

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 6:30 o'clock in the evening on Thursday, May 3, 2012, in the Council Room at 400 Railroad Avenue for the said City.

Other EDA members present for the meeting were: John Harlander, Tom Kasner, and Paul Wellenstein. Joseph Gilk was absent.

Traci Ryan, David Drown Associates, the City Economic Development Consultant, and the following business owners/representatives were present for the meeting: Curtis Leyk, Ben Thelen, Amanda Thelen, Joyce Winter, Tim Jopp, and LuAnn Jopp.

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.

Ms. Winter appeared before the Board to present additional information to the Board relating to the building exterior on the east side of her building. Chairman Dennis J. Sand stepped down from the Board being he is related to the applicant. Vice Chairman Tom Kasner presided over the meeting. Ms. Winter informed the board that the eastern building wall exterior would be stucco (beige) and the total cost of her improvements is \$28,526. After due discussion, a motion was made by Tom Kasner and seconded by Paul Wellenstein to approve the application for the following building improvements in the amount of \$14,262: stucco eastern wall of building/wrap windows, replacement of storefront windows, and doors. All voted for the motion and it carried. Voting for the motion were Tom Kasner, John Harlander, and Paul Wellenstein and none voted against. Chairman Dennis Sand abstained and the motion carried. Ms. Winter reminded the Board that one of the main entrance doors may be a bit different design than the other two due to electrical wires located above the existing door, but if the wires can be relocated the new door will be installed similar to the other two.

Chairman Dennis J. Sand resumed the position of Chairman.

Mr. Leyk appeared before the Board to present a revised storefront for the Board to consider that included the removal of existing wood siding and replace with stucco/accent trim, and a standing seam metal awning. Mr. Leyk noted that the brick would be repaired and re-grouted including tuck pointing brick joints above the awning, new wall sign, new projecting sign, and the total cost for all the improvements is \$29,238. After due discussion, a motion was made by John Harlander and seconded by Tom Kasner to approve the application for the aforementioned improvements in an amount of \$14,619. All voted for the motion and it carried.

Ms. Ryan informed the Board that at the previous EDA meeting the Board agreed to allow Marcia's All-Aboard Bar and Grill to stucco her storefront, but no formal bid was received, only an estimate of \$1,200. Ms. Ryan noted that the total costs for the stucco and cloth awning is \$5,312. Mr. Wellenstein questioned if the three doors were going to be replaced. Ms. Ryan informed the Board that she had been told that new locks were installed on each door and new locks would be required if new doors are considered. After due discussion, a motion was made by Tom Kasner and seconded by Paul Wellenstein to approve the application in the amount of \$2,656 for a cloth awning, replacement of front window, and stucco storefront contingent upon the three doors being painted, but the Board would prefer that the three doors be replaced and if the locks on the existing doors can't be reused, then the EDA would pay 100% for the new locks for the new doors. All voted for the motion and it carried.

Mr. Thelen appeared before the Board to present bids received to replace three existing windows on the east side of the building which include an alternate bid if the windows were reduced in size by twenty (20) inches. Mr. Thelen also presented a picture and bid of a standing seam metal awning. Ms. Ryan congratulated the Thelen's for providing the Board with a complete application, but recommended to the Board that the replacement windows not be reduced. Ms. Ryan noted that the total EDA contribution

would exceed the \$15,000 maximum program funding by nearly \$600 if new windows installed were the same size as the existing. Mr. Thelen had no objection if the Board wanted the same size windows on the east side of the building and agreed to the added cost to the project improvements. A motion was made by John Harlander and seconded by Paul Wellenstein to approve the application in the amount of \$15,575 for a new standing seam metal awning, free standing sign, re-stucco exterior, window replacement (south) and windows of the same size on the east. All voted for the motion and it carried.

Mrs. Jopp appeared before the Board to present a revised or proposed storefront for consideration. Mrs. Jopp informed the Board that cedar shakes will be the material above the standing seam metal awning, but have not yet confirmed a final color of the awning. Mrs. Jopp presented to the Board a new sign design to be mounted above the awning. Ms. Ryan noted that the total costs of the improvements to the storefront are \$14,804. After due discussion, a motion was made by John Harlander and seconded by Tom Kasner to approve the application in the amount of \$7,402 for new standing seam metal awning, signage, cedar shakes contingent upon a color sample of the awning submitted to the City for final review. All voted for the motion and it carried.

Ms. Ryan presented to the Board an application received by Teske Properties, 601 Railroad Avenue that included stucco, replace shingles on present awning with standing seam, tuck point entire building, paint entire building, and replace seven windows on second story to original opening at a cost of nearly \$37,000. Chairman Dennis J. Sand stepped down from the Board being he is related to the applicant. Vice Chairman Tom Kasner presided over the meeting. Mr. Kasner, with the consensus of the Board, directed Ms. Ryan to arrange a meeting with Mr. Teske to consider other options that would include a different style awning and window arrangement on the first floor facing mainstreet.

Chairman Dennis J. Sand resumed the position of Chairman.

Chairman Mayor Dennis J. Sand announced the next EDA meeting to be held at 6:30 o'clock in the evening on Thursday, May 17<sup>th</sup> and adjourned the meeting at 7:30 PM.

Tom Schneider  
Clerk/Adm.