

# **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 Monday, June 6, 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 January 20, 2022
3. Joseph Peternell, 1321 Shamrock Lane – present Business Subsidy application and agreement for tax abatement assistance for the purpose of constructing an office building
  - Jason Murray, David Drown Associates

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 Thursday, January 20, 2022, 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, Jon Stueve, and Bill Scepianiak. Paul Wellenstein was absent.

Mr. Schneider called for any nominations for the position of Chairman and Acting Chairman for the year 2022. After due discussion, a motion was made by John R. Harlander and seconded by Bill Scepianiak to appoint Tom Kasner as Chairman and Jon Stueve as Acting Chairman. All voted for the motion and it carried.

Chairman Mayor Tom Kasner called for any additions or corrections to the minutes of the meeting held on October 20, 2020 and hearing none declared them approved. Mr. Schneider noted there were no EDA meetings held in the year 2021.

Mr. Schneider informed the board the term of Councilor John R. Harlander will expire at the end of the year.

Mr. Schneider informed the board there is approximately \$44,000+/- available to business owners within the downtown or main street Railroad Avenue corridor for the Commercial Rehabilitation Deferred Loan/Grant (CRDL) program. Mr. Schneider also provided the board the names of the business owners who have participated in the program in the past and the end date of each loan/grant. Mr. Schneider noted at the end of the program benefit, the city will issue a satisfaction of mortgage to the business.

Mr. Mergen appeared before the board on behalf of David Belford, owner of Barbacoa American and Mexican Restaurant, the applicant, to present to the board a Business Assistance application for a Commercial Rehabilitation Deferred Loan/Grant (CRDL) to be reimbursed for the following building efficiency improvements: exterior and interior windows/doors/partitions (1<sup>st</sup> & 2<sup>nd</sup> floor), masonry brick, tuckpointing, rough-in carpentry, demo, painting, electrical, plumbing, exterior sign, etc. at an estimated cost of \$72,000+/- . Mr. Mergen noted the building's final exterior building improvements are shown as a sketch in the application which depict large window openings and new entry doors. Mr. Schneider provided the board with an overview of the building history and property. Mr. Harlander questioned if the chain link fence north of the sidewalk would be removed or any future plans for the grass area east of the building. Mr. Mergen noted the future plans are to remove the said fence and pour a concrete patio in this area for outside dining. Mr. Mergen noted a new sign will be erected and when a final design is considered, the sign will meet the city sign regulations. Mr. Stueve questioned if any interior improvements are considered for the 2<sup>nd</sup> floor. Mr. Mergen informed the board a mixed use of commercial and/or residential apartments is being considered at some point in the future. Mr. Mergen also noted that there may be some delays with purchasing and delivery of materials due to economic challenges, but is hoping to get the project started sometime in 2022. After due discussion, a motion was made by John R. Harlander and seconded by Jon Stueve 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 total of the improvements if \$72,000+/- or the EDA's share to be \$24,999, the maximum.
- Remove all pole barn steel on the front or south side of building.
- Owner shall comply with building code requirements consistent with the use of building.
- New improvements related to, but not limited to, increase tax base, entrance doors, 1<sup>st</sup> and 2<sup>nd</sup> floor windows as per the sketch provided in the application, HVAC, and electric.
- Upon completion, applicant to submit to City evidence of payment to contractor(s) and completion of eligible building improvements prior to the City releasing EDA funds.

- Improves efficiencies of building. A large capital investment on Railroad Avenue.
- The application meets the goals of the program which are to improve the useful life of a building and keep downtown vital.
- The request meets the City's 2014 Criteria for Business Subsidy.
- 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-C will be issued to the applicant and a satisfaction of mortgage upon completion of the said 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 6:55 PM.

Tom Schneider  
Clerk/Adm.

UNOFFICIAL

**CITY OF ALBANY  
COUNTY OF STEARNS  
STATE OF MINNESOTA**

**NOTICE OF PUBLIC HEARINGS  
on  
APPROVAL OF PROPERTY TAX ABATEMENT  
and  
PROPOSED BUSINESS SUBSIDY FOR SHAMROCK LANE RENTALS LL**

Notice is hereby given that the City Council of the City of Albany, Minnesota (the "City") will meet beginning at 6:30 p.m. on Wednesday, June 15, 2022, at the City Hall, 400 Railroad Avenue, Albany, Minnesota, to conduct public hearings to consider the following:

Granting a property tax abatement under Minnesota Statutes, Sections 469.1812 to 469.1815, to assist the construction of a new commercial facility within the City (the "Property"). The Property is described as follows:

Tax Parcel No. 40.25444.0100

The tax abatement to be collected by the City shall not exceed a period of fifteen years commencing with taxes payable 2024. The maximum cumulative amount of the abatement shall not exceed \$250,000 over that fifteen year period.

And:

Relating to the proposed business subsidy agreement with Shamrock Lane Rentals LLC, pursuant to Minnesota Statutes, Section 116J.993 through 116J.995, inclusive, as amended.

Any person with residence in or owner of taxable property in the City of Albany may file a written complaint with the City if the City fails to comply with the Minnesota Statute noted above. If written notice is not filed with the City, no action may be taken against the City for failure to comply.

A draft copy of the abatement resolution containing the terms of the abatement, and summaries of the Business Subsidy Agreement, will be on file at City Hall and available for public inspection on and after the date of this notice. Any person wishing to express an opinion on the matters to be considered at the public hearings will be heard orally or in writing.

Tom Schneider  
City Administrator

**City of Holdingford, Minnesota  
Shamrock Rentals LLC  
Tax Abatement Project 2022**

**Parcels and Values**

PIN	40.25444.0100	Base Market Value	157,600	Base Tax Capacity	2,402
TOTALS		\$	157,600		2,402

	Estimated MV	Estimated TC
Additional Value due to new Construction	\$ 1,800,000	\$ 36,000
	\$ 1,800,000	\$ 36,000

**\$ 33,598** New "Captured" Tax Capacity due to Construction to be applied to Tax Capacity Rate (below)

	Estimated Tax Rate	Estimated Taxes	Estimated Full Abatement*
City of Albany	49.502%	\$ 17,821	16,632
Stearns County	48.431%	\$ 17,435	-
School District	29.662%	\$ 10,678	-
Other	0.344%	\$ 124	-
State of MN C/I Rate	36.289%	\$ 13,064	-
	<b>164.227%</b>	<b>\$ 59,122</b>	<b>16,632</b>

**TOTAL**

\* Abatement shall be based on actual increased tax capacity multiplied by actual future tax capacity rates.

**Annual Abatement Payments**

Year	City Portion	County Portion	School Portion	Total Abatement	# of Years
2022					
2023					
2024	16,631.55	-	-	16,631.55	1
2025	16,631.55	-	-	16,631.55	2
2026	16,631.55	-	-	16,631.55	3
2027	16,631.55	-	-	16,631.55	4
2028	16,631.55	-	-	16,631.55	5
2029	16,631.55	-	-	16,631.55	6
2030	16,631.55	-	-	16,631.55	7
2031	16,631.55	-	-	16,631.55	8
2032	16,631.55	-	-	16,631.55	9
2033	16,631.55	-	-	16,631.55	10
2034	16,631.55	-	-	16,631.55	11
2035	16,631.55	-	-	16,631.55	12
2036	16,631.55	-	-	16,631.55	13
2037	16,631.55	-	-	16,631.55	14
2038	16,631.55	-	-	16,631.55	15
Total Abatement	\$ 249,473	\$ -	\$ -	\$ 249,473	

## PROJECT SCHEDULE OF EVENTS

City of Albany, Minnesota

### 2022 Economic Development Tax Abatement Shamrock Lane Rentals

<b>Task</b>	<b>Completion Date</b>
EDA Reviews Application/Recommendation to Council	
EDA Authorizes preparation of Tax Abatement Plan and publication of notices	
Deadline for hearing notice to Official Newspaper	Friday, May 27
City Council resolution setting date for Tax Abatement Public Hearing	Wednesday, June 1
City Council resolution setting date for Business Subsidy Public Hearing	Wednesday, June 1
Hearing Notices published in Official Newspaper	Wednesday, June 1
<b>Public Hearing – Economic Development Tax Abatement</b>	<b>6:30 P.M., June 15</b>
<b>Public Hearing – Business Subsidy Hearing</b>	<b>6:40 P.M., June 15</b>
City Council resolution creating Tax Abatement	Wednesday, June 15
City Council resolution approving Business Subsidy	Wednesday, June 15

*Council meets 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays at 6:30 p.m.*

*EDA Meets as needed*

*Newspaper: Star-Post*

*Publishes weekly on Wednesdays, deadline Friday by 5 pm*

City of Albany, Minnesota

Business Subsidy Application

Business Name: <u>Shamrock Lane Rentals LLC</u>	For office use only: Application # <u>2022-01</u>
Business Address: <u>1301 Shamrock Lane Box 661</u>	Date Received <u>5-18-22</u>
City: <u>Albany</u> State: <u>MN</u> Zip: <u>56307</u>	Development District <u>-</u>
Contact Person: <u>Joe Peterelli</u>	Finance District <u>-</u>
Daytime Phone: <u>845-2023</u> Evening Phone: <u>320-250-3289</u>	Application Fee Paid <u>150-</u>

pd  
ckr  
2792

Type of assistance requested:

Tax Increment     Tax Abatement     Other (please specify)

Amount of assistance requested: \$ 300,000

Projected start date: 7-1-22    Projected completion date: 12-31-22

Project Information

Please attach a description of the proposed project AND a description of why the assistance is needed. Be specific as possible.

Estimated Costs (please itemize)	Financing Sources (please itemize)
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
_____ \$ _____	_____ \$ _____
<i>see attached.</i>	<i>see attached.</i>
Total Costs \$ _____	Total Funds \$ _____

Project Site:  
Parcel #'s: 40.25444.0100

Please attach a legal description of the property. ✓

If the assistance is for a building project:

Estimated value after project completion: \$ 2.7m

Size of Building 20K sq. ft.    Building Type Concrete & Wood

Function of Building: Professional / office

Provide a sketch plan and/or site plan for the project with specific building information.

**Public Purpose and Job Creation Information**

What benefits will the City and its residents gain if assistance is provided?

Job Creation     Job Retention     Job Training     Land Clean Up  
 Tax Base     Removal of Blight     Redevelopment     Other (please list)

If job creation is part of your proposal please list:

# of full-time jobs created \_\_\_\_\_ # of part-time jobs created \_\_\_\_\_  
Average full-time salary \$ \_\_\_\_\_ Average part-time salary \$ \_\_\_\_\_

**Banker's Information**

Name of Bank: Magnifi Financial    Contact Name: Chad Hess  
Address: Mcrose    Phone Number: 320-429-1936

**Ownership/Company Information**

Type of company (corporation, etc): LLC  
Owner(s) name(s): Joseph Peterzell    Address: Box 661  
Phone number: 320-250-3289    Is there a parent company? NO

*If there is a parent company, please describe the relationship in detail.*

Has the business, owners or parent company ever declared bankruptcy? No  Yes

*If yes is checked, you must include information about the bankruptcy.*

Has your business or parent company received a business subsidy, for this or any other project, from another Minnesota unit of government during the past 5 years?

Yes  No:

*If yes is checked, please attach a description of the subsidy and by whom it was provided.*

**This application must be accompanied by a \$150.00 application fee.** Depending upon the type of assistance requested, you may also be required to provide the City with a deposit to cover administration and consulting expenses associated with your project. Unused funds will be returned upon completion of this process. The applicant agrees to provide additional information if requested by the City.

Joseph Peterzell    Owner    5-18-22  
Applicant    Title    Date



Permit No.	Permit Type	Issue Date	Status	Structure	Category Name
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**Restrictions**

Type	Document Number	Date	Acres
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**Feedlot Registration**

Status	County ID
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**Orange Book**

Type	City-Township	Section	Township	Range
Orange Book	ALBANY CITY	16	125	31

**Transfer Book History**

Book	Page	Parcels
34	141	40.25444.0100, 40.25444.0110

**Apex Sketch**

**GIS Map**



Data is as represented in Stearns County Databases, It is NOT Intended for Locational Use and Stearns County waives all liability from this product. Stearns County is the local administrator of the Minnesota Wetland Conservation Act. Some areas of regulated wetland have been delineated but there are other areas of wetland that have not been delineated. Questions concerning the presence of wetland and permissible activities should be directed to Stearns County Environmental Services

SITE

DESCRIPTIONS	MAGNIFI FINANCIAL	BY OWNER
KOTZER EXCAVATING		
FOUNDATION & FLOOR	\$ 231,000.00	\$ 75,000.00
WORMS SIDEWALK & PARKING LOT	\$ 253,000.00	
WORMS ROOF	\$ 414,000.00	
ALBANY MFG RED IRON		\$ 35,000.00
ST ROSA INTERIOR FRAMING MATERIAL	\$ 39,000.00	
INTERIOR FRAMING LABOR & DOORS		\$ 40,000.00
INTEX INSULATION	\$ 49,000.00	
INTERIOR DOORS	\$ 23,000.00	
EAST SIDE GLASS	\$ 84,000.00	
HVAC MATERIAL	\$ 103,000.00	
PLUMBING MATERIAL	\$ 35,000.00	
HVAC & PLUMBING LABOR		\$ 40,000.00
BORDER STATES ELECTRIC	\$ 43,000.00	
ELECTRIC LABOR		\$ 37,000.00
LIGHT POLES		\$ 10,000.00
SUNSPENDED CEILING	\$ 58,000.00	
TAPE & SPRAY		\$ 75,000.00
GARAGE DOORS	\$ 6,000.00	
HENNEN FLOORING	\$ 77,000.00	
WELLS CONCRETE	\$ 325,000.00	
ARCHITECT & CIVIL		\$ 25,000.00
LAND	\$ 200,000.00	
TOTAL	\$ 1,940,000.00	\$ 337,000.00
GENERAL CONTRACT		\$ 100,000.00
GRAND TOTAL		\$ 447,000.00



A0.1

SHAMROCK LANE DEVELOPMENT  
JOE PETERMELL

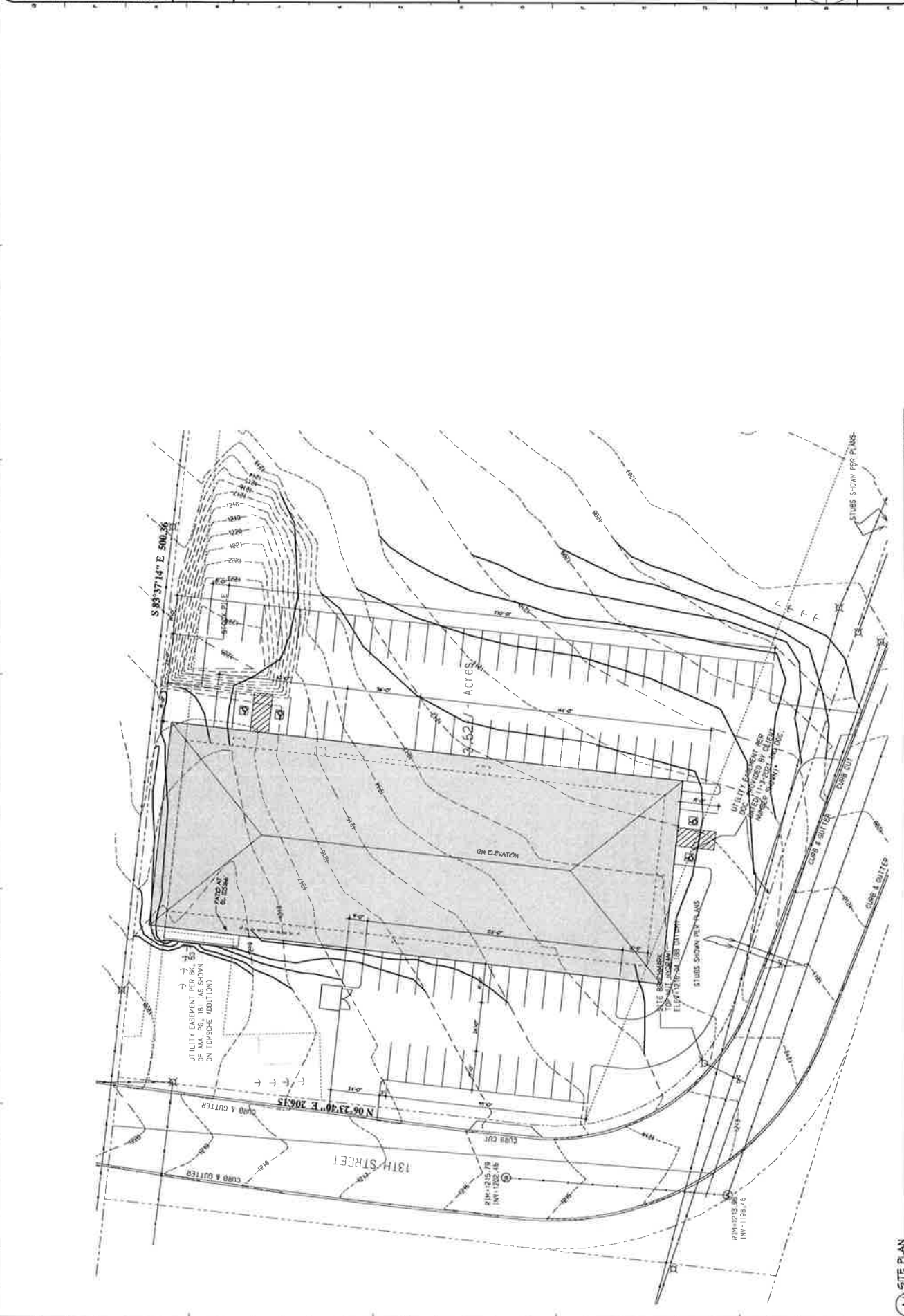
CDMIA 1 2022011

ARCHITECTURE  
ARCHITECTURE  
387 CLOUD, MIN 55402  
OFFICE: 651.871.8800  
DANBURY, WI 54830

DATE: 04-29-22  
PROJECT: SHAMROCK LANE DEVELOPMENT, CONCEPT SITE PLAN  
DRAWN BY: [Name]

DATE: 04-29-22  
PROJECT: SHAMROCK LANE DEVELOPMENT, CONCEPT SITE PLAN  
DRAWN BY: [Name]

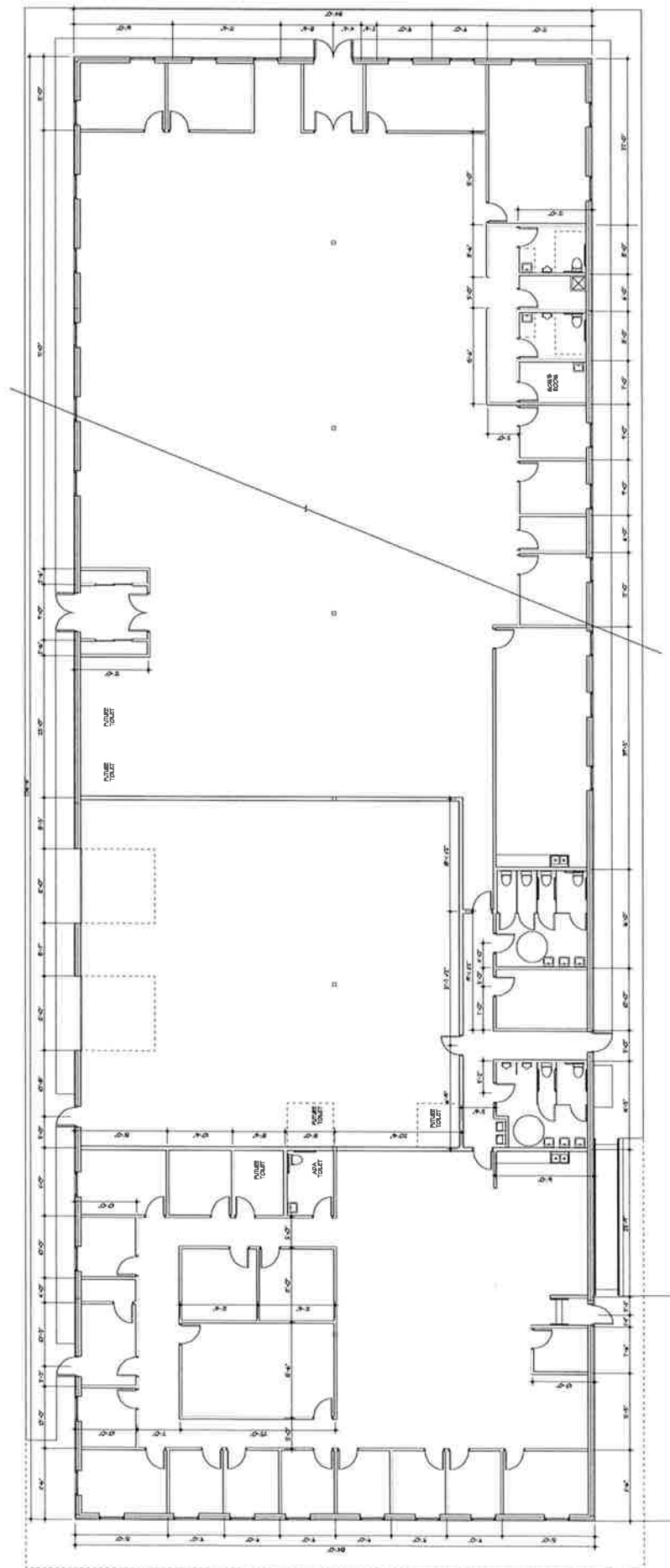
SITE PLAN



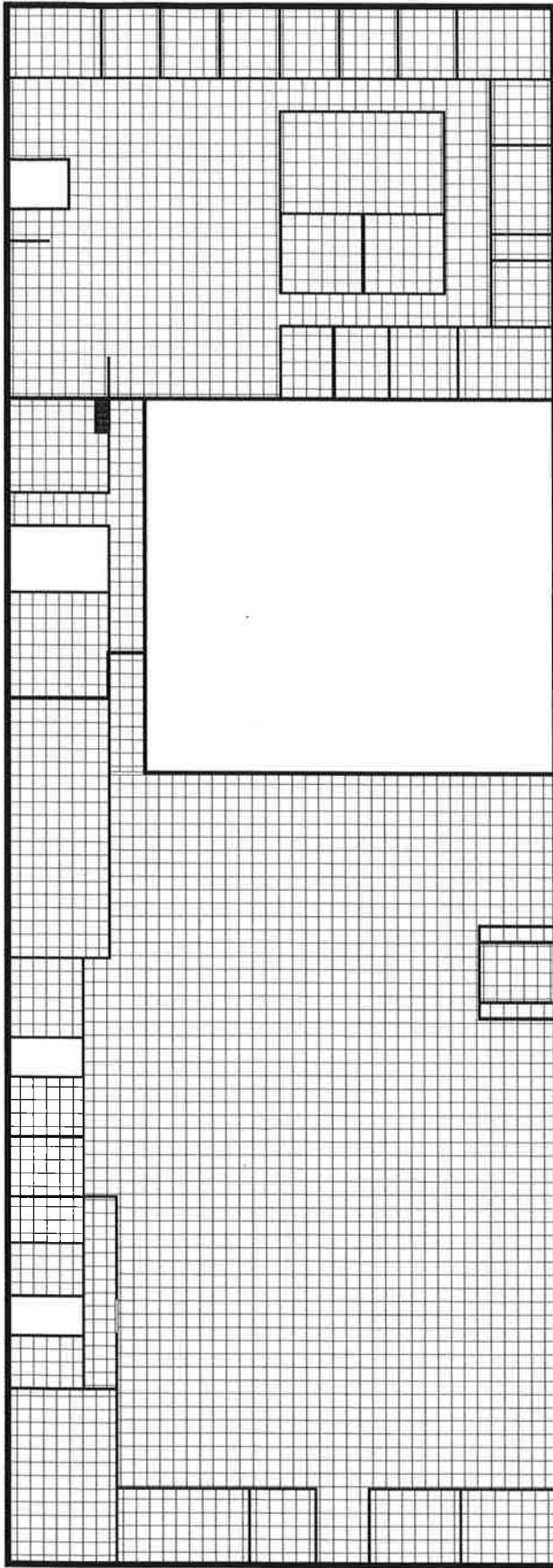
A SITE PLAN

NOTED: APRIL 29, 2022 AT 1:43 PM





A1 REFLECTED CEILING PLAN



SCALE: 1/8" = 1'-0" REFLECTED CEILING PLAN

A5.1



SHAMROCK LANE DEVELOPMENT  
 JOE PTERNELL  
 SHAMROCK LANE  
 ALBANY, MINNESOTA

COMM • 202201

**OUTSOURCE**  
 ARCHITECTURE  
© 2022 OUTSOURCE ARCHITECTURE, LLC

P.O. BOX 7274  
 ST. CLOUD, MN 56302  
 OFFICE: (507) 287-8206  
 2051 STATE ROAD 77  
 DANFORTH, WI 54840

DATE 04-20-22  
 REVISION

THESE DOCUMENTS ARE NOT VALID FOR A BUILDING PERMIT UNLESS SIGNED AND SEALED ELECTRONICALLY AND MAILED. I Herby Certify That This Plan, Specification or Report Was Prepared By Me or Under My Direct Supervision and That I Am a duly Registered Architect Under the Laws of the State of Minnesota.  
 DATE: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_  
 REG. NO. 44794  
 : Don A. Wick

**tschneider@ci.albany.mn.us**

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**From:** Albany Manufacturing <albanymfg@albanytel.com>  
**Sent:** Friday, May 13, 2022 10:08 AM  
**To:** tschneider@ci.albany.mn.us  
**Subject:** Fw: Shamrock Lane (Updated Plans)

**From:** Rausch, Connor  
**Sent:** Friday, May 13, 2022 8:53 AM  
**To:** Albany Manufacturing  
**Subject:** RE: Shamrock Lane (Updated Plans)

Joe, based on the information that you provided, I'm calculating a building value of \$1,600,000 and with the land of \$200,000 the total value would be approximately \$1,800,000. With that value the taxes would be roughly \$60,000 based on this year's tax levy's. Let me know what your cost are and then we can compare that with the value that I provided to see if we are close.

Thanks,

Connor Rausch | Senior Appraiser  
Stearns County Property Assessment Services

**From:** Albany Manufacturing <albanymfg@albanytel.com>  
**Sent:** Thursday, May 12, 2022 10:21 AM  
**To:** Rausch, Connor <Connor.Rausch@co.stearns.mn.us>  
**Subject:** Fw: Shamrock Lane (Updated Plans)

Some information

Shingled wood truss type roof

Sidewalls are a bit of an experiment. Wells concrete panels laying horizontal.

Floor to suspended ceiling is 11-8"

Commercial type windows

Floor is mostly carpet tiles except entryways are vinyl and bathrooms are ceramic tile.

The area in the middle of the building is for either tenant to expand into. It will be unfinished for now and will have a cement floor so I can park trailers inside or use for storage.

Building is not sprinkled

Thanks Joe Peternell

office 845-2023