

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 Mayor Dennis J. Sand at 6:30 o'clock in the evening on Thursday, April 26, 2012, in the Council Room at 400 Railroad Avenue for the said City.

Other EDA members present for the meeting were: Paul Wellenstein and Joseph Gilk. Tom Kasner and John Harlander were absent.

Traci Ryan, David Drown Associates, the City Economic Development Consultant, and the following business owners/representatives were present for the meeting: Larry Groetsch, Rick Groetsch, Curtis Leyk, Ben Thelen, Amanda Thelen, Joyce Winter, Daren Teske, Jim Sand, Linda Studniski, Tim Jopp, LuAnn Jopp, Mike Breth, and Brian Berend.

Chairman Mayor Dennis J. Sand called for any additions or corrections to the minutes of the meeting of April 11, 2012 and hearing none declared them approved.

Ms. Ryan appeared before the Board and members of the public in attendance for the meeting to update the public on the goals and objectives of the TIF Special Authority Commercial Rehabilitation Program and noted that eight (8) applications were submitted for review and consideration. Ms. Ryan noted that the EDA will continue to receive applications from other businesses in the future and the original eight applicants will remain in their respective positions. Ms. Ryan informed the Board that future applications received need to include all materials being requested in the application and if not, they will be incomplete and not reviewable. Ms. Ryan informed the Board that she and Mr. Schneider had reviewed the applications for completeness and provided comments for consideration on each application. Mr. Schneider informed the Board and public that Ordinance 80.21 provides information that outlines acceptable exterior materials for storefront improvements. The complete application and staff comments are on file at the office of the City Clerk/Administration.

Ms. Ryan presented to the Board the following applications:

- 1) Lake Country Vet Services, 551 Railroad Avenue. Mr. Leyk informed the Board that he will consider a redesign to incorporate either additional windows or similar look back to original building design. Mr. Schneider noted that he will research files in hopes of finding a picture of the original building design that had depicted several windows in the original storefront. Mayor Dennis J. Sand with the consensus of the Board directed Mr. Leyk to submit additional information relating to storefront design to increase window perception, signage/detail and that funding up to \$15,000 in improvements will be available and formal approval will be decided upon final information being provided.
- 2) Marcia's "All-Aboard" Bar and Grill, 411 Railroad Avenue. Mr. Berend informed the Board that they are currently receiving bids to stucco or brick the storefront including the addition of new entry doors. A motion was made by Joseph Gilk and seconded by Paul Wellenstein to approve the application submitted contingent upon the applicant submitting updated final costs for new entry doors and stucco/brick façade and formal approval will be decided upon final information being provided. All voted for the motion and it carried.
- 3) Albany Eye Clinic, 461 Railroad Avenue. Ms. Ryan noted that the proposed improvements to the front façade are significant and an acceptable design. Larry Groetsch informed the Board that the storefront will be a combination of brick and stucco. Mr. Groetsch also noted that the exterior wall will be rebuilt and moved to the south a few feet to be in alignment with the other neighboring storefronts. After due discussion, a motion was made by Paul Wellenstein and seconded by Joseph Gilk to approve the application in an amount not to exceed \$15,000. All voted for the motion and it carried.

- 4) B J Enterprises, 335 Railroad Avenue. No action was taken on this request due to Mayor Dennis J. Sand being related to the applicant and the lack of a Board majority.
- 5) STS Properties, 401 Railroad Avenue. Ms. Studnski confirmed that the new awning will be fabric to match the color and fabric on the east side of the building. A motion was made by Joseph Gilk and seconded by Paul Wellenstein to approve the application in an amount of \$13,416, but wood to be removed in transom area which may increase costs. All voted for the motion and it carried.
- 6) Thelen Service Center, 821 Railroad Avenue. No wood/shingle awning will be accepted. Owners to submit revised material bid for metal standing seam awning. A motion was made by Joseph Gilk and seconded by Paul Wellenstein to approve the application contingent upon the applicant submitting updated final costs for a new awning and verify the cost of maintaining original window size for east window openings contingent upon further information and final costs. All voted for the motion and it carried.
- 7) Albany Bakery, 531 Railroad Avenue. Mr. Breth informed the Board that he is the contractor for this improvement project and that the barn board material above the windows will be replaced with a maintenance free shakes. A motion was made by Joseph Gilk and seconded by Paul Wellenstein to approve the application submitted contingent upon the applicant submitting final costs for a new metal standing seam awning, color/design theme for shakes, and signage. All voted for the motion and it carried.
- 8) Teske Properties, LLC, 601 Railroad Avenue. No action was taken on this request due to Mayor Dennis J. Sand being related to the applicant and the lack of a Board majority.

Chairman Mayor Dennis J. Sand announced the next EDA meeting to be held at 6:30 o'clock in the evening on Thursday, May 3<sup>rd</sup> and adjourned the meeting at 7:45 PM.

Tom Schneider  
Clerk/Adm.