



ECONOMIC DEVELOPMENT AUTHORITY AGENDA

THIRD FLOOR
CONFERENCE ROOM

THURSDAY, MAY 15, 2025

7:00 AM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes of the April 17, 2025 EDA Meeting
3. Routine Business: *Agenda items below are approved by one motion unless an EDA member requests separate action.*
 - A. Permit Activity Update Report
4. Items for Discussion
 - A. Chamber request for funding
 - B. Resolution 2025-08: Amend the Service Agreement between the EDA and Straight River Arts
5. Announcements and Updates (Verbal)
6. Adjournment



ECONOMIC DEVELOPMENT AUTHORITY MINUTES

THIRD FLOOR
CONFERENCE ROOM

THURSDAY, APRIL 17, 2025

7:00 AM

Meeting Items

1. Call to Order/ Approve Agenda
Motion by Tom Spooner, seconded by Adama Doumbouya to approve the agenda as presented. The motion passed unanimously.
2. Approval of the Minutes
Motion by Tom Spooner, seconded by Teri Menard to approve the meeting minutes with the one change removing Adama Dounbouya from the Oath of Office. The motion passed unanimously.
3. Routine Business: *Agenda items below are approved by one motion unless an EDA member requests separate action.*
 - A. Permit Activity Update Report
Motion by Teri Menard, seconded by Adama Doumbouya, to approve the Permit Activity Report as presented. The motion passed unanimously.
4. Items for Discussion
 - A. Economic Impact Analysis of Data Centers
Aiden Opatz, Extension Educator for Southeast MN presented an Economic Impact Analysis for Data Center projects in Rice County. The analysis was non-specific to any project and was an exercise to understand potential financial and workforce benefits.
 - B. Faribault Chamber request for funding
No funding was approved at this time. More information was requested. A motion was made by Dave Campbell, seconded by Teri Menard, to table the discussion on this matter. The motion passed unanimously.
 - C. Review EDA Enabling Resolution
A motion was made by Teri Menard, seconded by Tom Spooner to approve the Enabling Resolution as presented. The motion carried unanimously.
 - D. Resolution 2025-06: Amend and Adopt EDA Bylaws
A motion was made by Teri Menard, seconded by Dave Campbell to approve Resolution 2025-06: Amend and Adopt the EDA Bylaws. The motion passed unanimously.
 - E. Resolution 2025-07: Approve Downtown Exterior Rehab Grant Application (230 Central)
Harris presented the application as submitted. All activities fit the guidelines of the program. Dave Campbell made a motion, seconded by Adama Doumbouya, to approve

Resolution 2025-07: Approve Downtown Exterior Rehab Grant Application (230 Central) as presented. The motion passed unanimously.

F. Marketing: CED Folder Project budget

Harris presented the proposal submitted by Neuger Communications. The total is between \$7000 and \$8000 depending on the quantity printed. EDA agree to cover 1/3 of the cost assuming the HRA and another external partner participate. A motion was made by Dave Campbell, seconded by Tom Spooner to approve up to \$3,000 of the EDA budget for the folder project. The motion passed unanimously.

G. Rethos letter of support

Rethos requested a letter of support for their funding proposal at the legislature. Rethos is seeking \$680,000 in state funding for the Main Street program. A motion was made by Adama Doumbouya, seconded by Teri Menard, to approve the proposed Rethos Letter as presented. The motion passed unanimously.

5. Announcements and Updates

6. Adjournment

A motion was made by Adama Doumbouya, seconded by Tom Spooner to adjourn the meeting at 8:01a.m. The motion passed unanimously.

By _____
Robert Harris, III



Request for Action

TO: Faribault Economic Development Authority
FROM: Robert Harris, III, EDA Executive Director
THROUGH: David Wanberg, Director of Community and Economic Development
MEETING DATE: May 15, 2025
SUBJECT: Permit Activity Update Report

BACKGROUND:

Permit activity (building permits, etc.) is a reflection on the status of the economy. Over the last few years, the City of Faribault has seen an increase in permit activity – which translates into investment in our community.

To track and follow trends, monthly permit activity reports are prepared. This information is shared on a monthly basis with the Economic Development Authority (EDA) to ensure the EDA has a pulse on the development activity occurring in the community. Trend information will also be one resource that the EDA can utilize to develop annual work plans and develop/modify programs to respond to and address business needs.

Back in April, the City of Faribault pulled a commercial permit to begin construction on the Viaduct Park building project. There were three new residential construction permits pulled in April.

REQUESTED ACTION:

Receive and file as presented

ATTACHMENTS:

1. 2025-4 EDA - Permit Activity Report

Permit Activity Report 2025				Permit Activity Report 2024			
	Valuation	# of Permits	Permit Fees	Valuation	# of Permits	Permit Fees	
January	\$ 2,544,403.90	103	\$ 46,047.78	\$ 1,028,550.52	81	\$ 21,977.30	
February	\$ 13,151,067.68	78	\$ 202,727.55	\$ 4,245,529.34	111	\$ 59,132.10	
March	\$ 4,219,883.13	101	\$ 89,621.51	\$ 3,652,527.64	120	\$ 64,002.34	
April	\$ 6,327,535.28	144	\$ 93,280.01	\$ 14,300,701.74	161	\$ 127,751.61	
May				\$ 4,384,481.00	149	\$ 79,092.05	
June				\$ 7,695,949.56	176	\$ 64,129.64	
July				\$ 19,668,944.00	221	\$ 166,673.70	
August				\$ 2,708,491.13	195	\$ 46,832.69	
September				\$ 4,984,079.97	197	\$ 86,106.03	
October				\$ 5,249,918.86	177	\$ 93,721.04	
November				\$ 2,554,150.46	126	\$ 39,827.00	
December				\$ 3,815,735.23	135	\$ 61,803.19	
Total:				\$ 74,289,059.45		\$ 911,048.69	
YTD Permits:		426			1849		
<i>*All Permits includes Building Permits in total (plumbing, heating, signs and electrical).</i>							



Request for Action

TO: Faribault Economic Development Authority
FROM: Robert Harris III, Economic Development Coordinator
THROUGH: David Wanberg, CED Director
MEETING DATE: May 15, 2025
SUBJECT: Chamber request for funding

BACKGROUND:

In February, Nort Johnson, President of the Faribault Area Chamber of Commerce, presented an overview of the Main Street Program and its impact on downtown revitalization. Additionally, he introduced a proposal requesting an increase in the EDA's financial commitment to the program. Currently, the EDA contributes \$17,000 annually, and the proposal seeks to raise this commitment to \$50,000 per year for a three-year period. Refer to the attached memos from Nort Johnson for additional information. Nort will attend the EDA meeting to answer questions.

REQUESTED ACTION:

Approve or deny the Chamber's request for \$50,000 / year for three years to conduct various economic development activities. If the EDA approves the request, City Staff will prepare an Agreement. The EDA may authorize the chair of the EDA to sign the Agreement, or if the EDA prefers, it could request to review the Agreement at its next meeting.

ATTACHMENTS:

1. May 25 EDA Request for advanced funding
2. Chamber Funding Request Breakdown
3. EDA report Historic Downtown Faribault
4. Main Street program memo

Memorandum from the desk of Nort Johnson



Memo: Faribault Chamber Funding Agreement
To; Robert Harris III, Dave Wanberg, Jessica Kinser, Faribault EDA

5/9/2025

EDA Board,

As a follow-up to our ongoing request, I am submitting the following details for consideration on an advanced partnership.

- The Chamber and Faribault Industrial Corporation will attend all EDA meetings as a resource and partner.
- At your favored interval, we will provide updates on the following activities that are supported by our advanced partnership.
 - Historic Downtown Committees
 - Faribault Industrial Corporation
 - Faribault Real Estate Fund
 - Faribo Downtown Central
 - SBDC (as allowed) and Launchpad
- The Chamber will also provide business and industrial feedback/intelligence from local/state partners and affiliates including the Chamber Federation and the MN Chamber Executives Association.

The work of these groups has been compelling, and our new partnership will enhance the efforts by supporting more staff hours for managing both the committees AND resulting priorities/work plans.

To be certain, a regular presence and advanced partnership with the Faribault EDA will also act as a lubricant for better communication relating to shared priorities around advancing trades pathways with the Faribault School/South Central College. Additional workforce support initiatives such as daycare and adult learning are happening now and would be enhanced under this expanded partnership.

Thanks so much,

Nort Johnson

Cc; file, Chamber Board

Memorandum from the desk of Nort Johnson



Memo: Faribault Chamber Funding DRAFT Breakdown

To; Robert Harris III, Dave Wanberg, Jessica Kinser, Faribault EDA

5/9/2025

EDA Board,

Below find an estimate of hours by department/Committee/Activity for the funding request.

<u>Department</u>	<u>Committee</u>	<u>Hours</u>	<u>Notes</u>
Historic Downtown	Events/Promotions	175	car cruises, Winterfest, Fall Festival, Crazy Days, Ladies Nights
Historic Downtown	Economic Restructuring	250	Business recruitment, collaborations , design
Historic Downtown	Business Assistance	225	Launchpad, Micro-grants, SBDC
SBDC	Business Assistance	110	Counseling (outside downtown)
VTF Projects	Workforce Development	500	H2C, C2C, Business/Education Activities, Faribault's Future
VTF Projects	Daycare/Early Education	175	Work continues for PODS and support for existing facilities
VTF Projects	Leadership Collaboration	125	Joint Boards and related follow-ups
Ind. Corp, FDC, other		240	Information Sharing and Collaborations, BRE Activities
Reporting		150	
		1950	

We will be tracking hours throughout the year to ensure we're accurate to our reporting. Any marketing/supplies/equipment/materials will be covered separately through sponsorships and some event fees.

We're looking forward to working even more closely with you for even more enhanced outcomes assisting the Faribault economy.

Thanks so much,

A handwritten signature in black ink, appearing to read "Nort Johnson".

Nort Johnson

Cc; file, Chamber Board

Historic Downtown Faribault Viability Strategies

- Promotions and Events
- Business Assistance
- Economic Restructuring

A Fabulous Downtown

2023/24 efforts



1. Faribo Downtown Central

- FDC formed to purchase entire derelict portfolio
- 13* Buildings now under FDC ownership

Clean and Dry Phase I

- EDA/HRA funding for roof and other repairs
- 8 NEW downtown businesses in these properties
- 217 Central Rescue

*30,000 sq ft of new and repaired roofs
32 dump trucks of debris*



2. Chamber Trust

- \$780,000 DEED Grant recipients include 9 properties outside the FDC portfolio

3. Chamber/SBDC/FDC

- **The Launchpad** – Incubator in 223 Central Avenue
- 4 Start-ups



Downtown Viability *Events/Promotions*



1. WinterFest

2. Flannel Formal



3. Car Cruises X 6 *With Live Bands!*

4. Crazy Days

5. Fall Chili Contest *and Festival*

6. Ladies Night Out X 4

7. Shop Small Saturday

Downtown Viability

Business Assistance

- 1. SBDC Business Planning and Coaching**
- 2. Available Space/Real Estate Network**
- 3. The Launchpad (Incubator)**
- 4. Re-establish Micro-grant Program**

Downtown Viability

Economic Restructuring

- 1. Business Recruitment**
- 2. Investor Recruitment**
- 3. Grant/Assistance Identification**

Pros of Pursuing Accredited Main Street Status

1. Structured, Proven Framework

- The Four-Point Approach offers a nationally recognized methodology for revitalization grounded in economic development through historic preservation and community organizing.

2. Capacity Building & Training

- Accredited communities gain access to professional development, technical support, and peer networks via Rethos and the National Main Street Center.

3. Enhanced Access to Resources

- Accreditation may improve eligibility for grants and special initiatives that are only open to formal Main Street communities, providing additional tools to support downtown projects.

4. Increased Credibility and Visibility

- Accredited status can enhance Faribault's brand as a downtown-focused community, attracting investment, new businesses, and philanthropic support through association with a nationally respected model.

Considerations and Tradeoffs

1. Staffing and Resource Commitment

- Accredited participation requires a dedicated Main Street Director and consistent local funding. While this could be achieved through public-private collaboration, it represents a sustained financial and administrative obligation.

2. Programmatic Structure vs. Local Flexibility

- While the Main Street model is well-established, its formal structure may limit flexibility in responding to Faribault's evolving needs or more advanced strategies already in place.

3. Potential Redundancy with Existing Efforts

- The Faribault Area Chamber of Commerce has been actively engaged in supporting the Historic Downtown through business development, promotional events, and placemaking initiatives. In fact, Faribault's local work may already surpass the baseline activities required in many Main Street communities.

Accredited & Affiliate Communities

These communities have met the criteria set by the National Main Street Center and are fully participating in the Main Street program.

Community	Program Name / Contact Org	Website
Lincoln Park (Duluth)	Lincoln Park Main Street	duluthlincolnpark.com
Mankato	City Center Partnership	citycentermankato.com
Northfield	Northfield Downtown Development Corporation (NDDC)	nddc.org
Olivia	Olivia Main Street Program	olivia.mn.us
Owatonna	Owatonna Main Street	owatonnainstreet.org
Red Wing	Red Wing Downtown Main Street	downtownredwing.org
Shakopee	Shakopee Main Street	shakopeemainstreet.org
Wabasha	Wabasha Main Street	wabashamn.org
Winona	Winona Main Street Program	winonainstreet.com

Associate & Network Communities

These communities are in the exploratory or developmental stages of the Main Street program:

Community	Program Name / Contact Org	Website
Brainerd	Destination Downtown Brainerd Coalition	downtownbrainerd.org
Cloquet	Cloquet Economic Development	cloqueteda.com
Eveleth	City of Eveleth	evelethmn.com
Faribault	Faribault Main Street (Faribault Chamber)	faribaultmainstreet.org
Fairmont	Fairmont Economic Development Authority	fairmont.org
Gilbert	City of Gilbert	gilbertmn.org
Hibbing	Hibbing Economic Development Authority	hibbing.mn.us
Jackson	Jackson Business Development Committee	jacksonmn.com
Lake City	Lake City Main Street	lakecity.org
Litchfield	Litchfield Downtown Council	litchfielddowntown.com
Mountain Iron	City of Mountain Iron	mtniron.com
Virginia	Virginia Economic Development Authority	virginiamn.us



Request for Action

TO: Faribault Economic Development Authority

FROM:

THROUGH: David Wanberg, CED Director

MEETING DATE: May 15, 2025

SUBJECT: Resolution 2025-08: Amend the Service Agreement between the EDA and Straight River Arts

BACKGROUND:

At its September 19, 2024, meeting, the EDA approved an \$8,000 funding request from Straight River Arts to sponsor three public art installations in Faribault. The EDA and Straight River Arts entered into an Agreement that "expected" the public art to be installed by October 15, 2025 (see the attached Agreement). For the reasons outlined in the attached letter, Straight River Arts requests that the Agreement be amended to allow the public art to be installed by April 15, 2026.

REQUESTED ACTION:

Approve Resolution 2025-08: Amend the Service Agreement between the EDA and Straight River Arts

ATTACHMENTS:

1. Resolution 2025-08 Amend the Service Agreement between the EDA and Straight River Arts
2. Collaborative Public Art extension letter
3. 2025 Service Agreement with Straight River Arts

ECONOMIC DEVELOPMENT AUTHORITY OF FARIBAULT

RESOLUTION #2025-08

AMEND THE SERVICE AGREEMENT BETWEEN THE EDA AND STRAIGHT RIVER ARTS

WHEREAS, the Economic Development Authority of Faribault (the "EDA") and Straight River Arts ("SRA") entered into a Service Agreement (the "Agreement") on September 19, 2024, related to EDA funding for three public art installations in Faribault; and

WHEREAS, the Agreement "expected" the public art to be installed by October 15, 2025; and

WHEREAS, SRA requests that the Agreement be amended to allow the public art to be installed by April 15, 2026.

NOW, THEREFORE, BE IT RESOLVED, the Economic Development Authority of Faribault hereby approves an amendment to the above-referenced Service Agreement to allow the public art outlined in the Agreement to be installed by April 15, 2026.

ALSO, BE IT RESOLVED, the President of the EDA, City Staff, City Attorney, and City Consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

Date Adopted: May 15, 2025

ATTEST:

Kevin Voracek, President

David Wanberg, CED Director

Collaborative Public Art in Faribault, 2025 – Extension Request

Straight River Arts is looking for an extension for the completion and installation of the public art in Faribault. The funds for the project were received late due to a staffing issue at the City, and we didn't want to put out the call for artists until we were sure we could move forward with the funding of a project once approved. (This decision was based on funding delays that happened during the unrelated Placemaker project a few years ago which caused funding issues that we wanted to avoid.) Once we received the funds in February, we put out the call for artists with a deadline of April 30. We met with artists about the projects, but unfortunately, while they are excited to participate, they don't feel that they will be able complete the work in time to install before the weather becomes too cold.

We have three projects queued up:

- A collaboration with a Northfield blacksmith and his wife, a metal artist. They plan to create a metal ostrich fern with reclaimed metal insects on it.
- A collaboration with a Northfield musician to create a large tuned windchime.
- A collaboration with a group of local ceramicists to create an oversized garden stack.

We are looking to move the deadline to ensure that the work is not rushed as we don't want to compromise the artistry or integrity of the work.

We are looking for installation no later than April 15, 2026. We may be able to complete the installation of the ceramic sculpture this fall, but it's unlikely that the other two would be able to be fabricated before winter weather.

Thank you for your assistance with this matter.

Tami Resler, Straight River Arts
Jessica Prill, Straight River Arts
Julie Fakler, Paradise Center for the Arts

Service Agreement

Between the Economic Development Authority of Faribault ("EDA") And Straight River Arts ("SRA")

Effective Date: September 19, 2024

This Service Agreement ("Agreement") is made and entered into by and between the Economic Development Authority of Faribault, hereafter referred to as "EDA," and Straight River Arts, hereafter referred to as "SRA." The parties agree as follows:

1. Scope of Work

SRA, in collaboration with Paradise Center for the Arts and volunteers, will commission and install permanent public art throughout the City of Faribault. This project will consist of three stand-alone art installations created by local artists. The artwork will be placed in parks and other public spaces in coordination with the City of Faribault.

2. Compensation

The EDA will provide \$8,000 in funding to SRA for the public art project, allocated as follows:

- \$7,200 will be distributed equally among three selected artists (\$2,400 each) to cover the creation and installation of the artwork, including all materials and labor.
- \$800 will be retained by SRA to cover administrative fees associated with the project.

3. Artist Selection Process

SRA will issue a Call for Artists with the following criteria:

- Artists must be residents of Rice County or have connections to Faribault.
- The artwork should represent the people, places, ideology, or interests of Faribault.
- Proposals from artists must include a drawing, material specifications, cost analysis, installation plan, resume, artist statement, and a narrative describing the artwork.

4. Installation and Placement

SRA will work with the City of Faribault to determine appropriate locations for the artwork. Installation will be carried out by the artists with assistance from SRA, as necessary.

5. Ownership and Maintenance

- All artwork must be created from materials suitable for outdoor display.
- Once installed, the artwork will become the property of SRA, which will be responsible for its ongoing maintenance.
- The City of Faribault retains the right to request the removal or repair of any artwork. Should removal be requested, SRA will coordinate the disposal or relocation of the artwork at its discretion.

6. Permits and Permissions

SRA will obtain any necessary permits and permissions from the City of Faribault for the installation of the artwork in public spaces.

7. Duration and Completion

This Agreement will remain in effect until the completion of the public art installations, which is expected by October 15, 2025. Any changes to the project timeline must be mutually agreed upon by the EDA and SRA.

8. Termination

Either party may terminate this Agreement with 30 days written notice to the other party. Upon termination, any unspent funds must be returned to the EDA.

9. Marketing and Promotion

SRA agrees to include the EDA in all marketing and promotional activities related to the public art project. This includes, but is not limited to, recognition of the EDA's role in any press releases, social media posts, promotional materials, and public announcements.

10. Miscellaneous

This Agreement constitutes the entire understanding between the parties and supersedes any prior agreements, oral or written, regarding the subject matter of this Agreement.

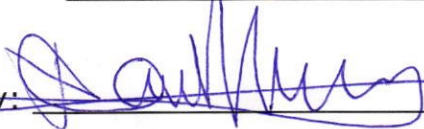
Economic Development Authority of Faribault

By: 

Name: Rodney Gramse

Title: EDA President

Date: _____

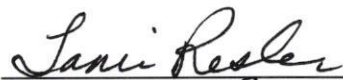
By: 

Name: David Wanberg

Title: Community and Economic Development Director

Date: 10.02.2024

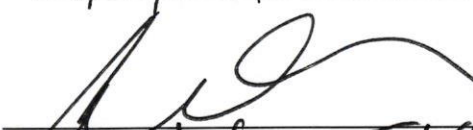
Straight River Arts

By: 

Name: Tami Resler

Title: President, Straight River Arts

Date: 9/27/2024

By: 

Name: Julie Fakler

Title: Executive Director Paradise Center for the Arts

Date: 9-27-24