



## Request for Action

**TO:** Faribault Housing and Redevelopment Authority  
**FROM:** Kim Clausen, Community Development Coordinator  
**MEETING DATE:** March 8, 2021  
**SUBJECT:** 1116 2<sup>nd</sup> St NW and State Avenue

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**PURPOSE:** Provide an update on 1116 2<sup>nd</sup> Street and State Avenue.

1116 2<sup>nd</sup> St NW: A Request for Bids was published and several bid packages have been distributed. Bids are due March 24, 2021.

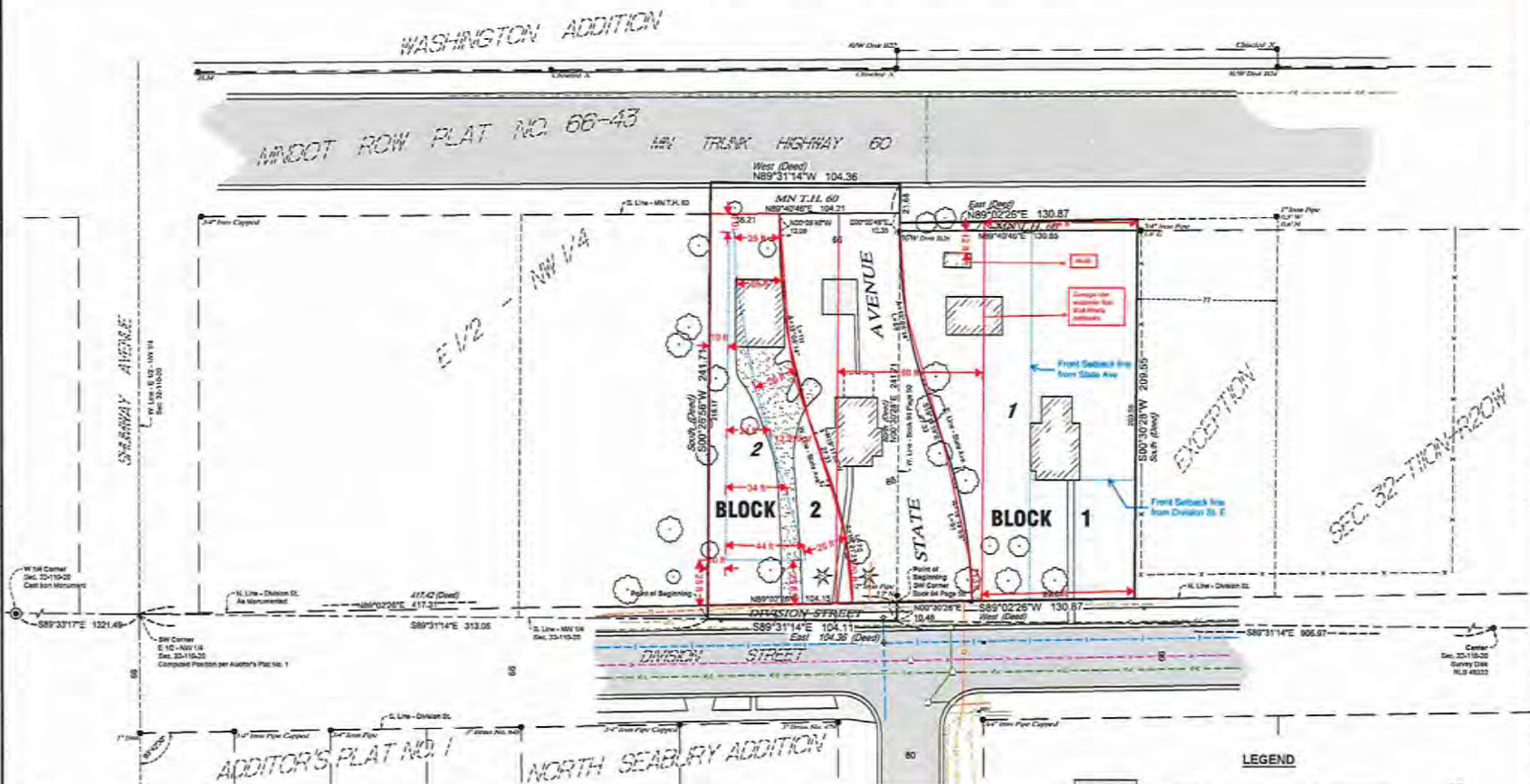
State Avenue: Nort Johnson, Executive Director of the Faribault Area Chamber of Commerce, will be at the meeting to discuss a potential project for the State Avenue lot. The Chamber recently announced a partnership with the Faribault Prison, South Central College and the Faribault School District to revive their Industrial Arts programming. One of the proposed initiatives of this partnership is the construction of modular workforce housing that could be placed on vacant lots around the City.

Nort is requesting the HRA consider transferring the State Avenue lot to the Chamber's non-profit arm for use in the pilot project of this partnership. Some considerations the HRA may want to require include:

- The lot is small and oddly-shaped. The stakeholders should ensure they can build a house that will meet all setback, size, lot coverage and other zoning requirements without the use of variances.
- The home should be sold to a family that meets income limits (80-100% of AMI).
- The project must be started within a certain period of time or it reverts back to the HRA.

**REQUESTED ACTION:** Discuss the possibility of transferring the State Avenue lot to the Chamber of Commerce for a pilot workforce housing construction project.

# STATE AVENUE SUBDIVISION



**EXISTING LEGAL DESCRIPTIONS:**  
(See Doc. No. 7317322)  
Beginning at a point on the North line of Division Street in the City of Faribault, 417.42 feet East of the Southwest corner of Coopy's Addition to the Town (now City) of Faribault, said point being at the Southwest corner of that certain tract of land conveyed by Edward Swenney to Edward J. Swenney by deed recorded in the Office of the County Recorder of said Rice County in Book 44 of Deeds on Page 57, thence running North along the West line of said land conveyed to said Edward J. Swenney, as follows: 3 chains and 17 1/2 links; thence East parallel with the North line of Division Street 3 chains and 15 links; thence South parallel with said last line 2 chains and 17 1/2 links to the North line of said Division Street; thence West along the North line of said Division Street 3 chains and 15 links to the place of beginning, BUT EXCEPTING THEREFROM the East 77 feet thereof, all the foregoing being in the NW 1/4 of Section 22, Township 110 North, Range 20, in the City of Faribault.

(See doc. no. 4710022)  
Commencing 313 6/100 feet East of the Southwest corner of the East 1/2 of the Northwest 1/4 of Section 22 of Township 110 North of Range 20 West, running thence East 104.36(100) feet, thence North 241 71/100 feet, thence West 104.36(100) feet, thence South 241 71/100 feet to the point of beginning in the County of Rice and State of Minnesota.

**OWNERS / DEVELOPERS:**  
City of Faribault  
208 1st Avenue NW  
Faribault, MN 55021  
(507) 244-2222

**AREA TABLE:**  
Lot 1 Block 1 = 22,573 sq. ft. = 0.52 acres  
Outlet A = 12,125 sq. ft. = 0.28 acres  
MN T.H. 60 = 2400 sq. ft. = 0.05 acres  
Division St. = 995 sq. ft. = 0.02 acres  
State Ave. = 14,655 sq. ft. = 0.33 acres  
Total = 52,611 sq. ft. = 1.21 acres

**EXISTING PROPERTY:**  
ZONED: 1A Residential

**FLOOD ZONE:**  
The surveyed premises shown on this survey map is in Flood Zone X (areas determined to be outside of the 1% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 2713 H0202D, published by the Federal Emergency Management Agency, effective date April 3, 2012.

**SURVEYOR:**  
SSO  
113 E. Hickory Street Suite 200  
Mankato, MN 55001  
(507) 387-6451

**NOTES:**  
1. Topographic survey shown herein was provided by the City of Faribault.  
2. The orientation of this bearing system is based on the South line of the E 1/2 of the NW 1/4 of Section 22 Township 110 North Range 20 West. Said line bears South 88 degrees 31 minutes 14 seconds East.

**WASHINGTON ADDITION**  
**INDOT ROW PLAT NO. 66-43**  
**STATE AVENUE**  
**DIVISION STREET**  
**BLOCK 2**  
**BLOCK 1**  
**EXCEPTION**  
**SEC. 32-TOWNSHIP**  
**ADDITORS PLAT NO. 1**  
**NORTH SEABURY ADDITION**

**LEGEND**

- Stipulous Surface
- Concrete Surface
- Gravel Surface
- Existing Building
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Underground Gas Line
- Underground Utility Line
- Building Canopy Or Deck Line
- Fence
- Iron Measurement Found
- Utility Pedestal
- Water Valve
- Hydrant
- Manhole/Catch Basin
- Sign
- Deciduous Tree
- Coniferous Tree
- Gas Valve

I HEREBY CERTIFY THAT THE SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Daniel L. Stueber  
DATE: 01-13-20 LIC. NO. 43110

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**CITY OF FARIBAULT**  
**STATE AVENUE**  
FARIBAULT MINNESOTA

REVISION SCHEDULE	
DATE	DESCRIPTION

PROJECT NO. 19-20743  
FILE NAME 20143.PPLAT  
DRAWN BY TK  
DESIGNED BY -  
REVIEWED BY -  
ORIGINAL ISSUE DATE -  
CLIENT PROJECT NO. -

**PRELIMINARY PLAT**

SHEET **1** OF 1

**Memorandum from  
the desk of  
Nort Johnson**



Memo: HRA lot donation

To; Housing & Redevelopment Authority c/o Kim Clausen

3/5/2021

Dear Kim and HRA Team,

The Faribault Chamber's Vision Task Force has been working hard to move visionary initiatives forward through partnerships and innovation. Priorities include Excellence in Education and Housing Ownership Opportunities. It's always fortunate when priorities have shared strategies and these two currently intersected with our work groups.

The Chamber of Commerce is excited at the prospect of a donated building lot from the HRA. The lot would be used specifically in the development of a Construction Trades program with South Central College, Faribault Public Schools, the Chamber Trust & Vision Task Force as well as local contractors and builders. The outcome will be a roadmap for creating affordable home ownership opportunities in Faribault and cultivating our own workforce in the Construction Trades.

We're ready to create an agreement for the transaction to include:

- Affordability component (80-100% of AMI?)
- Must make sure a house can be built without obtaining excessive variances
- If construction doesn't start with xx months the property reverts back to the HRA

Thank you for the opportunity to continue partnership growth on our visionary initiatives!

Sincerely,

*Nort Johnson*

**President/CEO**

**Faribault Area Chamber of Commerce and Tourism**

530 Wilson Avenue Faribault, MN 55021

office; 507.334.4381 mobile; 605.490.4237

[nort@faribaultmn.org](mailto:nort@faribaultmn.org)