

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 Wednesday, April 10, 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 March 13th and hearing none declared them approved.

Bryan Schiffler and Ross Tamm, SSTS of Albany, LLC, 501 Railroad Avenue, and Nick Schiffler were present for the meeting.

Bryan Schiffler appeared before the Board to inform the Board he submitted a Business Assistance application for a Commercial Rehabilitation Deferred Loan/grant (CRDL) in the amount of \$24,999 for the purpose of storefront improvements, new windows 1<sup>st</sup> and 2<sup>nd</sup> floor of the historic two-story building located at 501 Railroad Avenue. Mr. Schiffler noted the 1<sup>st</sup> floor will be remodeled for commercial retail/offices and the 2<sup>nd</sup> floor four (4) or five (5) residential apartments. Mr. Schiffler noted the total estimated costs for the building improvements is \$260,000+/-, however, plans for the first year are to replace all the windows on the 1<sup>st</sup> floor and 2<sup>nd</sup> floor including major renovation on the south storefront entrance with new windows/doors at an estimated cost of \$125,000+/- . Mr. Schiffler questioned if the City could add a pedestrian crosswalk on the west side of the intersection of 5<sup>th</sup> Street and Railroad Avenue being many of his tenants would utilize the City's public parking lot at City Hall. Mr. Schiffler noted there is limited on-street parking spaces available for customers along Railroad Avenue and side streets and recommended the City consider developing a public parking lot north of Railroad Avenue to improve the on-street parking complaints the City has had to deal with the past several years. Mr. Horton questioned if a second application may be considered next year recognizing the magnitude of expenses required to bring the building into compliance with code requirements and improved energy efficiencies. Mr. Schneider noted this would be an option for the building owner to consider. Mr. Wellenstein noted finding additional property for a public parking lot would be beneficial to main street businesses. 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:

- Increase tax base, new windows (1<sup>st</sup> and 2<sup>nd</sup> floor), doors, new storefront, new HVAC, new Electric and removes inefficiencies of building.
- A large capital investment on Railroad Avenue to preserve a historic two-story brick building.
- Evidence of payment to contractor(s) shall be submitted to the City prior to the City releasing \$24,999 to SSTS of Albany, LLC.
- Request meets the City's 2014 Criteria for Business Subsidy.
- A Deferred Loan Payment Agreement will be executed.
- First year improvements to include, but not limited to, new windows 1<sup>st</sup> and 2<sup>nd</sup> floor \$110,000+/-, removal and re-align south storefront parallel to sidewalk \$15,000+/- . There will be no reduction in window openings. A 2<sup>nd</sup> business subsidy application may be submitted a year from now to support further energy efficiencies and code improvements to building contingent upon available funding.
- Approve CRDL in the amount of \$24,999.

Chairman Tom Kasner adjourned the meeting at 7:00 PM.

Tom Schneider  
Clerk/Adm.