

NOTICE

ECONOMIC DEVELOPMENT AUTHORITY MEETING

There will be a public meeting of the Economic Development Authority (EDA) in and for the City of Albany, Stearns County, Minnesota at 7:00 o'clock in the evening on Monday, August 19, 2019, in the Council Room at 400 Railroad Avenue for the said City.

AGENDA

1. Act on minutes of April 10th
2. Commercial Rehabilitation Deferred Loan (CRDL) application for storefront improvements as follows:
 - Albany Legion Club, 371 Railroad Avenue
 - SSTS of Albany, LLC, 501 Railroad Avenue

Tom Schneider
Clerk/Adm.

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 7:00 o'clock in the evening on Monday, August 19, 2019, in the Council Room at 400 Railroad Avenue for the said City.

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

Chairman Tom Kasner called for any additions or corrections to the minutes of the meeting April 10th and hearing none declared them approved.

Nick Schiffler, Adam Silvers, and Ross Tamm, SSTS of Albany, LLC, 501 Railroad Avenue, and Ray Fuchs, Dennis Mareck, and Michael Deters, Albany American Legion, 371 Railroad Avenue, were present for the meeting.

Mr. Deters appeared before the Board to inform the Board the Legion Club submitted a Business Assistance application for a Commercial Rehabilitation Deferred Loan/grant (CRDL) for the building located at 371 Railroad Avenue to remove old block windows and install new windows above and west of the entry door as per the application in the amount of \$11,325; whereby the EDA's share is \$5,662. Mr. Fuchs noted the current wall sign on the storefront will be removed and not re-installed. Mr. Harlander questioned if the club considered removing the angle storefront wall and replace with new windows parallel to the sidewalk to increase natural light in the building. Mr. Fuchs questioned or uncertain if there is a footing to support new windows parallel to the sidewalk. Mr. Tamm noted when they removed the angle storefront at the former Apothecary building at 501 Railroad Avenue there was a footing in the basement. Mr. Fuchs noted the front concrete step and slope entry to the building is a very dangerous; whereby two individuals have been injured due to the precarious entryway to their building. Chairman Tom Kasner noted the steps and slope to their building entrance was required by the Minnesota Department of Transportation when Railroad Avenue (State HWY #238) was reconstructed in 2013. Mr. Schneider also noted the angle storefront at the Cornerstone business at 379 Railroad Avenue adjacent to the Legion Club was removed in 2012 and replaced with new windows parallel to the sidewalk. Mr. Fuchs questioned if a revised application would be required to be submitted prior to the end of the year. Chairman Tom Kasner noted an application can be submitted anytime and encouraged Mr. Fuchs to discuss the proposed changes with their contractor to consider new windows parallel to the sidewalk. Mr. Fuchs thanked the Board for their ideas and will report back to the Board as soon as he has time to meet with their contractor and re-submit another application. Chairman Tom Kasner thanked the Legion Club members for attending the meeting and noted another meeting can easily be scheduled in the future to review their proposed storefront improvements. Mr. Schneider noted the City will issue a 1099 tax form at the end of the program to the recipient.

Mr. Tamm appeared before the Board to inform the Board he submitted a Business Assistance application for a Commercial Rehabilitation Deferred Loan/grant (CRDL) for the building located at 501 Railroad Avenue, for the following energy efficiencies improvements to the 2nd Floor: remove and replace twenty-two (22) windows (full opening), tuckpointing, insulation, exterior brick repairs, repair northern wall water leak, install new electric, and HVAC, as per the application in the amount of \$82,900; whereby the EDA's share is \$24,999. Mr. Schneider noted a request for assistance was submitted to the EDA on April 10th for 1st floor improvements: whereby the 2nd floor energy efficiencies improvements will be completed this year, but not invoiced until 2020. Mr. Schneider noted he spoke to Susan Kadlec, the City Attorney, who reviewed the original application and discussed future 2nd floor improvements with the property owner within the same year; whereby she was comfortable with the second request. Mr. Schneider also noted the City will issue a 1099 tax form at the end of the program to the recipient. After due discussion, a motion was made by Todd Horton and seconded by Paul Wellenstein to recommend to the Council to approve the CRDL application submitted by SSTS of Albany, LLC, as per the following:

- Improvements related to 2nd floor energy efficiencies improvements, but not limited to, remove and replace twenty-two (22) windows, tuckpointing, exterior brick repairs, insulate, north wall water leak repairs, install new electric, and HVAC.
- There will be no reduction in window openings.
- A significant capital investment on Railroad Avenue and property tax increase upon completion.
- Request meets the City's 2014 Criteria for Business Subsidy.
- The loan is a deferred loan that will be forgiven after seven years if the applicant maintains ownership of building.
- A Deferred Loan Payment Agreement will be executed between the EDA and SSTS of Albany, LLC.
- Evidence of payment to contractor(s) shall be submitted to the City prior to the City releasing \$24,999 to SSTS of Albany, LLC, but payment deferred until 2020.

Mr. Schneider informed the Board the EDA's storefront improvement balance in the City's general fund is \$16,195 and noted nearly \$20,000 will need to be transferred from the EDA savings account to the City's general fund in 2020 to fund the aforementioned requests. Mayor Tom Kasner informed the Board he received several compliments from the public and visitors telling him how nice the main street storefronts look versus other nearby communities where there are vacant storefronts and/or many buildings in need of immediate repairs.

Chairman Tom Kasner adjourned the meeting at 7:30 PM.

Tom Schneider
Clerk/Adm.