process simple enough that small organizations can apply for funds, and have an advisory board, made up of members from the community to make funding decisions. I think other state funded programs, like the MN HTC program could draw from their example as a way to make funding decisions that promote equity.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

There are many ways that we could make sure small projects have access to these programs. We first need to make sure that programs like these are promoted widely so that smaller communities and local developers know about them. We also need to make sure that smaller programs have the ability to apply for them, without the need of a professional consultant to apply. And lastly, we need to make sure that the program requirements are not too burdensome for smaller projects to benefit from them.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I believe that there are many issues that are bipartisan, and this is one of them. I will work with all of my colleagues to fund and support the programs that we need across the state that create vibrant communities.

Jost response continued on next page

District
Full Name
Party Affiliation

09-A
Nancy Jost
DFL



Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Absolutely. All across our communities in our state - not just in small communities - we rely on small businesses and local economic development programs to maintain vibrancy in our towns and cities. I look forward to working in partnership with the people most impacted by this work to identify priorities and funding allocations.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

We need to maintain affordable housing and that often includes rehabilitating older housing stock and making sure that our elders are able to remain in their homes with the supports needed to make sure they are able to age well in place. Support for older homes through some of the programs identified including weatherization and efficiency upgrades are critical places to start.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

We sometimes will pass policies without also including in the necessary administrative support needed to properly run the programming in the community and make sure that everyone eligible is able to access the supports they need. When we pass policies we also need to make sure we're supporting the administration of the program to ensure we can adequately handle a backlog of deferred maintenance when individuals decide to seek out support.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

I agree with this statement.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

One very special place in my community of Fergus Falls are the Fergus Falls Historic State Hospital - known as the Kirkbride - <http://www.friendsofthekirkbride.com/> This historic hospital turned into a psychiatric facility that has since closed. More recently it served as an artistic space and there have been explorations of using the space with the school district. It is very challenging for a small community to cover the cost of renovation and not feasible for our community without support. The building is not only beautiful, but it serves as a point in our state history and is important to bring new life into. This space could serve as a historical lesson on mental health and how people with mental illness were treated in our communities and how we viewed mental illness over time.

District
Full Name
Party Affiliation

16-B
Frederick Cogelow
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes, sounds eminently sensible, especially to one who suffers from CRRUD. (Compulsive Recycling and Re-Use Disorder).

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

The financial incentives are appropriate, along with formal recognition of the role that such preservation plays in maintaining a sense of community through provision of the feeling of continuity and neighborhood esthetics.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Only thing right off the top of my head would be increased publicity for the program.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

I will leave that to those more adept at financing nuances than myself.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I am generally supportive, but cannot give a competent answer without more time for consideration and input than circumstances presently allow. same as answer for #5

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Again, generally supportive, but need more input and time

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

I would like to see a "right to salvage" law passed which would allow for certification of salvagers, allowing them the right, at their own risk and perhaps subject to other parameters, to gut, strip, and/or otherwise save portions and pieces of buildings scheduled for demolition and landfills.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Because it's generally true.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

Our city's War Memorial Auditorium, Willmar MN mental illness were treated in our communities and how we viewed mental illness over time.

District
Full Name
Party Affiliation

19-A
Carolyn Treadway
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes! My hometown of Faribault is very much in need of these funds in order to preserve and rehabilitate our historic downtown. The history of local communities is lost when these structures are allowed to deteriorate beyond repair. The economic viability of downtowns like Faribault's is adversely impacted when historic buildings in them deteriorate.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

I believe that Historic Structure Tax Credits should be offered. It is good for communities as they preserve its history and often strengthens the local economy. It is state government's role to support private and public investments in the continued ability for use of historic buildings.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Much needed! I will support the HTC to communities across the state if elected. RENEW IT so projects that are in the planning phase can continue.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

I'd be interested in researching options for a funding source for low interest loans for small projects and those with limited upfront funding.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I would re-initiate the HTC and fund staffing that could provide financial and programmatic advise. I could commit immediately to renewal of the tax credit. Beyond that I'd need time to research options for support.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

I do believe it's important to preserve Minnesota's history through its buildings. I do believe funding should be allocated. I need to examine further how much is appropriate, however.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

I need more information about this yet I very much believe that homes in need of rehabilitation are good for neighborhoods, are an effective way to conserve natural resources and increase affordable home options in communities. Habitat for Humanity is pursuing this pathway. Funding for groups like this that are willing to pursue similar initiatives need to be funded with state funding.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

I believe that some of the budget surplus should be allocated to weatherization assistance. Additionally, I believe this should be embedded in ongoing state budgets. It would be a well-received financial benefit for home and business owners and would positively impact energy use. Insulating and other weatherization strategies as well as investments in maintenance of existing structures will positively impact energy and natural resource conservation, reduce energy costs for business and residents and provide affordable home ownership options. Because of the many benefits of these programs, they should receive state funding to complete.

Treadway response continued on next page

District
Full Name
Party Affiliation

19-A
Carolyn Treadway
DFL



Do you agree with the statement “the greenest building is the one that’s already built”? Why or why not?

Yes, absolutely. There are too many existing structures that only need rehabilitated in order to provide for a suitable home or business. These structures will continue to deteriorate and adversely affect the communities they’re in. New builds also need to occur in order to address current housing needs, however.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

Faribault’s Downtown is recognized as having amazingly beautiful historic buildings, yet ones that require rehabilitation in order to make them useful in today’s business world. A “tired” downtown presents a depressing/economically depressed image of the city to visitors and prospective businesses. It also is demoralizing to current residents. Downtowns like ours need to be brought back to life through the benefits of funding like the Historic Tax Credits! If it were in tiptop condition, it could be re-energized with a thriving tourist trade. The skeleton of that already exists with an extensive bike trail system, local breweries and distillery, art shops, coffee shops and restaurants as well the Arts Center.

Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Barring hearing arguments against that are more persuasive, I would think this to be a good move.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

We are talking about allocating tax dollars and as a former mayor it is something I take very seriously. To the extent that local city or township governments ask for and demonstrate a desire for such rehabilitation and to the extent that money is there specifically for this I would be in support of helping these requests.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

I think focusing and showcasing successes of the program and bringing those success stories to other areas of the state would be a great start, not that you aren't already doing that.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

In my humble opinion, for me, it would depend on both the appetite of local governments to see this done and the funding available to do it.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I am a supporter of small towns and their downtowns. Small towns typically run on paper-thin budget margins without room for much help to private businesses. To the extent that we can help them help their businesses I would support, but without the hard data in front of me of what the costs of such support would be or where that money would come from, I don't think it would be very responsible of me to answer.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Cities already receive state funding in the form of local government aid. Perhaps expanding that to include economic development could be looked at.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

I would have to listen to the other side of this argument before answering but I agree in principle with fixing up what you have before buying new.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Programs like the USDA Rural development can really help homeowners make improvements they could not otherwise afford. I would support programs like that as money allowed.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Perhaps. Technology is changing everyday. Building costs are sky high. Not sure if the energy efficiencies offset the building costs for some new construction or not but it could be true.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

In Zumbrota it is undoubtedly our Historic Covered Bridge. It's the last covered bridge in Minnesota and was built in 1869. We center our yearly town celebration around it and people come from all over the country to visit. The history of its origin, different locations, rebuilding, and current state are all online and displayed in markers at its site.

District
Full Name
Party Affiliation

20-A
Laurel Stinson
Democrat



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes. These tax credits are an important tool for communities to revitalize and reuse historic buildings which may otherwise not be financially viable. This leads to economic development in our local communities and is good for our environment as well.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

I believe in supporting private rehabilitation of historic buildings particularly for housing. We have a shortage of affordable housing and the more we can support creative reuse of buildings to fill that gap the better for Minnesota residents.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Smaller communities may not have the staff resources available to learn about, pursue, and promote these benefits. We should take whatever steps we can to help facilitate in rural communities.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Perhaps we could allow a larger percentage of credits for smaller projects.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I support the historic rehabilitation tax credits and financial support for infrastructure updates such as water and sewer in historic downtowns. Evidence shows that businesses are drawn to attractive and well maintained downtown districts.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

No. I believe local funding should be used for local programs. I believe the best way the state can support small business is by supporting healthcare, affordable child care, and paid family leave. To take those burdens off the shoulders of small businesses so that they can compete on a level playing field with large ones.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

I support more funding for rehabilitation of existing housing stock. I would work with local HRA's to accomplish this.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

I support working with cities and HRA's to provide more funding and staff to promote and implement weatherization programs.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Yes. Rehabilitating existing structures keeps building materials out of landfills and saves the energy needed to create new building materials.

Stinson response continued on next page

District
Full Name
Party Affiliation

20-A
Laurel Stinson
Democrat



Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

One of the Important places in district 20A is He Mni Can - Barn Bluff. It is a sacred site to the Dakota people and much loved public park for the residents and visitors of Red Wing. The City of Red Wing and the Prairie Island Indian Community have spent many hours working to preserve and protect this space. This is reflected in the updated application for the Register of Historic Places. It has both historic and natural resources vital to the community, which is why it is so special to and cared for by so many individuals and organizations in Red Wing.

District
Full Name
Party Affiliation

23
Brandon Lawhead
Democrat



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

A good idea.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Identification of community structures to give a "local" emotional attachment.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Offering low interest loans

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

Identify buildings and schematics of what "could be"

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Yes.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Low interest loans

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Low interest loans

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Yes.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

Queen of Angels Church in Austin, Minnesota

District
Full Name
Party Affiliation

24
Carla Nelson
Republican



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes. I authored and supported the Senate tax bill that not only made the MNHTC permanent but also added transferability which made it even more powerful. The bill was adopted word for word in the Senate House tax conference committee. I have pushed for a special session to resolve this needed tax credit and other agreed upon tax aids, credits and relief.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

I have always supported the rehabilitation of historic buildings. As the former president of the Friends of Mayowood I championed the rehabilitation and use of historic structures in my community. And now as a senior Senator and Chair of the Taxes Committee, I continue to look for ways to make rehabilitation of these historic gems feasible. The MN HTC combined with our MN Arts and Heritage grants and MN Housing Tax Credit (also my bill) are a few of the tools to help do so.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

I would like all communities to have access to all tools available to help restore, rehabilitate and reuse historic buildings. And I am on the look out for other tools to help with this quest. I believe the recently passed expansion of craft brewery and craft distillery legislation combined with MN HTC and Arts and Legacy funding for live entertainment is a trifecta of good policy and finance in helping revive historic structures.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

The goal of the transferability provision I authored is one way to help local developers access capital for smaller projects. There may be other avenues as well that I would be glad to explore.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

The Mn HTC, with no sunset and with transferability, the New Markets Tax Credit, and the Affordable Housing Tax Credit will be of great value in economic development for historic commercial districts. I have authored all of these provisions. The Affordable Housing Tax Credit was signed into law in 2021 and the Mn HTC without sunset and with transferability were in the Senate House Conference Committee Report I authored along with House Chair Marquart.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Small business is the backbone of our communities. I have long been a supportive of economic development and will continue to do so. Economic growth is the best way to fund growing government needs. Proper support for thoughtful economic development can do that. That is why I chief authored the New Markets Tax Credit and will continue to push for this successful economic and equity building tax credit.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Home ownership remains the best way to build generational wealth. The Minnesota Weatherization Assistance program will help retain the most affordable housing- naturally occurring existing housing. It will also help Minnesotans better afford the rising cost to heat their homes. I would like to ensure that we are funding WAP to maximize the use of federal funds, to help Minnesotans build equity and to increase affordable housing options.

Nelson response continued on next page

District
Full Name
Party Affiliation

24
Carla Nelson
Republican



What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

This is a big problem. I have seen success with businesses like the Home Depot partnering with nonprofits like Habitat for Humanity to help homeowners with deferred maintenance. The trade unions, such as Local 6, have done a great job. Three Rivers identifies local needs and uses government resources to pay for need products. Local 6 members volunteer their time, expertise and tools to address the needed inspections and repairs. I've volunteered with Habitat and Local 6 for several years. It is a beautiful partnership, saving lives and increasing longevity in one's home.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Yes! It is good stewardship to reuse materials.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

My communities have many such places. Here are just a few: Mayowood Mansion, West Concord Historical Society, Cambodian Monastery and Assisi Heights. Right now, the former Kasson school building to housing project is of great concern to me and the community. The lack of action by the House on the agreed upon tax bill means that the needed MN HTC to make this project work is in limbo.

District
Full Name
Party Affiliation

26
Eric M. Leitzen
Independent



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Absolutely. We need to protect and update our historic buildings that add an unmistakable and irreplaceable character to our communities.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

I believe historic buildings must be rehabbed and reused. I would prefer if there was an old-school sort of WPA or CCC program to do it, but for the time being I am all right with private enterprise being willing to work with the government on it.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

I am from an area of nothing but small towns. We need to make sure we have the funds and we make it easy for historic buildings to be brought back to glory. My campaign is based around taxing the rich and "getting your money back" and that would include for updated historical buildings.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

I worked for three years as a city clerk and I know how difficult it can be to get smaller projects off the ground. If need be, we should find a way for the government itself to be the option of last resort to ensure work gets done even if it is not considered "profitable" in the traditional sense.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

For 40 years working people have worked more, and harder, but gotten less. There's 40 years of back pay waiting to be tapped, but we must free it from the hoard of the rich and allow it to get back into our communities for development.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Absolutely. People need to see that the government can and should be there to help them, because privatization has drained our towns dry while enriching only a few. They need as much money as they can get to do what needs to be done.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

I would love to see an elimination of enough red tape as possible, but also bring in experts from the historical society and from construction unions to understand what needs to be kept as part of the process.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

The climate is only going to bring more challenges. We need to make sure all of our buildings are prepared for whatever might come our way, and at this point money should not be any object when it comes to the protecting of our communities and families from disaster.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Building supplies can often have a significant impact on the environment when they are created anew. We need to do what we can to fix what we have to avoid massive new costs.

Leitzen response continued on next page

District 26
Full Name Eric M. Leitzen
Party Affiliation Independent



Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

My hometown of Hokah has a gorgeous WPA-era building that has served as an auditorium, city office, city hall, public library, and countless other things, but it needs significant work and investment to make it ADA compliant. The building is a huge point of pride for the community and we would love to be able to show it off more, but our aging population has trouble entering the building. We need to update it to make sure it stands as a monument to collective power and pride and continues to function as a community hub for events.

District
Full Name
Party Affiliation

35
Jim Abeler
GOP



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes, absolutely.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

Should partner with the private side.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Can grow as funds are dedicated. Need to assure the base program is secure.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Adjust the ratios for cost sharing. More flexibility.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

It's a matter of funding and legislative will. Need grass roots engagement to succeed.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

That is the best leverage area. Don't know what it would take.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Increase flexibility.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Should be connected to private commitments. Govt only will not pass.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Might be true depending on what building.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

Old Post Office. State Hospital cottages. Both Anoka. I have helped preserve both.

District
Full Name
Party Affiliation

35-B
Jerry Newton
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

State government plays a significant role in financing the historic preservation of old and historic buildings

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

The state should ensure an equitable distribution of funds for historic preservation throughout the state.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Access to funding in the State Government Committees of both the House and the Senate

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

A fixed set-aside should be established and voted on by the State Government Committees

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

It should be allocated through both the Commerce Committees and the State Government Committees of both the House and the Senate

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Financial incentives from both the state government and regional authorities, such as Met Council

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Specific amounts should be set aside and specific targets should be met based on input from local authorities

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Yes

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

We should strive to make our schools green, starting with the expansion of the Solar on Schools program

District
Full Name
Party Affiliation

39B
Sandra Feist
DFL



Thank you for reaching out and for your advocacy around building rehabilitation! I don't have time to complete the survey, but I definitely support these policies and your work.

I'd be happy to connect at some point in the lead-up to the 2023 session to learn more about your work and related legislation.

Thanks!

Sandra Feist

District
Full Name
Party Affiliation

39-B
Mike Sharp
Republican



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes, though I believe preserving beautiful buildings should be done for the sake of the beauty of the buildings more importantly than for "economic activity". Beauty makes life better for everyone and should be enjoyed by all.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

If the state can help beautiful historic buildings for a reasonable cost we should do that!

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Many small towns have beautiful downtown areas or historic churches that are or at risk of falling into disrepair due to costs of upkeep. We should look at ways to use this tax credit in a way that would help towns maintain their beautiful buildings affordably.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Small projects could be funded with one-time grants, as these are often a "labor of love" that someone is highly motivated to pursue.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Yes, potentially. The number would depend on the need and potential benefit.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Yes. Destroying usable, fixable property in favor of new builds that are likely of lower quality than older construction often wastes time, energy, and material.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

St. Charles Borromeo Catholic Church was started in the 1930s and is a beautiful neighborhood parish. It is valuable to the community for its beauty, how it brings people together as a center of worship and for service.

District
Full Name
Party Affiliation

46-B
Cheryl Youakim
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Absolutely! I have supported the bill to extend it and was extremely disappointed we could not get the final tax bill across the finish line that included it. I will keep pushing to reinstate this valuable tool!

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

The Historic Tax credit is one of those roles we can play. We also need to make sure there are no barriers in our other programs for rehabilitating historic buildings such as our small business grants, affordable housing programs, etc.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Extended the current program would be available to all areas of the state. But, there is still work to do in making sure we have the workforce to make that happen as well. We need to make sure there is workforce housing for labor, an education system that promotes a variety of careers, and more. Rethos has put a great education program in place to make sure our municipalities know about the opportunities.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

One of the items I will be looking at again is a "This Old Shop" program similar to what we had with "This Old House". Providing extra tax incentives for our small businesses to update their older buildings.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I would like to meet with Rethos to find out what policies and investments would make the most sense to invest in our historic commercial districts across the state beyond a "This Old Shop" program. I am not as familiar with the Main Street America program, but would like to know more.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Yes. I would start with what initiatives we have in place, what new ones we could implement that have worked in other states, and work with the stakeholders to look for the amount of investment is needed. In other words, find out what works and then figure out how to fund it instead of pulling a number out of thin air.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

One of the areas that is of the most interest to me is figuring out how to invest in our Naturally Occurring Affordable Housing (NOAH) stock. For example, Hopkins is 60% rental, much of which was built before 1970. For a diversity of housing stock, we need to find a way to invest in our NOAH housing stock to update without displacing current residents. I will continue to work with Rep. Howard on the legislation he is working on to do just that.
Youakim response continued on next page

District
Full Name
Party Affiliation

46-B
Cheryl Youakim
DFL



What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

We have made some progress in the last few years with investments at the state level to match the federal level funding. One bill I passed in 2021 was to allow multi-unit housing over 4 units and businesses to make energy improvements with the help of cities who can spread out the cost in their property tax assessment over a few years. So, they would be getting the benefit of the energy improvement right after installation, but be able to pay for it over time.

Do you agree with the statement “the greenest building is the one that’s already built”? Why or why not?

Yes. Up to 85% of a new building goes into material where that amount goes into labor in rehabbing an existing building. And, in turn, those laborers spend that money in our communities.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

We have an old Mason’s building on Mainstreet in Hopkins that our Historical Society is trying to find the money to rehab and use to display their large collection of Hopkins history. That collection should be on display to help enhance folks sense of place in Hopkins.

District
Full Name
Party Affiliation

51-A
Ryan Wiskerchen
Republican



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

At this time I support reinstating the Historic Structure Rehabilitation Tax Cut. Not only is our state projected to enjoy a large budget surplus, but the investment into our historic buildings leads to jobs and economic activity which benefits Minnesotans.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

You cannot have a healthy civic life without a common sense of history, and there is an undeniable interest for the state government in preserving historic buildings and finding ways to carry their legacies forward into the future to maintain the character and personality of our state, while also benefitting Minnesotans with amenities and employment opportunities.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

I am in favor of this idea and would like to speak with local leaders to see what needs and desires exist in their communities for this expansion.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

At this time, I do not have any ideas, but I certainly want to explore ways to allow local developers and smaller projects to get off the ground to promote the healthiest level of competition for these projects and to ensure that local interests are paramount when evaluating uses for historic structures. I look forward to working with the Rethos Policy Institute to develop ideas in this direction.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I would like to see exchanges of ideas and resources between different historic communities in Minnesota, regular meetings or forums where best practices can be shared, improved upon, and then implemented across the state so that each community is not required to reinvent the wheel when they wish to preserve and update their commercial spaces.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

I would need to understand more about the needs of small businesses and local programs as well as the capacities of the projected budget before I settled on a figure. That being said, small local businesses are key to not only Minnesota's economy but also her sense of identity and community. Supporting our local partners should receive priority because these are the companies which give the most back to their areas, in material and immaterial ways.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

My family has already benefitted from WAP assistance on our late 1940's home and believe that similar programs should be used with an eye towards adopting existing homes and neighborhoods for the current environment rather than start from scratch. I would like to see what partnerships can be created through local partners such as credit unions to assist homeowners and landlords with preserving and enhancing existing housing stock.

Wiskerchen response continued on next page

District
Full Name
Party Affiliation

51-A
Ryan Wiskerchen
Republican



What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

In addition to WAP efforts being expanded, I believe that there exist ways to bring the program into the digital age through implementation of remote technical sessions which offer information and advice to large groups of homeowners at the same time and eases scheduling for maintenance and repairs through geolocation and other technological tools which ensure that work is being done as effectively as possible.

Do you agree with the statement “the greenest building is the one that’s already built”? Why or why not?

I agree, because the building which is already standing is one where the inputs of construction have largely already been consumed. You cannot put that toothpaste back into the tube, and it is more effective, and more appealing, to touch up on a home which has stood the test of time rather than attempt to start from scratch.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

For my family, the answer would undoubtedly be the Veterans Memorial Park. Here you have a place which combines memorials honoring our country’s fallen soldiers, walking paths, a park for children, and also plays host to our community’s weekly farmers’ market. This is a park which serves the community in so many ways, so I think that everyone has some investment in it. Future generations will be able to learn about it from the memorials, yes, but also from the memories that are shared with them by older generations, and their own experiences of walking around and enjoying this community hub.

District
Full Name
Party Affiliation

54A
Brad Tabke
DFL



I am very much in support of RETHOS and your goals but don't have the time or bandwidth to fill out a survey right now. You can count on me in January if I am elected again to the House.

Brad

District 57A
Full Name Jon Koznick
Party Affiliation Republican



Thank for the invitation but with other campaign activities it's difficult to respond to all the survey request. Always happy to meet after the election and discuss policy.
Jon Koznick

State Representative- Lakeville

Sent from my iphone, please excuse any typos and brevity of response.

District
Full Name
Party Affiliation

60
Kari Dziedzic
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Have been author of the Historic Tax Credit bill in the past. Worked to get it included in the 2022 Tax Bill that wasn't. I support reinstating it in a special session or the 2023 session.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

State Government can help by providing tax credits and environmental cleanup funds if needed (like the Henn Co Environmental Response Fund). Repurposing these buildings can be more expensive than building new, so these incentives help preserve the historic character of towns. Reusing and repurposing the building also keeps materials out of the landfill. In a slower economy where people need jobs - the remodel of these buildings can provide good jobs.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

I believe the program is available for projects across the state. I have not looked at the most recent report to confirm that assumption. As we do with several other credits and programs, we could set aside some funds for smaller projects or projects in smaller communities to ensure they have access to the dollars. I would be interested to learn more about ideas you have to improve the program.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

I believe the current program includes grants. I think providing more grant funding for smaller projects and smaller developers with limited access to capital would be helpful. I would be interested in hearing what ideas you have to help smaller projects.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I have supported bills in the past to help with economic development and will continue to do that. I would be interested in learning about ideas you have that could help.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Yes. I have supported and will continue to support funding for small businesses including helping startups with technical assistance. I am not sure what the level of funding should be but if the projected surplus stays around where it is at - it should be a healthy number. I would like to hear what other ideas you have.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

I am author / coauthor of a few bills that could help with housing rehab. SF 3779 Local Housing Aid and SF 1803 MHFA Local Housing Trust Fund Allocation would provide local communities with funding to help with housing in their area. SF 768 is a bill to help preserve naturally occurring affordable housing. I also support additional funding for Housing Infrastructure Bonds and funding to allow non-profits and cities funding to have quick access to cash to buy older homes to preserve them and ensure affordable home ownership. I believe SF 3677 with a few changes would help with that. SF 3147 would also help with this issue. I would be interested in learning about other ideas you have to help with rehabilitation and ways to help renters.

Dziedzic response continued on next page

District
Full Name
Party Affiliation

60
Kari Dzedzic
DFL



What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

I support SF 1586 to provide bonding for deferred maintenance of publicly owned housing. It needs to be a substantial amount. The federal government also needs to provide a good amount of funding. The backlog is over \$350M in public housing. SF 3147, SF 768, SF 3779 & SF 1803 might also help with privately owned housing.

Do you agree with the statement “the greenest building is the one that’s already built”? Why or why not?

Yes - The building may need some additional weatherization and energy efficiency work but that is better to do than demolishing the building and adding to landfills.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

There are too many to name, but the StoneArch Bridge is a landmark and treasure in the district. Also, the Witch’s Tower in SE Mpls, and many buildings at the University of MN. They are viewed as special because they are unique with lots of history. The story of the StoneArch Bridge and the Witch’s Tower can be found online and there may be a plaque at the location of the Witch’s Tower.

District
Full Name
Party Affiliation

67-A
Scott Hesselgrave
Republican



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Absolutely, and permanently. As we saw in Ken Burns' PBS shows 'Lost Twin Cities', so much of our vital history and property has been lost. Property taxes are among the biggest expenses to property owners, and in St Paul those have increased over 660% in only 2 decades. Historic properties require a lot of expensive maintenance and rehab, which I've often done myself. Often, old buildings were built with caring craftsmanship that can endure and inspire - IF we take care of them and keep them vital. We need to ensure that we do not lose more of our historic vitality! Every tax credit imaginable should be employed to preserve what has been a foundation for Minnesota's growth and health- from hospital buildings like Bethesda where I was born, to rental housing like I grew up in and worked on since I could hold a paint brush. Tax credits are the relief that property managers and redevelopers need to enable them to do the quality work that's necessary to preserve our history and healthy homes.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

First, the State government should tax BOUNDARIES to protect historic properties and encourage their use, reuse, and revitalization. Taxes are often the detriment to successfully maintaining a property, and historic properties require more detailed care. With the current surplus, the state could also incentivize programs that help people build their dreams around historic properties, like I've done without any help. The state can make it easier for people to not lose what they've built and rebuilt with literal blood, sweat, and tears. Competing projects can bring tears of joy. We should never have to shed tears of losses that can be avoided by the state truly getting behind those who sweat and toil to preserve and provide inspirational and historically informative homes and structures that can continue serve our community in so many important ways.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

It's unfathomable and frustrating that the MN HTC program was allowed to sunset - and we have legislature to blame - so we should apply pressure on those legislators who refuse to support the preservation of the foundation of our state. Governor Dayton spent a fortune preserving or Capitol building while residing in our mansion that was donated by the Irvine family. It's time to put Families First in so many ways - healing starts at home and we need to preserve what we've been given - and firmly stand up against those who burned down buildings in 2020 - and help to inspire new entrepreneurs to build their family business dreams in properties that we already have a responsibility to maintain. We should also focus more on duplexes, tri-plexes, 4 & 5 plexes that citizens can afford to buy and maintain, instead of helping huge corporations build more big box profit plantations that nobody with a normal job could ever qualify to buy. We need more citizen ownership of our state, and that starts with homes, and extends out to our small and vulnerable family businesses that can build generational wealth for families to thrive and then lift more families up. The state's focus should be on families FIRST, with emphasis on empathy for what it takes to build a foundation for families to grow and continue helping others grow... and growth starts with healing - which is necessary now after traumas of 2020.

Hesselgrave response continued on next page

District
Full Name
Party Affiliation

67-A
Scott Hesselgrave
Republican



What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Many government programs only provide help if those they're helping will submit to more control from government - therefore, many independent entrepreneurs have to work harder to stay independent of government - and they don't get the help that they should. Many landlords do not want the state to be their landlord - that foments codependence; something that is antithetical to the independent entrepreneurial zeal that inspires people to build their dreams. Small projects should get primary focus and the most help, as those who succeed on smaller projects learn what it takes to invest their lives in bigger projects, and teach others to build their own dreams around properties and the family businesses that need them to thrive.

Homestead credits have been deteriorated in my lifetime, and they should be reestablished so that people can be encouraged to own their own homes and smaller rental properties that provide closer knit rental communities - from where renters can build their nest eggs to eventually buy their own homes and/or 2,3,4,5 plexes to continue the cycle of growth - without the oppression of extremely high property taxes that directly contribute to a dysfunctional cycle of increasing rents that increase property values and increasing insurance costs and more increasing property taxes- which renters do not see as an itemized bill - but should. Historic properties are more attractive, but that's not the primary reason for higher prices - taxes are.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Absolutely! Our small family businesses are what help families to achieve their dreams and inspire others to do likewise and thrive! Every successful small business reminds kids that they can grow up to start their own company. From the lemonade stand, babysitter, to lawn service started by kids providing for their neighbors, they get to experience how fulfilling it is to help one another in their communities, and be able to grow a small enterprise - and help their friends learn to do likewise. Small business owners should get a leadership incentive - to prompt and help them in efforts to help their neighbors start and grow their own dream businesses.

Our American constitution provides a trust fund of opportunity - when we can take full advantage of our opportunities without being pushed down by government and with help and advice from our neighbors who've already learned the lessons we need to succeed, then communities can heal and grow. The state already takes our money and refused to equally refund the budget surplus. The least they can do is help families achieve their dreams and business ventures. How much funding is appropriate for this purpose? How much have they taken from small family businesses! So many were destroyed in 2020, it's time for the state to give back to the people.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

True Homestead credits on family owner occupied properties up to 5 or 10 units, and interest free or affordable financing for historic renovations - without requiring additional government codependence. Then families could again grow within their own structures, and multiply citizen ownership as families grow.

Hesselgrave response continued on next page

District
Full Name
Party Affiliation

67-A
Scott Hesselgrave
Republican



What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Only 50 or even 20 years ago, the government didn't take such a huge percentage of a property's value every year - and even small landlords could afford to give a caretaker a free apartment to care for the property and attend to the needs of the people living in those homes. The same taking of a percentage of a property's value contributes to a single family home owner's inability to fully maintain and upgrade their homes with new technology - without taking on detrimental loans. The proceeds of those taken funds are increasingly being used to build properties that compete against the people - both for customers and funding. It's oppressing families' ability to own their own property and independence. The state should respect people's private property first - especially family owned property.

The best assistance to families is to stop taking so much from them. Tax the corporations competitively with other states, and relieve families of the burden of paying for so much of what the state wants to build and own - and if a project is financially UNSustainable and would lead to housing displacement like light rail fulfilled predictions- then the state should not get its shiny new toy. With how much that continues to cost, MN could've replaced windows on thousands and thousands of families homes - or not taken away their independent ability to do so themselves - with products priced lower due to an absence of government guaranteed profits that only benefit the big producers.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

Lake Phalen! Battle Creek Park, with its variety of natural amenities like ski trails, sledding hill, and the best dog park around! These are the places that community comes together, and safety should be maintained so we can continue to enjoy them. Mn is pretty good about providing signage at parks etc, sharing historical significance and importance of our parks and waterways, but we can do better.