

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 President Tom Kasner at 6:30 o'clock in the evening on Monday, March 14, 2016, in the Council Room at 400 Railroad Avenue for the said City.

Other EDA Board members present for the meeting were: Adam Rushmeyer, John R. Harlander, and Todd Horton. Paul Wellenstein was absent.

President Tom Kasner called for any additions or corrections to the minutes of the meeting of July 1, 2015, and hearing none declared them approved.

President Tom Kasner called for any nominations for the position of President and Vice-President on the EDA Board for the year 2016. Mr. Harlander nominated Mr. Kasner for President and Mr. Wellenstein for Vice-President. President Tom Kasner hearing no other nominations closed the nominations from the floor for the aforementioned positions. After due discussion, a motion was made by John R. Harlander and seconded by Adam Rushmeyer to appoint Tom Kasner as President and Paul Wellenstein as Vice-President. All voted for the motion and it carried.

Matt and Kendra Imdieke, owners of the buildings at 351 and 361 Railroad Avenue, were present for the meeting.

Mr. Imdieke appeared before the Board to discuss his application for a grant/loan for commercial storefront improvements that included both buildings with a total cost of \$23,758. Mr. Imdieke informed the Board that he owns Central MN Realty and has offices in other cities; whereby his intentions are to open an office in one of the buildings upon completion of the building improvements. Mr. Imdieke also informed the board that both buildings have severe deferred maintenance and each need extensive remodeling inside and outside to allow him to rent out the buildings to potential businesses. Mr. Schneider presented the following proposed improvements to each building:

- 361 Railroad Avenue: Installation of new transom windows/door 1st floor (\$10,850), Construction and stucco (\$7,840), Gooseneck lights (\$479), and Electric (\$1,509). Remove Projecting sign and attach wall sign. Total: \$20,678. (EDA share to be \$10,000 max.)
- 351 Railroad Avenue: Replace existing windows and door with new, no increase in size and no changes to cedar wood storefront (\$3,080), Add new shingles on wood awning. (EDA share to be \$1,540)

Mr. Schneider informed the Board that the application is complete and commended Mr. and Mrs. Imdieke for their efforts to upgrade the building storefronts. Mr. Schneider recommended to the Board that each building be considered a separate application. Mr. Schneider noted that the proposed storefront improvements to the building at 361 Railroad Avenue are acceptable. Mr. Schneider also recommended that the cedar wood storefront and awning at 351 Railroad Avenue be removed and replaced with new large transom windows and doors similar to the original storefront view in 1915. Mr. Imdieke noted that contractors have told him they have limited time to complete such an extensive storefront remodel at 351 Railroad Avenue due to time constraints with work schedules, but in the future he may consider adding larger windows. Mr. Harlander noted that it doesn't make sense to replace the existing windows with the same size at this time when in the future they may be replaced with larger window openings. Mr. Harlander noted that he would support an application up to \$10,000 for the removal of the current cedar wood storefront and replaced with new transom windows and doors similar to the photo of the storefront dated 1915. Mr. Horton recommended that bids be obtained and work completed within one year of the application to allow contractors flexibility in their work schedule. Mr. Imdieke noted that their plans are to own both buildings for a long period of time and therefore obtaining bids at this time may make sense. President Tom Kasner directed Mr. Imdieke to obtain bids to remove the cedar wood storefront and awning and to replace with new transom windows and doors to be reviewed by the EDA Board at their March 30th

meeting. After due discussion, a motion was made by John Harlander and seconded by Todd Horton to recommend to the Council to approve the aforesaid application for the proposed storefront improvements at 361 Railroad Avenue with an EDA contribution to be \$10,000. All voted for the motion and it carried. President Tom Kasner noted that the proposed storefront improvements to the building at 351 Railroad Avenue will be reviewed at the next EDA meeting.

Mr. Schneider informed the Board that individual's representing CentraCare Clinic, Albany, formerly Albany Medical Clinic, are looking at potential sites along Railroad Avenue and Interstate 94 to construct a new 7,000 square foot clinic, but no specific site has been selected. Mr. Schneider noted that CentraCare is leasing from CHI, Inc., the owner of the former Albany Medical Clinic/Hospital building at 300 3rd Avenue.

Mr. Schneider informed the Board that the City will undertake a very large roadway and utility improvement located in the northern portion of the City (5th Street), immediately south of Soo Line Avenue and east of 6th Street. Mr. Schneider noted that the improvements will also include Meyer Avenue, 2nd Avenue (east/west of 5th Street) and Linden Avenue.

Mr. Schneider noted that in 2017 MnDOT will begin roadway improvements from 1st Street in Albany to Upsala, MN (State HWY #238). Mr. Schneider noted that the City will upgrade the utilities on 1st Street between Railroad Avenue and Lake Avenue.

President Tom Kasner adjourned the meeting at 7:15 PM.

Tom Schneider
Clerk/Adm.