

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 6:40 o'clock in the evening on Thursday, June 7, 2012, in the Council Room at 400 Railroad Avenue for the said City.

Other EDA members present for the meeting were: Paul Wellenstein and Tom Kasner. Joseph Gilk 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: Daren Teske, Sean Artley, Tim Voss, and Liz Voss.

Chairman Mayor Dennis J. Sand called for any additions or corrections to the minutes of the meeting of April 26, 2012 and hearing none declared them approved.

Daren Teske, Teske Properties, LLC, 601 Railroad Avenue, appeared before the Board to present a revised application consisting of the following improvements: replacement of seven (7) windows on 2nd floor of building, tuck point entire building, install double entry doors, replace asphalt awning with bronze standing seam awning with steeper pitch, replace 1st floor windows with six (6) new windows, and construct insert on the east side front entryway for possible signage at a cost of \$31,310. Mr. Teske noted that due to the original construction of the building it is impossible to insert large storefront windows back to the original style, but adding six (6) windows will adequately enhance the storefront appearance. Mr. Teske also noted that the projecting sign on the front of the building will be removed and is no longer needed. Ms. Ryan informed the Board that she has no objection with the proposed improvements and recommended approval. After due discussion, a motion was made by Paul Wellenstein and seconded by Tom Kasner to approve the application for the aforementioned improvements in an amount of \$15,000, the maximum EDA contribution. All voted for the motion and it carried.

Ms. Ryan presented to the Board an application received by Sean Artley, owner of Paul's Par-A-Dice, 451 Railroad Avenue, to restore his storefront to the original 1915 look for the following improvements: replace four windows on 2nd floor to original size, install new front windows to full height up to "I" beam support based on historical image including a new front door, and replacement of two basement windows with new windows at a cost of \$21,325. Mr. Artley appeared before the Board and noted that the area surrounding the two basement windows may remain brick and no stucco considered, but the large wall sign will be removed and new lettered window signage will be added to the storefront window. Ms. Ryan informed the Board that this is a great application and commended Mr. Artley for his ambition to restore the building to its original 1915 historical storefront. After due discussion, a motion was made by Tom Kasner and seconded by Paul Wellenstein to approve the application for the EDA contribution to be \$10,662.50. All voted for the motion and it carried.

Ms. Ryan presented to the Board an application received by Paul Ampe, owner of Paul Ampe Law, 321 Railroad Avenue, to construct a covered handicap accessible ramp to the south entryway to his building at a cost of \$20,119. Ms. Ryan informed the Board that it is a very nice project and recommended approval. After due discussion, a motion was made by Paul Wellenstein and seconded by Tom Kasner to approve the aforesaid application for the EDA contribution in the amount of \$10,059. All voted for the motion and it carried.

Ms. Ryan also presented to the Board an application received by the Albany Enterprise, 561 Railroad Avenue, to replace the asphalt awning with a new standing seam (bronze) awning which includes the addition of a new sign to be mounted on the front of the awning at a cost of \$3,015. Ms. Ryan noted that no formal bid was received, but an email did note that the estimated costs received were from Hennen Lumber Company, Freeport, MN. A motion was made by Tom Kasner and seconded by Paul Wellenstein to approve the aforesaid application for the EDA contribution to be \$1,507.50. All voted for the motion and it carried.

Mr. Schneider informed the Board that the Board has approved several standing seam awnings for mainstreet buildings and questioned when too many is too much for mainstreet. Chairman Dennis J. Sand, with the consensus of the Board, informed Mr. Schneider to inform future applicants that existing storefronts that do not have an awning must consider using cloth and if there is an existing awning with asphalt shingles it may be replaced with a standing seam awning.

Mr. Schneider recommended to the Board that \$150,000 be transferred to the General Fund to fund the TIF Special Authority Commercial Rehabilitation Program. After due discussion, a motion was made by Tom Kasner and seconded by Paul Wellenstein to transfer the said funds. All voted for the motion and it carried.

Mr. Schneider also noted that there will be a public hearing on June 20th before the Council to consider the adoption of TIF Redevelopment District 14 to provide public assistance for property owners who are considering the redevelopment of highway commercial properties that are west of 8th Street (State HWY #238) between Shamrock Lane and Church Avenue. Mr. Schneider also noted that the Council is considering the reconstruction of 8th Street (State HWY #238) between Shamrock Lane and Church Avenue rather than a mill and overlay which had already been approved by MnDOT and will be meeting with MnDOT to discuss the proposed reconstruction improvements. Mr. Schneider noted that the reconstruction improvements considered, but not limited to are new street, curb/gutter, sidewalks both sides of street, ornamental street lighting, sanitary sewer, etc.

Chairman Mayor Dennis J. Sand announced the next EDA meeting to be held at 6:30 o'clock in the evening on Thursday, June 28th and adjourned the meeting at 7:15 PM.

Tom Schneider
Clerk/Adm.