

Pursuant to due call and notice thereof a meeting of the Economic Development Authority (EDA) in and for the City of Albany, Stearns County, Minnesota, was called to order by Chairman Tom Kasner at 6:30 o'clock in the evening on Thursday, August 9, 2018, in the Council Room at 400 Railroad Avenue for the said City.

Other EDA Board members present for the meeting were: Adam Rushmeyer, Paul Wellenstein, and Todd Horton. Councilor John R. Harlander was absent.

Chairman Tom Kasner called for any additions or corrections to the minutes of the meeting of May 23, 2018, and hearing none declared them approved.

Greg and Sue Ramler, (G and S Ramler Holdings, LLC), 601 Railroad Avenue, Albany, MN, 601 Railroad Avenue, were present for the meeting. Mr. Ramler appeared before the Board to inform the Board that he recently purchased the commercial building and is planning the following exterior improvements to the west wall of the building:

- Hardy Plank exterior siding and trim to match the red brick and grey granite corner features on the south side of the building.
- Add four new window openings to the 1<sup>st</sup> floor.
- Add one new window opening to the 2<sup>nd</sup> floor.
- Hardy Plank exterior siding to cover painted plywood in window openings on east side of building (2<sup>nd</sup> floor).
- Install three new garage doors.
- Hardy Plank exterior siding on garage attached to rear of building.
- New roof.

Mr. Schneider noted that the total project improvement cost is \$72,273 as per the bids submitted with the EDA's Commercial Rehabilitation Program application. Mr. Schneider noted that the Planning Commission approved a Conditional Use Permit (CUP) for the aforesaid exterior building design alternative in a C1-Core Commercial District. Mr. Ramler noted that the existing two windows on the 2<sup>nd</sup> floor are in good shape and will not be replaced. Mr. Ramler also noted that the west wall is not insulated, but will be after the improvements are completed. Chairman Tom Kasner noted that sealing brick in poor condition would not prolong the life of the brick. Mr. Schneider noted that other than improvements to the front or south side of this building in 2012, there has been no exterior improvements to any other areas on the building. Mr. Schneider also noted the proposed exterior improvements will improve the appearance, extend the life of the building, and improve efficiency. Mr. Horton noted that the yellow brick did not hold up as good as the red brick on the south and east side of the building. Chairman Tom Kasner noted the EDA maximum contribution would be \$10,000 of the \$72,273 eligible costs. After due discussion, a motion was made by Todd Horton and seconded by Adam Rushmeyer to recommend to the Council to approve the aforesaid application for an EDA contribution up to a maximum of \$10,000 for the following improvements:

- Hardy Plank exterior siding and trim to match the red brick and grey granite corner features on the south side of the building.
- Add four new window openings to the 1<sup>st</sup> floor.
- Add one new window opening to the 2<sup>nd</sup> floor.
- Hardy Plank exterior siding to cover painted plywood in window openings on east side of building (2<sup>nd</sup> floor).
- Install three new garage doors.
- Hardy Plank exterior siding on garage attached to rear of building.
- New roof.
- The proposed siding will enhance the appearance of the building without conflicting with the historical front façade.

All voted for the motion and it carried.

Mr. Schneider informed the Board that Shanberly Acres, LLC dba BB Wheels, 420 Huskie Drive, has requested that the terms of the proposed Development Agreement be amended to increase the business subsidy (Tax Increment Financing-TIF) from \$60,000 to \$70,000. Mr. Schneider noted that the building footprint has been enlarged (6,800+/-) and the original final market value estimate when project is completed is far lower than current bids received and recent building comparable which would increase the amount of TIF collected. Mr. Schneider also noted that the request has been discussed with Jason Murray, the City's TIF Consultant, who had no objection to increase the amount of TIF assistance up to \$70,000. After due discussion, a motion was made by Chairman Tom Kasner and seconded by Paul Wellenstein to recommend to the Council that the request by Shanberly Acres, LLC dba BB Wheels, 420 Huskie Drive, to amend the proposed Development Agreement to include TIF assistance up to \$70,000. All voted for the motion and it carried.

Chairman Tom Kasner adjourned the meeting at 7:15 PM.

Tom Schneider  
Clerk/Adm.