

# **NOTICE**

## **ECONOMIC DEVELOPMENT AUTHORITY MEETING**

There will be a public meeting of the Economic Development Authority (EDA) in and for the City of Albany, Stearns County, Minnesota at 6:30 o'clock in the evening on Thursday, January 20, 2022, in the Council Room at 400 Railroad Avenue for the said City.

### **AGENDA**

1. Appoint Chairperson and Acting Chairperson.
2. Act on minutes of October 20, 2020
3. Tom Schneider, Clerk/Adm. – present the following:
  - review EDA Board terms
  - EDA Commercial Rehabilitation fund balance ending 2021
  - Outstanding Commercial Rehabilitation loans
4. David Belford, owner of Barbacoa American and Mexican Restaurant, 441 Railroad Avenue – present Commercial Rehabilitation application for storefront improvements

Tom Schneider  
Clerk/Adm.

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 Tuesday, October 20, 2020, 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, Paul Wellenstein, Jon Stueve, and Todd Horton. None were absent.

Chairman Mayor Tom Kasner called for any additions or corrections to the minutes of the meeting September 24, 2020 and hearing none declared them approved.

Mr. Schneider noted the deadline to submit an application for the Small Business Relief Program was October 15<sup>th</sup>. Mr. Schneider presented the following final applications:

<u>BUSINESS NAME</u>	<u>ELIGIBLE EXPENSES</u>
• Optometry 2000 Vision Care	\$7,107
o Albany Eye Clinic	
• Albany Area Community Center	\$2,609

Mr. Schneider noted Stearns County provided the City with additional funds up to \$120,000 for local business relief; whereby a total of \$220,000 is available from the said Program. Mr. Schneider noted upon receipt of the funds, each applicant is required to execute a Grant Agreement to confirm all information submitted in the application is true and correct and if any false information was listed, the applicant shall be responsible for repaying the City or County a portion or all of the grant funds. Mr. Schneider noted the total funds submitted for local business relief is \$214,555 and recommended approval of the final applications. After due discussion, a motion was made by Todd Horton and seconded by Paul Wellenstein to recommend to the Council to approve the aforesaid final applications. All voted for the motion and it carried.

Chairman Tom Kasner adjourned the meeting at 6:40 PM.

Tom Schneider  
Clerk/Adm.

**AEDA BOARD MEMBERS**

<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
4	3	2	1	5	4	3	2	1	5	4	3	2
5	4	3	2	1	5	4	3	2	1	5	4	3
1	5	4	3	2	1	5	4	3	2	1	5	4
2	1	5	4	3	2	1	5	4	3	2	1	5
3	2	1	5	4	3	2	1	5	4	3	2	1

<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
1	5	4	3	2	1
2	1	5	4	3	2
3	2	1	5	4	3
4	3	2	1	5	4
5	4	3	2	1	5

#1	Paul Wellenstein
#2	Jon Stueve 3/6/19 (PC)
#3	John R. Harlander, Council
#4	Tom Kasner, Council
#5	William Scepaniak, Jr. (PC)

<b>2020</b>		BEGINNING		INTEREST	OTHER	WITH-	
DATE	BALANCE	DESCRIPTION		DEPOSIT	DEPOSIT	DRAWALS	BALANCE
1/1/2020	\$ 116,042.72	BEGINNING BALANCE					\$ 116,042.72
1/31/2020	\$ 116,042.72	INTEREST		\$ 98.56			\$ 116,141.28
2/28/2020	\$ 116,141.28	INTEREST		\$ 89.09			\$ 116,230.37
3/30/2020	\$ 116,230.37	INTEREST		\$ 68.78			\$ 116,299.15
4/29/2020	\$ 116,299.15	INTEREST		\$ 33.46			\$ 116,332.61
5/30/2020	\$ 116,332.61	INTEREST		\$ 25.34			\$ 116,357.95
6/29/2020	\$ 116,357.95	INTEREST		\$ 15.30			\$ 116,373.25
7/30/2020	\$ 116,373.25	INTEREST		\$ 14.83			\$ 116,388.08
8/30/2020	\$ 116,388.08	INTEREST		\$ 14.83			\$ 116,402.91
9/29/2020	\$ 116,402.91	INTEREST		\$ 14.35			\$ 116,417.26
10/30/2020	\$ 116,417.26	INTEREST		\$ 14.35			\$ 116,431.61
11/29/2020	\$ 116,431.61	INTEREST		\$ 14.83			\$ 116,446.44
12/30/2020	\$ 116,446.44	INTEREST		\$ 7.72		\$ (72,099.00)	\$ 44,355.16
<b>GRAND TOTALS</b>				\$ 411.44	\$ -	\$ (72,099.00)	\$ 44,355.16

December 2020 tranfer to Gen. Fund. Reimburse for storefront Improvements

<b>2021</b>		BEGINNING		INTEREST	OTHER	WITH-	
DATE	BALANCE	DESCRIPTION		DEPOSIT	DEPOSIT	DRAWALS	BALANCE
1/1/2021	\$ 44,355.16						\$ 44,355.16
1/31/2021	\$ 44,355.16			\$ 5.29			\$ 44,360.45
2/28/2021	\$ 44,360.45			\$ 5.10			\$ 44,365.55
3/31/2021	\$ 44,365.55			\$ 6.02			\$ 44,371.57
4/30/2021	\$ 44,371.57			\$ 5.47			\$ 44,377.04
5/31/2021	\$ 44,377.04			\$ 5.11			\$ 44,382.15
6/30/2021	\$ 44,382.15			\$ 6.02			\$ 44,388.17
7/31/2021	\$ 44,388.17			\$ 5.47			\$ 44,393.64
8/31/2021	\$ 44,393.64			\$ 5.84			\$ 44,399.48
9/30/2021	\$ 44,399.48			\$ 5.47			\$ 44,404.95
10/31/2021	\$ 44,404.95			\$ 5.29			\$ 44,410.24
11/30/2021	\$ 44,410.24			\$ 5.84			\$ 44,416.08
12/31/2021	\$ 44,416.08			\$ 5.66			\$ 44,421.74

**EDA Commercial Rehab Program (Repayment Agreement)**

**City Issue 1099 upon termination or before date if sold!!**

**10/6/2021**

<b>Property Owner</b>	<b>Year</b>	<b>Address</b>	<b>Loan/Grant Amount</b>	<b>Begin DATE</b>	<b>Termination DATE</b>
*MKI Enterprise	2016	351 Railroad Avenue	\$8,028.75	7/27/2016	7/27/2024
*MKI Enterprise	2016	361 Railroad Avenue	\$10,000.00	7/27/2016	7/27/2024
Twin Pines Catering Co., Inc.	2016	381 Railroad Avenue	\$10,000.00	6/29/2017	6/29/2024
STS Properties, LLC	2017	401 Railroad Avenue	\$10,000.00	5/10/2017	5/10/2024
G and S Ramler Holdings, LLC	2018	601 Railroad Avenue	\$10,000.00	11/23/2018	11/23/2025
SSTS of Albany, LLC NO 1	2019	501 Railroad Avenue	\$24,999.00	7/18/2019	7/18/2026
Legion Club	2019	379 Railroad Avenue	\$13,297.00	10/8/2020	10/8/2027
SSTS of Albany, LLC NO 2	2020	501 Railroad Avenue	\$24,999.00	5/1/2020	5/1/2027
Rookies Sports Bar	2019	481 Railroad Avenue	\$24,999.00	9/17/2020	9/17/2027
Montessori on Main	2020	521 Railroad Avenue	\$24,999.00	9/15/2021	9/15/2028

\*MKI Enterprise dates are messed up. **The loan is forgiven in 2023.** If date becomes an issue, City should provide them with a satisfaction of the agreement!

# City of Albany, Minnesota

## Commercial Rehabilitation Application

Business Name: Albany Hotel & Business Center

Business Address: 441 RailRoad Ave

City: Albany State: MN Zip: 56307

Contact Person: David Belford

Daytime Phone: 612 919 2820 Email: david@myglobaldata.com

*For office use only:*

Application #

2022-01

Date Received

12-30-21

Time Received

—

Zoning

Application Fee Paid (\$150)

—

**Project Start Date:** Spring 2022

**Completion Date:** Fall 2022 (Estimated)

### Project Costs (please itemize)

See Quote Sheet \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

Total Costs \$ \_\_\_\_\_

### Financing Sources (please itemize)

CRD Loan \$ 24,999

Private \$ 47,000

Bank \$ \_\_\_\_\_

Total Funds \$ 72,965.00

Describe how this project will increase the value of the property:

1. The front of the building will be restored to its original beauty rather than looking like a pole shed.
2. The second-floor windows will be opened back up so we can begin restoration and use of second floor, doubling the usable square footage.
3. Front entrance to have original ceiling height and feel of original hotel lobby.

Describe how this project will impact the viability of your business and other businesses in the City of Albany:

1. Our dream is to make the original Albany Hotel alive and well with a combination of living suites and retail/restaurant space below.
2. Located right off the Wobegon trail, this could be a historic pit-stop for trail riders which brings customers to our business and the neighbor's.

## ATTACH PHOTOS AND DRAWINGS

### Please provide a brief description of the improvements proposed:

We will restore the front the building to its original glory but use modern aluminum and glass finishes. Staying with a recessed door, we need to keep the existing layout and steps. Our phase 2 project brings in a handicap accessible entrance and patio off the side of the building. Upper windows will be replaced, and sheet metal removed. Inside, the floor will be restored, and ceilings brought back to original height to provide the original hotel lobby look.

David Belford  
Signature, Owner

12/29/2021  
Date



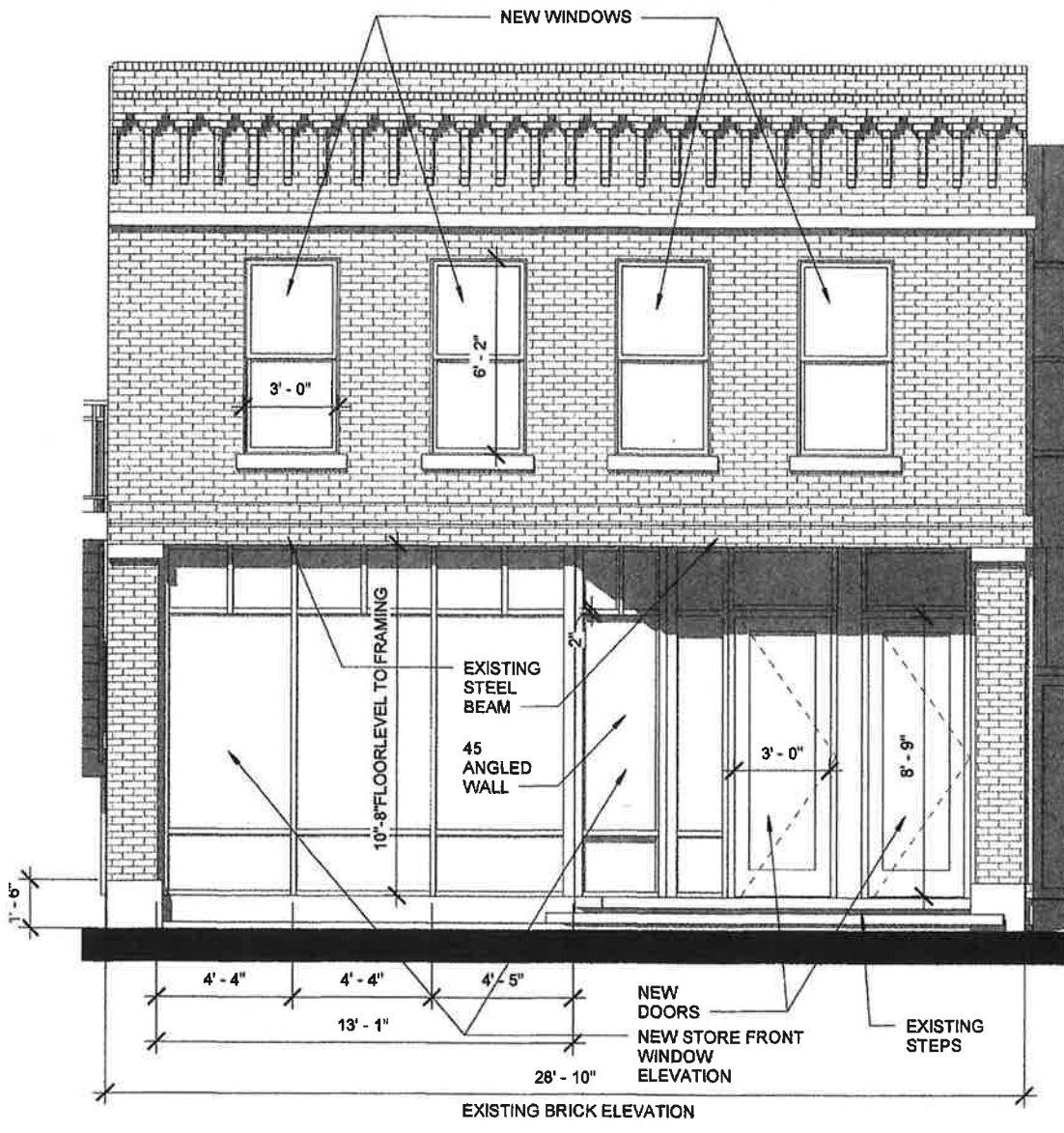
1.22.21

OWNER: PAUL  
BELFORD

PROJECT: BURBANK REST. 431 RAILROAD AVE.  
ALBANY, N.Y.

DESIGNER: STEPHEN RUDOLPH 1.62.919.2020  
920 293.9341

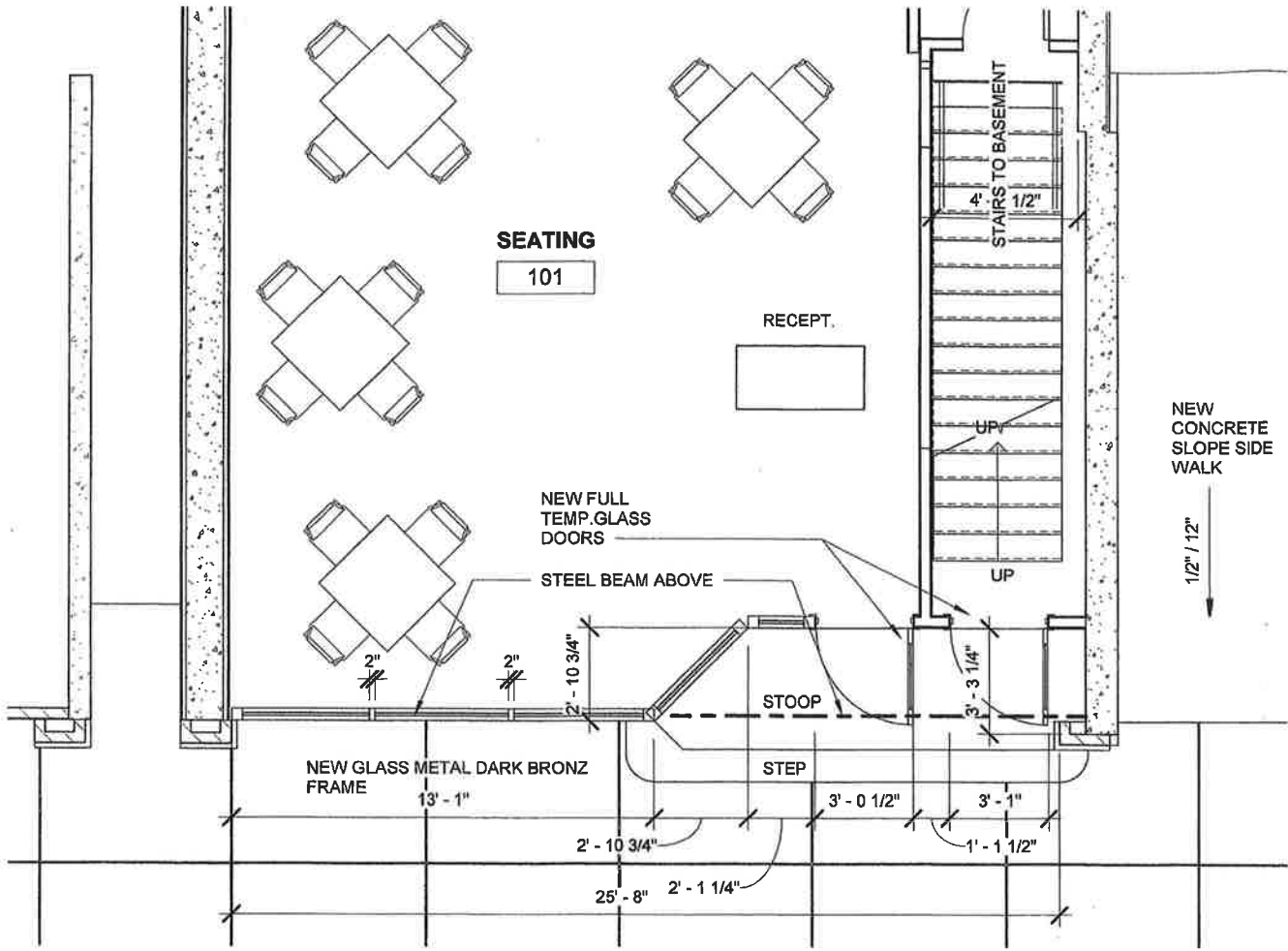
# EXISTING BUILDING



3

2





11.22.21

3

EXISTING WINDOW  
SILL STONE

EXISTING STONE  
TRIM

REMOVE EXISTING  
YELLOW AND ADD  
RED BRICK TO  
MATCH EXISTING  
BRICK FCADE

REMOVE EXISTING  
12"HT. x11" DEEP  
SILL BRICK  
PLANTER BOX

SIDE  
WALK

ADD NEW 1"x12" HT.  
GRANITE STONE  
FACE

EXISTING STEEL  
BEAM

10' - 8" WINDOW FRAMING HT.

EXISTING FL.  
JOIST

EXISTING  
FOUNDATION

SECOND FLOOR  
PLAN  
12' - 0"



FIN. FLOOR LEVEL  
0"



## BarBacoa Estimates

<u>Number</u>	<u>Construction Breakdown</u>	<u>Cost</u>
1	Electrical Rough-in (Outlets, Switches, Conduit, Labor & Material) T&M not to exceed	\$2,800.00
2	Electrical Fixture (Allowance)	\$1,500.00
3	Plumbing Rough-in (Includes Plumbing Fixtures & Labor) T&M install, drains, H. Wash Sink Gas Line	
4	Plumbing (Allowance) Stainless Steel Three Comp. Sink	
5	HVAC, Heating & Duct Work Hood w/ Fire Protection/Air to Air	
6	Demo /Rough-In Carpentry & Finish(Allowance)	\$1,500.00
7	Sheet Rock Installation (Mud & Tape) (Allowance)	\$3,500.00
8	Painting Labor & Material (Allowance)	\$1,800.00
9	Cabinetry Recept. Desk (Allowance)	
10	Appliances (Allowance)	
11	Construction Material (Rough-In Studs, Sheetrock & Finishing, Doors, Window, Casing & Base Bd., Ext. Jambs)(Allowance)	\$5,000.00
12	Staining of Finish Material (Allowance)	\$1,500.00
13	Dumpster	\$1,000.00
14	Builders Risk Insurance (By Owner)	\$0.00
15	Back splash FRP (Labor & Allowance)	
16	Sprinkler System	
17	Cleaning (By Owner)	
18	Kitchen Accessories Dishes /Pans/Utensils(Allowance)	
19	New Acoustical Tile Ceiling Installed (optional)	
20	New Carpet Tile Installed Material & Labor (Allowance) (\$5/sq.ft.) (24" sq. tiles) Ceramic Tile	
21	Crane/lift rental(Allowance)	\$1,200.00
22	Interior Glass windows doors, partitions	
23	Exterior&Interior Glass DOORS, WINDOWS & PARTITIONS	\$30,000.00
24	Concrete / Conc. Sidewalk patching	
25	Concrete/Masonry brick (Labor& Material)	\$10,665.00
26	Masonry /Tuckpointing(\$35.00 Per Sq. Cost. L&M	\$500.00
27	Exterior Sign(allowance)	\$3,500.00
28	Wood Floor (Allowance)	\$1,000.00
29	Steel Columns /Beams(Allowance)	\$1,500.00
30	Tables & Chairs (Allowance)	
31	Building Permit (1.2%)	
32		
33		
34		
35	<b>Construction Management Fee</b>	<b>\$6,000.00</b>
	<b>Subtotal</b>	<b>\$72,965.00</b>
	<b>TOTAL</b>	<b>\$72,965.00</b>

**Albany EDA  
Commercial Rehabilitation Program  
Business Subsidy**

Staff Review – Tom Schneider, Clerk/Adm.

**PROJECT:** Albany Hotel & Business Center, Inc., 441 Railroad Avenue

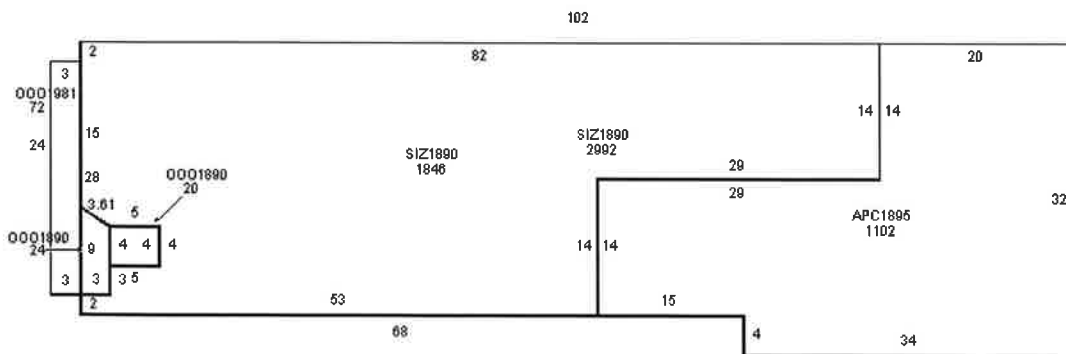
**Application submitted:** December 30, 2021.

**Property Information:** PID#40.25999.0000. The lot size is 50' x 140'. Lot 11 and 12, Block 19, Townsite of Albany. Owner of Property: David Belford dba Barbacoa American and Mexican Food

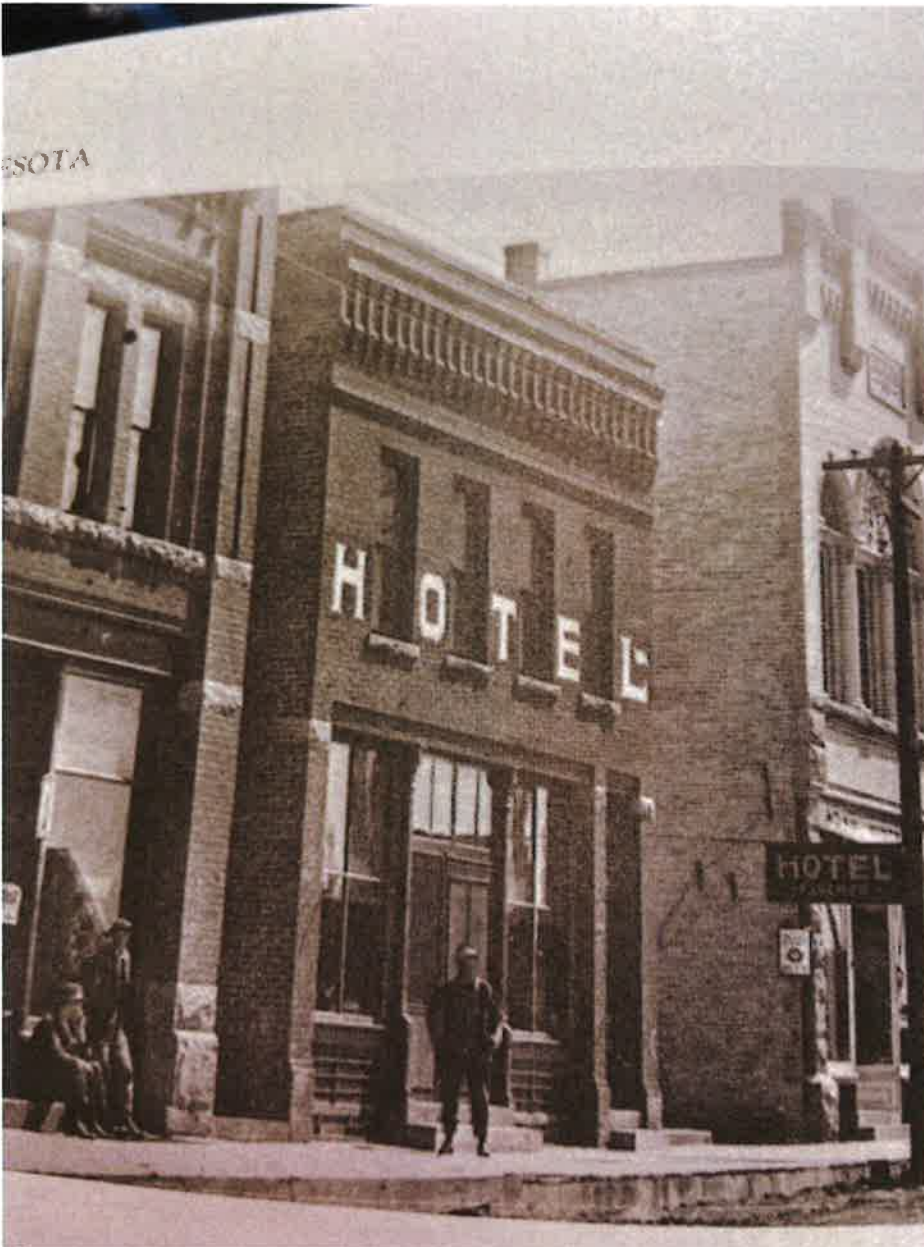
**Building Information:** Two story building constructed in 1900. There is a detached garage 24' x 24'.

Below is the south façade of the building facing Railroad Avenue or main street.





Sketch by Apex IV™



**Staff Comments/Recommendations:**

- The estimated total of the “proposed” improvements is \$72,965. See attached.
- Minimum eligible improvements shall be \$49,999. The EDA’s share to be up to \$24,999, or the maximum.
- Improvements related to, but not limited to, increase tax base, new double hung windows (4) on 2<sup>nd</sup> floor installed within old large window opening, new entrance doors and windows installed below existing beam, miscellaneous HVAC, electrical, yellow brick below beam to be replaced with red brick, new exterior sign. Improves efficiencies of building.
- The new sign shall comply with the sign regulations.
- Will there be an awning?
- Will the fence be removed during construction to allow building materials/dumpster along the east side of the building? Will the fence be reinstated after construction?
- Will the existing beam be covered with new red brick?
- 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 (7<sup>th</sup>) anniversary of the final disbursement date. After the seventh (7<sup>th</sup>) 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.
- 

- **EDA additions/comments:**

**EDA Action:** The EDA Board acted upon the above application at a meeting held on **January 20, 2022** and approved/denied the project.