



Request for Action

TO: Faribault Housing and Redevelopment Authority
FROM: Kim Clausen, Community Development Coordinator
MEETING DATE: March 8, 2021
SUBJECT: 306 Central Avenue Space Use Agreement

PURPOSE: Chairperson Brown requested this item be placed on the agenda. In 2019 the HRA provided a \$50,000 deferred loan to the owners of 306 Central Avenue for the rehabilitation of the building as an event space. Under previous ownership, the building's roof collapsed due to a plugged drain, requiring extensive cleanup and rehab. The following provision was included as part of the loan agreement:

For a minimum of ten (10) years, the Borrower agrees to allow the City and/or the Faribault Area of Chamber of Commerce and its associated boards, commissions and committees to use, between free of charge, the meeting facilities at the Property for a collective total of not less than two (2) times in the year 2020, and not less than four (4) times per calendar year beginning in 2021. Free use of the Property will be limited to events occurring Sunday – Thursday. The Borrower shall make a good-faith effort to accommodate requests. The Borrower shall document all requests for use of the Property under this provision and shall submit this information to the HRA by January 15 for the previous calendar year. Failure of the City and/or Faribault Area Chamber of Commerce and its associated boards, commissions and committees to request use of the space will not constitute a default on the part of the Borrower.

Rehab work on the building was not finished until mid-2020, at which point gatherings were shut down due to the COVID-19 pandemic, so the meeting space was not used as intended last year.

REQUESTED ACTION:

Discussion only.