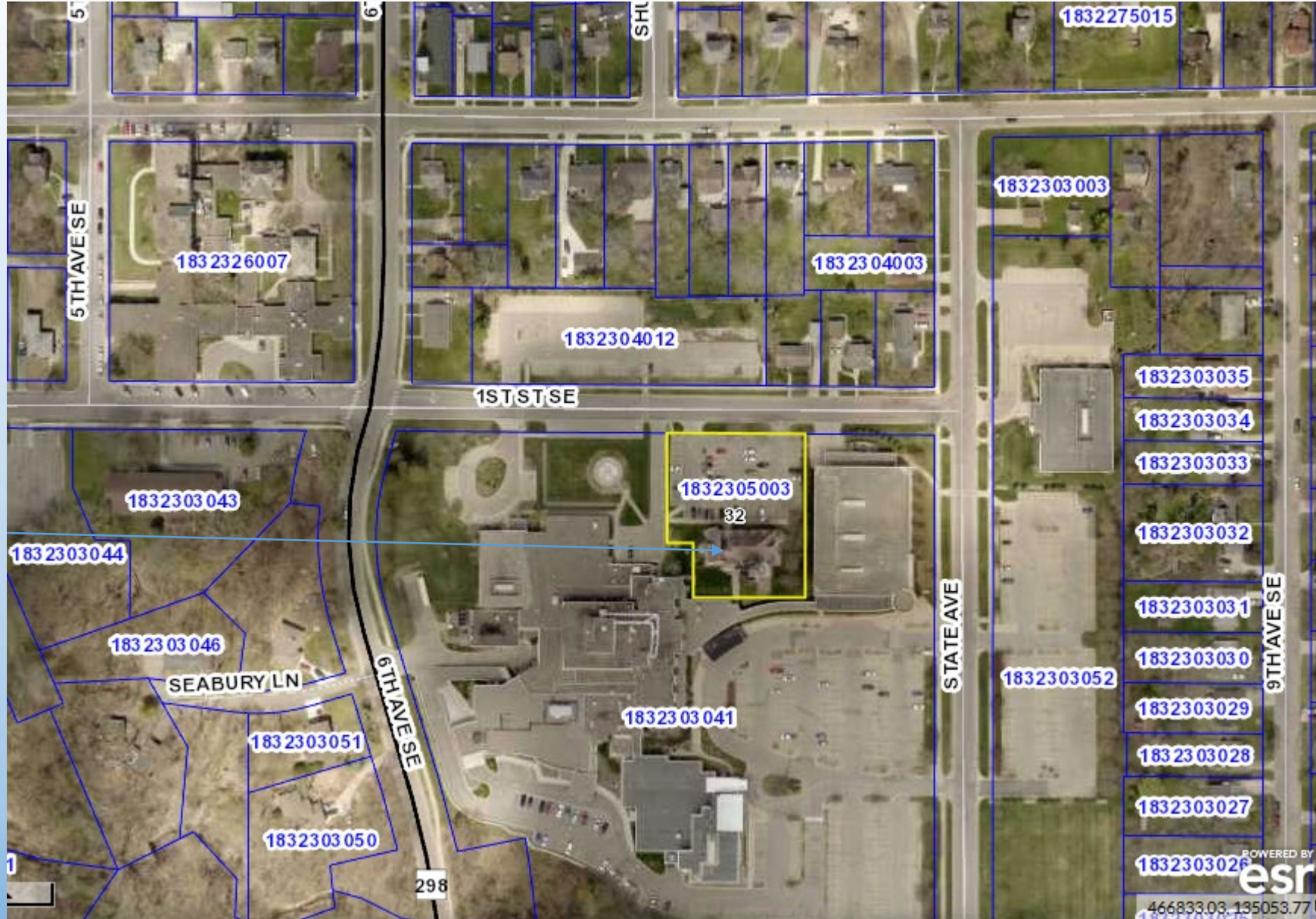




Special Joint Committee Meeting
April 28, 2020

2. Redevelopment Proposal for Johnston Hall

Johnston Hall

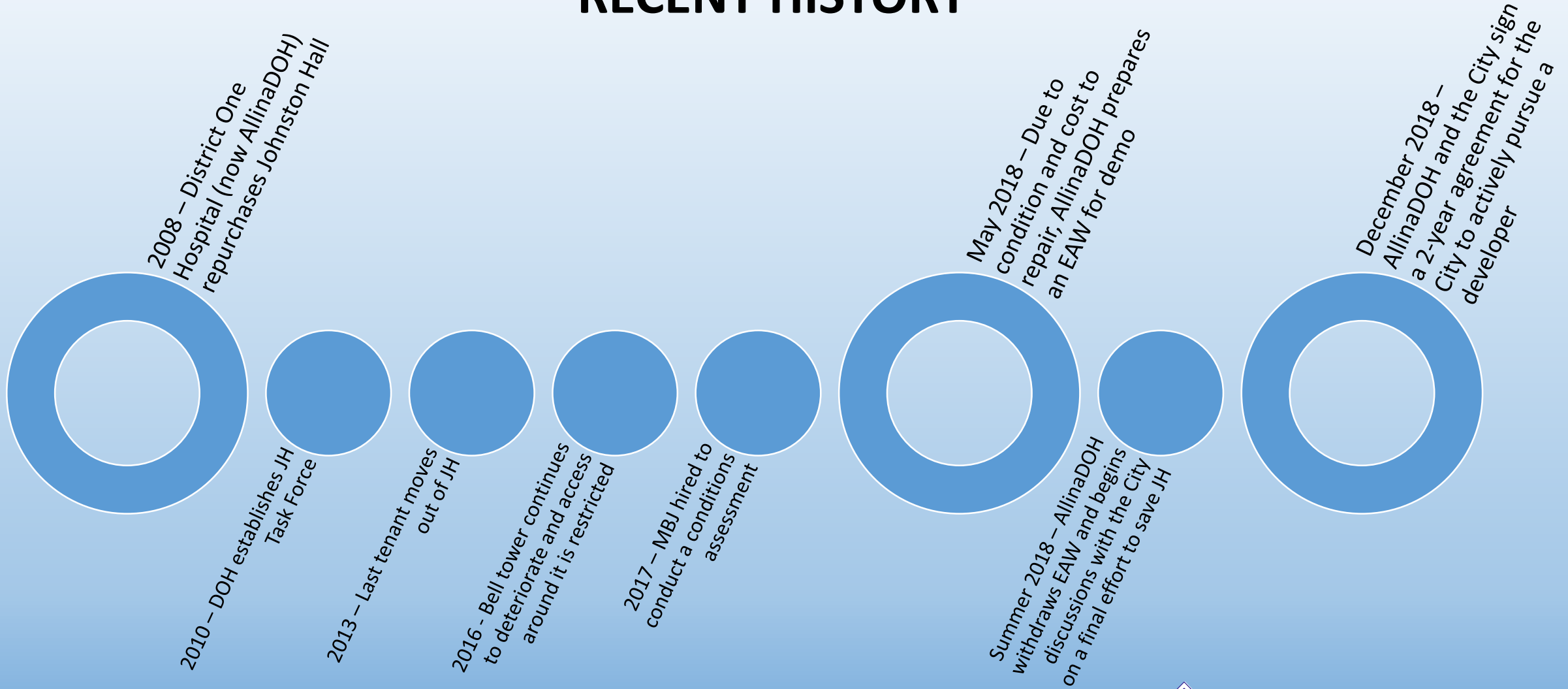


Small Town Pride – Big City Opportunities!



**City of
Faribault**

RECENT HISTORY



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Proposed Project Description

- Redevelop Johnston Hall into a 35 bed sober living facility and outpatient treatment center for men stepping down from inpatient substance abuse treatment.
 - Will include 35 beds, cafeteria with commercial kitchen, group meeting rooms and meditation/reflection space.
- Repair the bell tower and masonry in accordance with the Secretary of the Interior's Standards

Development Team

- Jason Palmby will own and develop the building. He has been developing real estate for 20 years, including residential land development, single-family homes and residential treatment centers.
- Recently developed residential treatment centers in Chaska and Shakopee, including rehabilitation of historic structures.



Previous Projects



Chaska residential treatment center, involved rehabilitation of multiple historic structures.



Shakopee residential treatment center, involved new construction. This is the first building on the campus. The site can accommodate two additional buildings.

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Service Delivery

- Services provided by Sisters of Serendipity PLLC (SOSP), working closely with Redefine Recovery, a nonprofit organization for substance abuse.
- Johnston Hall will be a 35-bed sober living facility and outpatient treatment center for men stepping down from inpatient substance abuse treatment.
- Clients will be provided with case management services, individual and group therapy, health and wellness programming, sober support meetings, recreational activities and independent living education/skills.
- Opportunity to work with/train service dogs for veterans.



Community Need

- Few options for sober living in Rice County.
- Rice County Social Services supports proposed use.
- Rice County overdose deaths have increased ten-fold since 2000.
- Goals of the Public Safety component of the Vision 2040 include:
 - Make the community a safer place to live and thrive by reducing the crime rate by 10% by 2030 and 20% by 2040.
 - Develop effective programs to reduce drug use and other crimes.
 - Address mental health concerns and collective abilities within the Faribault community.
 - Facilitate and promote the building of a mental health facility within the community to meet the community's needs.

Anticipated Requests

- Conditional Use Permit – will go to the Development Review Committee, Planning Commission and City Council.
- Tax Abatement – City of Faribault and Rice County will be asked to participate.
- Fire Suppression Assessment – State law allows cities to assess the cost of installing fire sprinklers and suppression systems for existing buildings. The developer will likely also ask to assess certain fees, as has been done for other projects.
- Other Assistance – the Developer will request grant and installment loan assistance from the HRA.



Timeline

The developer's proposed timeline is as follows. This depends on the receipt of complete applications.

- Submit CUP application and financial assistance requests by May 11
- June hearings
- Underwriting complete by June
- Approvals by July for August start
- Construction estimated to take 12 months



Questions/Comments

