



Request for Council Action

TO: Mayor and City Council
FROM: Tim Murray, City Administrator
MEETING DATE: January 26, 2021
SUBJECT: Resolution 2021-024 Approve Performing and Visual Arts Programming Agreement with the Paradise Center for the Arts

Background:

The Paradise Center for the Arts (PCA) provides performing and visual arts programming for the City under an agreement executed in 2005. In July of 2020, the PCA submitted a proposal to the Faribault City Council, requesting \$250,000 in funding from the City as part of a fund raising campaign to eliminate mortgage debt on the facility, which would allow them to allocate their financial resources to programming and operations. The proposal was reviewed at the July 21, 2020 Joint Committee meeting.

Instead of doing an amendment to the 2005 agreement, or a separate agreement altogether, a new agreement has been prepared that replaces the previous agreement. Most of the terms are the same—the City is still looking for the PCA to continue providing the performing and visual arts programming services. However, the agreement includes a \$250,000 payment by the City to the PCA, subject to a number of conditions and restrictions. The new agreement also extends the termination date by ten years, out to December 31, 2036.

Recommendation:

Approve Resolution 2021-024 Approve Performing and Visual Arts Programming Agreement with the Paradise Center for the Arts

Attachments:

- Resolution 2021-024 w/ Exhibit A (Agreement)
- PCA Proposal to the City Council – July 2020

CITY OF FARIBAULT

RESOLUTION #2021-024

APPROVE PERFORMING AND VISUAL ARTS PROGRAMMING AGREEMENT WITH THE PARADISE CENTER FOR THE ARTS

WHEREAS, the City of Faribault (the "City") and the Paradise Center for the Arts (the "PCA") entered into an agreement in 2005 under which the PCA agreed to provide performing and visual arts programming, including the restoration, operation and maintenance of the Paradise Center for the Arts facility for the City's residents, the surrounding community and the general public; and

WHEREAS, the City and the PCA wish to replace the 2005 agreement, which is scheduled to terminate on December 31, 2026, with a new agreement, and to continue to have the PCA provide the services outlined in said agreement; and

WHEREAS, a new Performing and Visual Arts Programming Agreement between the City and the PCA has been prepared and is attached to this resolution as Exhibit A, which provides for the continuation of the services currently being provided by the PCA and extends the termination date to December 31, 2036.

NOW, THEREFORE BE IT RESOLVED, that the Performing and Visual Arts Programming Agreement, attached to this resolution as Exhibit A, is hereby approved in substantially the form presented to the City Council on this date, subject to modifications that do not materially alter the City's rights and obligations under the Agreement and that are approved by the City's Mayor and City Administrator, which approvals shall be conclusively evidenced by execution of the Agreement.

ALSO, BE IT RESOLVED, that the Mayor, City Administrator, staff and consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Resolution.

Date Adopted: January 26, 2021

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

PERFORMING AND VISUAL ARTS PROGRAMMING AGREEMENT

THIS AGREEMENT is made, effective as of this _____ day of _____, 2021 by and between the City of Faribault, located at 208 1st Avenue NW, Faribault, Minnesota 55021-5105, a Minnesota municipal corporation ("City") and Paradise Center for the Arts, a Minnesota non-profit corporation located at 321 Central Avenue, P.O. Box 383, Faribault, MN 55021 (the "PCA").

WITNESSETH:

WHEREAS, an agreement (Performing and Visual Arts Programming Agreement, hereinafter referred to as the "2005 Agreement") was executed between the City and the PCA, effective on the 10th day of August, 2005 under which the PCA agreed to provide performing and visual arts programming, including the restoration, operation and maintenance of the Paradise Center for the Arts facility for the City's residents, the surrounding community and the general public; and

WHEREAS, the City and the PCA wish to replace the 2005 Agreement, which is scheduled to terminate on December 31, 2026, with a new agreement, and to continue to have the PCA provide the services outlined in said agreement; and

WHEREAS, the City administers and supports numerous parks and recreation programs for its residents, the surrounding community and the general public; and

WHEREAS, the parks and recreation programs that the City has administered and supported in the past have included art enrichment programs; and

WHEREAS, the PCA is a nonprofit organization that provides art enrichment programming in the building of the former Paradise Theater located at 321 Central Avenue in the city of Faribault; and

WHEREAS, pursuant to Minnesota Statute Section 471.15, a city may operate a program of public recreation and maintain buildings or other recreational facilities; and

WHEREAS, pursuant to Minnesota Statute Section 471.16, a city may operate a recreational program cooperatively with a nonprofit organization in any manner which the two entities may mutually agree; and

WHEREAS, the City desires to continue to engage the services of the PCA to assist the City in its parks and recreation programming with respect to programming for performing and visual arts, including the operation and maintenance of the Paradise Center for the Arts facility; and

WHEREAS, the PCA is willing to enter into this Agreement with the City to continue to provide performing and visual arts programming, including the operation and maintenance

of the Paradise Center for the Arts facility for the City's residents, the surrounding community, and the general public; and

WHEREAS, the City agrees to provide compensation to the PCA for the operation and maintenance of the Paradise Center for the Arts facility and the programming for the performing and visual arts to be provided to the City's residents.

NOW, THEREFORE, the parties hereto do mutually agree as set forth below:

ARTICLE I: DEFINITIONS OF TERMS USED IN AGREEMENT

- A. **City.** The City of Faribault, a municipal corporation under the laws of Minnesota.
- B. **Paradise Center for the Arts.** The entire Paradise Center for the Arts facility, located in the building of the former Paradise Theater, 321 Central Avenue in the City of Faribault.
- C. **PCA.** Paradise Center for the Arts, a non-profit corporation under the laws of Minnesota.
- D. **Performing and Visual Arts Programming.** Performing and visual arts classes and programs for youth, adults, seniors and the general public as outlined in Exhibit II and the complete restoration, operation and maintenance of the Paradise Center for the Arts facility, including building and property improvements.

ARTICLE II: TERM OF AGREEMENT

- A. **Term of Agreement.** This Agreement shall commence upon execution by the parties and terminate on December 31, 2036. This Agreement may be extended by mutual written agreement of the parties.

ARTICLE III: GENERAL DESCRIPTION OF SERVICES

- A. **General Description of Services.** The services to be performed by the PCA during the term of this Agreement for the City consist of the complete operation and maintenance of the Paradise Center for the Arts facility, including building maintenance improvements and the administration of Performing and Visual Arts Programming in full accordance with:
(1) this Agreement; (2) Exhibit I of this Agreement; and (3) any written instructions from the City. In the operation of the Performing and Visual Arts Programming pursuant to this Agreement, the PCA shall familiarize itself with and comply with all applicable State and Federal statutes and regulations, local ordinances and instructions and policies of the City.

ARTICLE IV: CONSIDERATION

- A. **Consideration.** As compensation for replacing the 2005 Agreement with this new agreement to extend the term, and continuing the programs and services outlined herein, the City agrees to pay the PCA \$250,000.00, subject to the following conditions:
1. Payment from the City to the PCA will made at such time that the PCA has secured the other funds necessary to eliminate all current debt on the property (said funds to be in the possession of and fully available to the PCA with no restrictions—pledges or in-kind contributions shall not qualify).
 2. The PCA shall use these funds solely for the purpose of eliminating all current debt (mortgage, line of credit, etc.) on the property, thereby supporting the allocation of the financial resources available to the PCA now and in the future for programming and operations.
 3. The PCA shall provide documentation to the City verifying the satisfaction of the existing mortgage(s) on the property, as well as the elimination of any and all other debt against the property, within 10 business days following payment by the City.
 4. The PCA will provide to the City security in the form of a forgivable note and first position mortgage in the amount of \$250,000.00 on the real property located at 321 Central Avenue for a period of ten (10) years, commencing on the date the City releases the funds to the PCA. The note and mortgage shall be provided to the City prior to the release of the funds, and shall be of a form acceptable to the City Attorney.
 4. The PCA will not incur any debt secured by the property for a period of ten (10) years, commencing on the date the City releases the funds to the PCA, without obtaining prior approval from the City.
 5. The PCA will not request funding for years 2022 through 2031 from the City’s annual funding program for Civic and Non-Profit Organizations, under which the PCA has received funds each year since 1999 (originally as the Faribault Arts Center).
 6. The PCA will include the City in any recognition materials celebrating and publicizing the elimination of the mortgage debt on the property.
- B. **Fundraising Deadline.** Should the PCA not raise the necessary funds as required under Article IV, Item A.1. by (insert date), the City will not be required to make any payment to the PCA under this agreement, and the other conditions outlined in Article IV, Items A.2. through A.7. will be waived.
- C. **Other.** The City may also assist the PCA in marketing and promotion of the Performance and Visual Arts Programming and the Paradise Center for the Arts facility by publishing information in the Buckham Center Bulletin or by other means as the City deems appropriate and beneficial.

ARTICLE V: DUTIES OF THE PCA

- A. **Duties of the PCA.** In addition to providing the Performing and Visual Arts Programming for the City, during the term of this Agreement, the PCA shall provide the following to the City:
1. The PCA shall submit an annual operating budget to the City by December 31st of each year for the upcoming fiscal year;
 2. The PCA shall submit a year-end statement to the City by July 1st of each year;
 3. The PCA shall provide the personnel necessary to provide the services outlined in this Agreement, including all costs associated with such personnel. In addition to the direct payroll costs, this shall include all costs associated with recruiting, hiring, training and supervising such personnel;
 4. The PCA shall provide supplies and equipment necessary for Performing and Visual Arts Programming, such as art supplies, theatrical props, scenery, etc.;
 5. The PCA shall maintain and operate the Paradise Center for the Arts facility during the entire term of this Agreement. The Paradise Center for the Arts shall remain open to the public during the entire term of this Agreement; and the PCA will provide art enrichment programming in the following areas: Visual arts displays, visual arts classes and seminars, live theater, live music, movies of artistic and or social value, and children's theater programming.
 6. The PCA will provide a minimum of ten (10) hours each year for community programming time without cost to the City at the PCA building.

ARTICLE VI: INDEMNIFICATION, WAIVER & INSURANCE

- A. **Indemnification.** The PCA shall defend, indemnify and hold harmless the City and its elected officials, officers, employees, agents, and representatives, from and against any and all claims, costs, losses, expenses, demands, actions or causes of action, including reasonable attorneys' fees and other costs and expenses of litigation, which arise or purport to arise out of this Agreement for services or goods provided by the PCA hereunder.
- B. **Waiver.** Nothing in this Agreement shall be deemed to be a waiver by the City, its elected officials, officers, employees, agents or representatives of any limitations on or immunities from liability set forth in Minnesota Statutes, Chapter 466 or to which the City, or its elected officials, officers, employees, agents and representatives are otherwise entitled.
- C. **Insurance.** The PCA shall maintain in full force and effect, at its own cost and expense during the term of this Agreement the following insurance coverage:

1. The PCA shall obtain general liability insurance covering its activities, staff and volunteers, including an appropriate rider for defamation claims. The City shall be named as an additional insured, and the policy shall provide that it will not be cancelled without written notification of the City. PCA shall maintain liability insurance at a minimum of \$300,000 per event and \$1,000,000 aggregate and a certificate of insurance will be supplied to the City. PCA shall indemnify the City of any and all liability claims made against the PCA resulting from the operation of any PCA program or activity sponsored by the PCA.
2. The City shall be provided with a certificate of insurance for all of the policies maintained pursuant to this Agreement that shall show the described coverage including the City as an additional insured, and the certificate providing sixty (60) days notice to the City in the event of cancellation or non-renewal.
3. All required insurance shall be with a company acceptable to the City.

ARTICLE VII. MISCELLANEOUS PROVISIONS.

- A. Addresses and Notices. Any notice permitted or required to be given under this Agreement must be in writing and shall be deemed to have been given if sent by certified mail, postage prepaid, addressed as follows:

To the City: City Administrator
 City of Faribault
 208 1st Avenue NW
 Faribault, MN 55021

To the PCA: Executive Director
 Paradise Center for the Arts
 321 Central Avenue, P.O. Box 383
 Faribault, MN 55021

Such notice or other communication may be mailed by United States registered or certified mail, return receipt requested, postage prepaid, and may be deposited in a United States Post Office or a depository for the receipt of mail regularly maintained by the post office. Such notices, demands, consents, and reports may also be delivered by hand or by any other receipted method or means permitted by law. For purposes of this Agreement, notice shall be deemed to have been "given" or "delivered" upon personal delivery thereof or forty-eight (48) hours after having been deposited in the United States mails as provided herein.

If either party has a change of address, that party must give written notice to the other party of such change as provided herein. Any party failing to provide notice

of a change of address shall be deemed to have received any notice sent as provided above.

- B. **Amendment.** This Agreement may be modified, renegotiated or otherwise amended at any time only upon the mutual written consent of the PCA and the City.
- C. **Assignment.** This Agreement shall be binding upon the parties hereto and their respective administrators, executors, successors and assigns. No assignment or attempted assignment of this Agreement of any rights hereunder shall be effective, unless upon the written consent of the PCA and the City.
- D. **Authority.** Each of the undersigned parties warrants that: 1) it has the full authority to execute this Agreement; 2) it is in good standing; 3) execution is not preempted by its bylaws; and 4) authorized officers have signed this Agreement.
- E. **Choice of Law and Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based upon convenience or otherwise.
- F. **Construction.** In the event that any one or more of the provisions of this Agreement, or any application thereof, shall be found to be invalid, illegal or otherwise unenforceable, the validity, legality, and enforceability of the remaining provisions in any application therefor shall not in any way be affected or impaired thereby.
- G. **Entire Agreement.** This Agreement, any attached exhibits or addenda or amendments signed by the parties shall constitute the entire Agreement between the City and the PCA, and supersedes any other written (including, but not limited to, the 2005 Agreement, or oral agreements between the City and the PCA. This Agreement can only be modified by a writing signed by City and the PCA.
- H. **Execution in Counterparts.** This Agreement may be executed in counterparts by the parties hereto.
- I. **Waiver.** No failure by any party to insist upon the strict performance of any covenant, duty, agreement, or condition of this agreement or to exercise any right or remedy consequent upon a breach thereof, shall constitute a waiver of any such breach of any other covenant, agreement, term, or condition, nor does it imply that such covenant, agreement, term or condition may be waived again.
- J. **Work Products.** All records, information, materials and other work products, except those noted below, prepared and developed in connection with the provision of services hereunder shall become the exclusive and confidential property of the City. No such products shall be made available to any other individual or organization by the PCA without the prior written approval of the City. All PCA personnel records

associated with personnel assigned under the terms and conditions of this Agreement shall be and remain the exclusive property of the PCA provided, however, that the PCA shall grant the City Administrator and/or City Attorney permission to review such files upon given at least five days' notice of their intent to review such files.

- K. **Independent Contractor Status.** All services provided by the PCA, its officers, agents, volunteers and employees pursuant to this Agreement shall be provided by such persons as an employee of the PCA or as an independent contractor and not as an employee of the City for any purpose, including, but not limited to:
1. Income tax withholding;
 2. Workers' compensation;
 3. Unemployment compensation;
 4. FICA taxes; and
 5. Eligibility for employee benefits.
- L. **Data Practices and Audits Compliance.** Data provided to the PCA under this Agreement shall be administered in accordance with Minnesota Statutes, Chapter 13, and all data on individuals shall be maintained in accordance with statutory guidelines. The PCA agrees to comply with the City's requests relating to requests for information pursuant to the Data Practices Act, Minnesota Statutes Chapter 13. The operational records and documents of the PCA and of its agents relating to work performed pursuant to this Agreement shall be subject to audit and examination by the City and the State Auditor
- M. **Relationship of the PCA to City.** Nothing in this Agreement shall be construed as creating a partnership, joint venture, or any other relationship between the parties to this Agreement. The City Council shall appoint a member of the Council to serve on the Board of Directors of PCA.
- N. **Indemnification Survives Termination.** All representations and warranties of the parties contained herein shall survive the termination of this Agreement.
- O. **Continuance of Center/Governmental Program.** This Agreement shall be subject to termination in the event that the PCA discontinues operation of the Paradise Center for the Arts.
- P. **Recitals.** The recitals set forth in the preamble to this Agreement are incorporated into and made a part of this Agreement.

ARTICLE VIII: TERMINATION

- A. **Termination for Cause.** If the PCA fails to perform any of the terms, conditions, or requirements of this Agreement, the City may give the PCA fourteen (14) days written notice of such failure. After receipt of the written notice, the PCA will have

up to fourteen (14) days to correct the problem, except that the City may in any case take immediate steps it determines are necessary to correct the problem in order to protect the health, safety and welfare of the City and the public prior to the end of the fourteen (14) day period without affecting the City's right to terminate the PCA; and, provided further that the PCA shall pay to the City an amount equal to all City costs and expenses incurred in taking such action, such payment to be made within fourteen (14) days of the City's written request to the PCA for such reimbursement. If the PCA fails to correct the problem within the fourteen (14) day period, the City may terminate the Agreement by giving the PCA thirty (30) days written notice of such termination. The PCA shall be liable to the City for all costs and expenses incurred by the City to take action against the PCA, and the costs and expenses of the City incurred in providing replacement Performing and Visual Arts Programming for the remainder of the term of this Agreement.

IN WITNESS WHEREOF, the City and the PCA have executed this Agreement the day and year first above written.

CITY OF FARIBAULT

Date: _____

By: _____

Kevin F. Voracek

Its: Mayor

Date: _____

By: _____

Timothy C. Murray

Its: City Administrator

PARADISE CENTER FOR THE ARTS

Date: _____

By: _____

Name: _____

Its: President

Date: _____

By: _____

Heidi A. Nelson

Its: Executive Director

**EXHIBIT I
DUTIES AND RESPONSIBILITIES OF THE PCA**

1. General management assistance for the coordination of the Paradise Center for the Arts parks and recreation programs within the city.
2. Maintain and operate the Paradise Center for the Arts facility during the term of this Agreement so that it is suitable for occupancy and the Performing and Visual Arts Programming.
3. Develop appropriate forms, brochures, and administrative procedures, the preparation of routine correspondence, and all relevant record-keeping functions associated with such matters.
4. Provide for financial administration including bookkeeping and accounting functions, and the preparation of timely financial reports.
5. Use reasonable efforts to develop, market, and promote the Paradise Center for the Arts facility and Visual and Performing Arts programming in the city.
6. Maximize quality service goals for the Paradise Center for the Arts by executing marketing strategies, providing quality service to customers, and employing leadership and managerial skills effectively.
7. Operate and maintain the Paradise Center for the Arts facility at scheduled times and provide all Performance and Visual Arts Programming in accordance with all federal, state, and local laws, regulations, ordinances, and City policies. The PCA shall obtain all permits, licenses, and certifications necessary to ensure compliance with all federal, state and local laws, regulations and ordinances provided.
8. The Paradise Center for the Arts facility shall remain open to the public during the entire term of this Agreement.
9. Provide supplies and equipment necessary to the Performing and Visual Arts Programming.
10. Recruit, hire, and train personnel, assign and schedule their work, and monitor their performance.
11. Provide the personnel necessary to market, manage, and operate the Paradise Center for the Arts facility and Performing and Visual Arts Programming. The PCA shall maintain an adequate level of staffing at all times in order to serve the public. The PCA agrees to comply with all applicable federal, state and local laws, resolutions, ordinances, rules, regulations and executive orders pertaining to unlawful discrimination on account of race, color, creed, religion,

national origin, sex, marital status, age, or status with regard to public assistance and other prohibited classification.

12. Maintain workers' compensation insurance in compliance with all applicable statutes, and premises, automobile and general liability insurance in amounts and in forms satisfactory to the City as required by Article VI of this Agreement. The PCA agrees to provide the City with a copy of its Certificate of Insurance. The PCA agrees to provide liability insurance for all programs offered. The PCA agrees to provide property insurance for the Paradise Center for the Arts facility and any PCA owned equipment that is used while providing services under this Agreement.
13. Provide supervision to oversee the day-to-day operations, including, but not limited to, overseeing the marketing, scheduling, reservations for programs, equipment, etc., and day-to-day operating procedures for the Paradise Center for the Arts and Performing and Visual Arts Programming.
14. Take reservations for the Paradise Center for the Arts facility and the Performing and Visual Arts programs. Schedule events for the Paradise Center for the Arts facility, and maintain a master engagement calendar showing all reservations and events.
15. Develop fees, charges, and/or deposits for programs, equipment and facilities.
16. Collect fees, charges, and/or deposits for programs, equipment and facilities.

Paradise Center for the Arts

Proposal to the Faribault City Council

July 2020

Our Mission

Create a vivid, energetic, cultural center for the community and region.

Our Vision

Enhance the quality of life for artists, art lovers and our community by showcasing local, regional, and national artists and offering high-quality visual and performing arts opportunities



History

Faribault's beautifully restored facility is built on the original foundation of the 1885 Faribault Opera House, which was destroyed by fire in 1929. After years of operation as a movie theater the Paradise closed in the early 1990s. After several years of vacancy and decay, the community rallied to restore this magnificent jewel. The building was extensively renovated in 2006 to include art galleries, classrooms, clay and textile labs, a gift shop and rehearsal spaces, in addition to a 300-seat auditorium. The Paradise Center for the Arts opened to the public in 2007. In 2008, The PCA received the MN Preservation Alliance Restoration/Rehabilitation Award.

The period of vacancy at the Paradise Theater did not mean that Faribault was void of artistic enterprises, however. The nonprofit Faribault Art Center (FAC) in 1965; Faribault Area Community Theater (FACT) in 1988; and the Paradise Center's semiprofessional resident theatrical company, The Merlin Players, all became very active players in the regional arts scene.

For over 40 years, the Faribault Art Center (now Paradise Center for the Arts or PCA) has been part of the Faribault community. Began in the 1950s by a small group of artists, FAC promoted visual arts to local artists and art lovers through classes, exhibitions, and community involvement projects. FACT also had a strong history of making theatrical performances accessible to community participants as well as patrons.

Currently, Faribault Art Center is doing business as [Paradise Center for the Arts](#) and functions under the Bylaws and Articles of Incorporation and also retains its nonprofit status.

Finances

The PCA has an annual budget of just over 400,000. Revenues are made up of memberships, donations, project-specific grants, class tuition, event ticket/sponsorships and concessions.

Events are booked or produced at rates designed to balance affordability and profit. Classes are often subsidized by grants and contributions and are offered at rates that allow access for all our citizens. Fiscal performance is at or near “break-even”.

A major yearly expense is servicing debt which the PCA has carried since re-opening the publicly accessible Arts Center. The costs allocated to debt service are the second largest operating expense behind payroll and are over 10% of the budget.

Long Term Solution

In 2018 the Executive Committee of the PCA Board of Directors concluded that the long-term viability of the organization would be best served by eliminating the debt and monthly mortgage obligation. Other similar community arts/theatres organizations work out of city-owned facilities and pay a modest fee to conduct arts and theatre enrichment activities for their communities.

Discussions about how to successfully manage this solution have been intense and creative. The most important component of a successful debt elimination proposal has been determined to be a shared investment between private stakeholder and the City of Faribault. It has been noted that the City has invested considerable dollars into the Senior Center serving an important function for Faribault’s aging population. The PCA believes it is also important to invest in facilities that serve youth as well as focusing on accessibility for underserved demographics. The Community 2040 Vision points to the value of the Paradise in this way:

“COMMUNITY VISION SMALL TOWN PRIDE. BIG CITY OPPORTUNITY. Faribault is one of America’s best small communities. A place where all people find opportunities to succeed, grow, and prosper. We celebrate our unique strengths in education, business, industry, medical, nature, recreation, leisure, and the arts – and we are proud of our historic downtown and iconic institutions. As a community we embrace the future and plan for positive change through our commitment to innovation and excellence, making Faribault an outstanding place to live, work, grow, invest, and visit.”



The Paradise Center for the Arts proudly serves as an iconic institution in our historic downtown that serves and delivers access to leisure activities and both performing and visual arts. The Paradise also notably has been recognized for our service to Faribault's diverse population.

In early 2020 the Paradise Board assigned a special committee and tasked them with a 2 pronged project; To secure a *matching funding* agreement with the City of Faribault and to also prepare a fund drive to raise the other half of the bank obligations from private donors. The task force includes Heidi Nelson, John Sarzoza, Julie Fakler, Peter van Sluis, Kymn Anderson, Cate Grinney and Nort Johnson.

The details of our proposal are very straight forward. The committee is committed to raising \$250,000 with a commitment from the City of Faribault to match those dollars and eliminate the mortgage obligation. The bottom line is that the PCA wants to trade off the debt payment to allow us to do more programming for all of Faribault's children and families and move us a little closer toward our shared Community Vision.

We have already received several tentative commitments contingent on the matching dollars. The Committee enthusiastically willing to work to raise the entire share of private contributions once the City Council approves Faribault's matching investment.