

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 Wednesday, March 22, 2017, 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 March 30, 2016, 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 2017. 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.

Ross Tamm, STS Properties, LLC, owner of the property at 401 Railroad Avenue, was present for the meeting.

Mr. Schneider informed the Board that the fund balance for the Commercial Rehabilitation Program ending March 2017 is \$74,943. Mr. Schneider noted that the City Council appropriated \$68,735 to the program ending December 2016 to encourage business owners to upgrade storefronts.

Mr. Tamm appeared before the Board to present his Commercial Rehabilitation Program application for storefront improvements to the commercial building at 401 Railroad Avenue. Mr. Tamm noted that new transom windows will be installed, electrical improvements, and soffit lighting added at a cost of \$36,000+/- . Mr. Tamm noted that new transom windows will begin at the bottom of the storefront and end at a height of 12'+/- and a bronze clad material will be installed above an I-beam. Mr. Tamm also noted that glass window blocks were removed from the east side of the building and will be replaced with a transom window. Mr. Tamm also noted there will be no awning on the front of the building. Mr. Schneider informed the Board that the application is complete and had no objection to the proposed improvements. Mr. Kasner thanked Mr. Tamm for considering the building improvements. After due discussion, a motion was made by John R. Harlander and seconded by Todd Horton to recommend to the Council to approve the aforesaid application for the proposed storefront improvements at 401 Railroad Avenue with an EDA contribution to be \$10,000.00. All voted for the motion and it carried.

Steven Danzl, owner of the Cornerstone Deli, 381 Railroad Avenue, was present for the meeting.

Mr. Danzl appeared before the Board to update the Board on his building improvements. Mr. Danzl noted that he has not completed the installation of the 2nd floor windows facing main street, but will do so in the near future. Mr. Danzl noted that due to budget constraints and having spent significant funds for the initial building upgrade he may not install new windows on the 2nd floor on 4th Street. Mr. Schneider noted that the original application submitted to the Board and approved included funds for window replacement (4) on the 2nd floor facing main street and 4th Street (5). Mr. Schneider also informed the Board that Mr. Danzl submitted paid invoices of nearly \$29,000 for his building improvements. Mr. Danzl noted that he'd like to upgrade the 2nd floor windows on 4th Street in the future when funds become available, but at the moment he would just remove and replace the vinyl siding around the windows with new materials. Mr. Kasner commended Mr. Danzl on his building improvements and his new business deli. Mr. Harlander questioned if the new windows on the 2nd floor facing main street would be of full size including an arch on the top of the window. Mr. Danzl noted that the new windows will be the same color and size as the Albany Legion Club windows installed on the 2nd floor which are full size including an arch. Mr. Schneider noted that the City approved \$10,000 for Mr. Danzl's building improvements and only

reimbursed \$5,000 to date. After due discussion, a motion was made by Adam Rushmeyer and seconded by Todd Horton to recommend to the Council that final payment of \$5,000 be paid upon the completion of the 2nd floor windows facing main street (full window opening with arch) and removal of the five windows on the 2nd floor on 4th Street from the project. All voted for the motion and it carried.

Mr. Schneider informed the Board that several lots remain in the Albany Business and Industrial Park which are being offered by Commercial Realty Solutions, Buffalo, MN on behalf of Roger Dowell, the owner of the lots. Mr. Schneider noted that it's been very challenging marketing the lots to potential new businesses due to a large inventory of vacant existing buildings in and near the City of Waite Park and St. Cloud, MN.

President Tom Kasner adjourned the meeting at 6:55 PM.

Tom Schneider
Clerk/Adm.