

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 Tom Kasner at 6:30 o'clock in the evening on Thursday, December 5, 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, Jon Stueve, Paul Wellenstein, and Todd Horton. None were absent.

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

Chad Schmidt and Sherri Thill, owners of Rookies Sports Bar, 481 Railroad Avenue, were present for the meeting.

Ms. Thill appeared before the Board to inform the Board Rookies Sports Bar submitted a Business Assistance application for a Commercial Rehabilitation Deferred Loan/grant (CRDL) to be reimbursed for the following building improvements: 1) HVAC units, windows 1st and 2nd floor, 2) storefront awning, 3) remove cedar shakes and add black brake metal w/white trim around windows, and 4) new front entrance and apartment door. Ms. Thill informed the Board the overall cost of the improvements is \$63,852. Ms. Thill noted the window panes had fallen out and several window frames were rotted which required immediate repairs in 2018 and partial HVAC improvements were completed. Ms. Thill noted additional HVAC improvements were required and having noticed adjacent commercial buildings improvements, she decided to move forward with new exterior improvements that would be similar to the look of the former Stearns County National Bank building in the 1920's. Mr. Wellenstein questioned if the awning over the front entrance door was being removed so the arch and adjoining framework can be viewed by the public. Mr. Harlander questioned if the awning could be placed in another location on the building and/or what is the purpose of the awning. Ms. Thill noted the awning is lite while the business is open and customers/bartenders that smoke like to stand beneath the awning. Ms. Thill also noted customers are encouraged to smoke in the rear of the building, but bartenders must be able to watch the bar if they do need to smoke so they stand beneath the awning. Ms. Thill also noted her tenants on 2nd floor are not allowed to smoke in the apartment and customers like to view activities at Shady's Tavern or talk to each other if anyone is standing outside on the sidewalk at Shady's Tavern. Ms. Thill informed the Board three window signs on the west side will remain, but the two false window signs north of the three will be removed along with the signage on the west, east, and top of the front entrance door. Ms. Thill noted advertising professional sporting team logos will remain on the front entrance door for each season so her customers are aware of when specific teams are playing during the year. Ms. Thill noted the window above the apartment entrance door will be wrapped with trim similar to the other windows. Mr. Horton questioned what improvements will be done to the window west of the front entrance door. Ms. Thill noted no changes to the window, but beneath the window, the wood will be removed and maybe brick added to match the existing exterior brick on the building. Ms. Thill also noted black brake metal with white trim will be added to the window on the 2nd floor above the front entrance door in the same manner as all the other windows. Mayor Tom Kasner recommended the awning be removed from the application being the original building did not have an awning; whereby the total of the improvements should be reduced to \$56,544. Mr. Schneider informed the Board several improvements are already completed and questioned why an application wasn't submitted in 2018. Ms. Thill noted the failure of the windows in 2018 resulted in immediate repairs and thought she should consider exterior building improvements similar to other nearby buildings that were being updated. Ms. Thill also informed the Board she updated and remodeled the building interior a year ago and added an outdoor patio, all large capital investments. Mr. Horton noted the awning is an attachment and, in the future, it may be removed because there might be a new idea or some other improvement to consider. After due discussion, a motion was made by Todd Horton and seconded by Jon Stueve to recommend to the Council to approve the CRDL application submitted by Rookies Sports Bar for the building located at 481 Railroad Avenue as follows:

- The total of the improvements is \$56,544 or the EDA's share to be \$24,999, the maximum. The awning expense is NOT included in the aforesaid amount.
- Improvements related to, but not limited to, increase tax base, new windows on 1st and 2nd floor, new front entrance door, front apartment entrance door, and new HVAC. All improves efficiencies of building. A large capital investment on Railroad Avenue.
- Window openings are not similar to the original exterior, but shakes to be removed around every window on 1st and 2nd floor and replaced with black brake metal with white trim to mimic the original window openings.
- Window above apartment door to be wrapped with new trim.
- Signs on each side and above front entrance door will be removed.
- On the west side of the building, three (3) beer signs in the windows will remain, but two (2) beer signs north of these windows will be removed.
- There will be no window replacement west of the front entrance door, but the wood will be replaced with brick or similar material to be added to look like brick.
- 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 Jmr Properties of Albany, LLC, dba Rookies Sports Bar. A 1099 IRS form will be issued to the application upon completion of the DLP loan Agreement.
- Upon completion of the said improvements, evidence of payment to contractor(s) shall be submitted to the City prior to the City releasing \$24,999 EDA funds.

Chairman Tom Kasner adjourned the meeting at 7:25 PM.

Tom Schneider
Clerk/Adm.