

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 Wednesday, March 29, 2023, 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, Nate Ronning, and Bill Scepaniak. Paul Wellenstein was absent.

David and Doris Belford, Albany Hotel and Business Center, Inc., dba Barbacoa American and Mexican Restaurant, 441 Railroad Avenue, were present for the meeting.

Chairman Mayor Tom Kasner called for any additions or corrections to the minutes of the meeting held on March 15, 2023, and hearing none declared them approved.

Mr. Belford appeared before the board to present to the board a Business Assistance application for a Commercial Rehabilitation Deferred Loan/Grant (CRDL), Phase Two, to be reimbursed for the following building efficiency improvements: windows (1st & 2nd floor), upper crown brick repairs, carpentry finishes, HVAC, plumbing, etc. at an estimated cost of \$355,000+/- . Mr. Belford noted when all the repairs are completed, the intension is to fully restore the building to its original design attributes while updating several aspects of the buildings restoration to be building code compliant and having full use of the second floor as it was originally intended, a hotel. Mr. Belford informed the board the project is over budget having experienced many unknowns during reconstruction and having to meet the building code requirements. Mr. Belford noted the goal is to open the 1st floor restaurant for business as soon as possible. Mr. Belford also noted many aspects of phase one construction and costs were intermingled with what needed to be done to support phase two which were extensive and resulted in higher costs than expected. Mr. Ronning questioned if it will be difficult to hire a contractor to install a new upper brick crown similar to the original. Mr. Belford noted he is fairly confident he can find a contractor and will do his best to construct the upper brick crown to its original construction. Mayor Tom Kasner thanked Mr. Belford for moving forward with all the significant building upgrades and his passion to restore the building to its original condition and use as in the 1900's. After due discussion, a motion was made by John R. Harlander and seconded by Nate Ronning to recommend to the Council the application for a Commercial Rehabilitation Deferred Loan/Grant (CRDL) submitted by David Belford, owner of Barbacoa American and Mexican Restaurant be approved as follows:

- The estimated total of the "proposed" improvements is \$50,000+. Phase II of the building improvements. HVAC, Plumbing, Windows, Electrical, upper brick crown repairs, etc.
- The EDA's share to be up to \$24,999, or the maximum.
- Improvements related to, but not limited to, increase tax base and complete building reconstruction. As per Mr. Belford, the window quotes were intermixed with Phase I and included the balance as Phase II.
- Any business signs shall comply with the sign regulations.
- Upon completion of improvements, evidence of payment to contractor(s) shall be submitted to the city prior to the city releasing EDA funds.
- Request meets the city's 2014 Criteria for Business Subsidy.
- This is a large capital investment on Railroad Avenue (main street).
- If the real estate is sold, transferred, or otherwise conveyed within four (4) years of the final disbursement date, voluntarily or involuntarily, the full amount of the CRDLs must be repaid to the EDA. Thereafter, the amount of repayment is reduced by twenty-five percent (25%) for each year until the seventh (7th) anniversary of the final disbursement date. After the seventh (7th) anniversary, the deferred loan is entirely forgiven as outlined in the Deferred Loan Payment Agreement that will be executed between the EDA and Albany Hotel & Business Center, Inc.

- A 1099 will be issued by the city to the applicant upon the termination of the DLP loan Agreement.
- Owner to complete and submit a Commercial Building Permit application for review and consideration of the aforesaid improvements.

Chairman Tom Kasner adjourned the meeting at 6:45 PM.

Tom Schneider
Clerk/Adm.