



**City of Faribault – Economic Development Authority  
2019 DOWNTOWN COMMERCIAL REHABILITATION & EXTERIOR  
IMPROVEMENT PROGRAM**

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**PROGRAM DESCRIPTION**

The City of Faribault is proud of its historic downtown – and the community identified downtown as a priority through the Vision 2040 efforts. To encourage property owners to invest in buildings and to help preserve and enhance economic activity in the downtown, the City of Faribault has created the DOWNTOWN COMMERCIAL REHABILITATION & EXTERIOR IMPROVEMENT PROGRAM. This program will provide assistance in the form of deferred loans to eligible applicants for the rehabilitation of commercial properties in and adjacent to the downtown Central Business District (as shown on the attached map) – *to help maintain a vibrant downtown that provides a sense of place for our community for years to come.*

**For the 2019 program, \$200,000 is available on a first-come first-serve basis for eligible applicants and eligible projects.**

**HOW IT WORKS**

The Downtown Commercial Rehabilitation & Exterior Improvement Program is a forgivable loan program. Eligible property owners must apply and be approved for the program **prior** to beginning any work. Loans are awarded depending on eligibility, availability, and completeness of application. Only one project (building/PID) per owner at a time.

Once submitted projects are approved; the applicant pays 50-percent of project costs\* and the City of Faribault agrees to reimburse up to 50-percent of project costs.

- For eligible permanent exterior improvements: up to 50-percent of project costs, \$15,000 maximum award per approved project (with a maximum of 2 EDA-approved projects per PID#), **or**
- For eligible permanent interior building improvements: up to 50-percent of project costs with a maximum award of \$15,000 per PID.

The applicant has one (1) year from the award date of the loan award to complete the project and request payment of loan funds. All loan funds will be paid directly to the award recipient (*not* the supplier/contractor) upon receipt of paid invoices for the project and proof of payment at the end of the project – or based on a pre-determined disbursement plan.

*\* Please note: because this is a “match” program; owner equity must be the first money in, followed by the City’s funds.*

**LOAN FORGIVENESS**

Loans are considered deferred – which means that over time the loans will be forgiven based on the applicant successfully completing the rehabilitation or façade project and maintaining ownership of the building for a minimum of five (5) years. If the building is sold within this time period – the loan must be repaid in its entirety.

**PROGRAM ELIGIBILITY**

This program is intended to help maintain a vibrant downtown that provides a sense of place for our

community for years to come. This includes a focus to enhance and preserve Faribault's historic buildings of the downtown business district and adjacent commercial properties.

#### ELIGIBLE APPLICANTS/RECIPIENTS\*

1. Must own the commercial property to be improved;
2. Must have the ability to provide a 50-percent cash investment in the project;
3. Must be current with mortgage, real estate taxes, and insurance payments;
4. Applicants/recipients can only receive funding for one project at a time. Successful completion of a project, and subject to funding availability – recipients can then apply for funding for a new project.

*\*Please Note: Any person who has defaulted on a publically funded program or is delinquent on loan payments for a publically funded program within the last two years is ineligible to receive funding.*

#### ELIGIBLE PROPERTIES\*

1. Property must be located in the designated target area as shown on the attached map (Central Business District and commercial property immediately adjacent to the Central Business District) and must have been originally constructed prior to 1950;
2. Property must be free of exiting judgements, foreclosure actions, or delinquency of payments;
3. Property must require improvements.

*\*Please Note: Any properties that have received and not corrected the AFFIDAVIT CONCERNING REAL PROPERTY are ineligible to receive funding.*

#### ELIGIBLE IMPROVEMENTS\*

1. Permanent exterior improvements of the building to correct building code violations, including but not limited to: repair or replacement of door, window, roof; tuck-pointing and painting.
2. Permanent façade improvements including but not limited to: removal of aluminum or other metal awnings, frames, or siding; awning repair or replacement; pressure washing, paint removal, and painting; tuckpointing; and cornice restoration.
3. Permanent interior building improvements related to: correction of health and safety violations, smoke detection system, sprinkler systems, and/or elevators.

*\*Please Note:*

- a) *All projects located within the Historic Preservation District are required to obtain a Certificate of Appropriateness for any exterior work – prior to being awarded funds.*
- b) *All projects must be inspected; unless it is noted otherwise – prior to being awarded funds.*

#### **INELIGIBLE IMPROVEMENTS**

Ineligible improvements include but are not limited to:

- Improvements made prior to the award of the funds and the execution of required loan documents;
- Financing or paying off an existing debt or the payment of assessment for public improvements;
- Non-permanent improvements; lease-hold improvements;
- Interior improvements other than those noted above; and
- Exterior improvements not approved by the Heritage Preservation Commission (HPC).

#### **HOW TO APPLY**

All eligible property owners within the Central Business District, and commercial property owners immediately adjacent to the Central Business District are encouraged to apply. There is no application deadline; however, funds are limited and will be awarded to qualified applicants on a first-come, first-served basis – and there can only be one project (building/PID) per owner at a time.

The City of Faribault's Community and Economic Development Department staff will be responsible for administering all aspects of the DOWNTOWN COMMERCIAL REHABILITATION AND EXTERIOR IMPROVEMENT PROGRAM – including marketing, application intake and review, loan processing, and program compliance.

Final decisions on all program awards will be made by the City of Faribault Economic Development Authority (EDA).

### 1. APPLICATION SUBMISSION

Applications will be processed on a first-come first-served basis, with no set application deadline date. Completed applications with application fee of \$150.00 per commercial address should be submitted to:

City of Faribault - Community & Economic Development Department  
Attn: Economic Development Coordinator  
208 NW 1<sup>st</sup> Avenue Faribault, MN 55021

### 2. PROCESSING AND REVIEW OF APPLICATION

Using the criteria outlined in the program guidelines, staff will determine project eligibility and completeness of application. Once determined eligible, an inspection of the property will be conducted to determine that the proposed improvements are necessary for the building to conform to current building code and property maintenance ordinances.

- If a project application is determined to be eligible, the final project information and deferred loan request will be forwarded to the EDA for consideration at their regularly scheduled meetings. The Economic Development Authority will have an opportunity to comment on the impact of the proposed project, and at its sole discretion, advise modifications for consideration to best meet the original intent of the program.
- If a project application is determined not to be eligible, the applicant will be notified including the reasons as to why the application is not being forwarded to the Economic Development Authority for review.

The project request is submitted to the EDA for consideration at their regularly scheduled meetings. Any recommendations, contingencies, and/or approval will be determined at that time. The EDA will either approve requested amount or modify loan amount:

- Loan recipients are required to seek at least two bids for all projects. The award calculations will be based on the lowest bid.
- For eligible permanent exterior improvements: up to 50-percent of project costs \$15,000 maximum award per approved project (with a maximum of 2 EDA-approved projects per PID#), or
- For eligible permanent interior building improvements: up to 50-percent of project costs with a maximum award of \$15,000 per PID.

The applicant will be notified by staff as to the status of their application via email following the scheduled meeting.

### 3. CONTRACTING PROCEDURES AND REQUIREMENTS

All applicants awarded funds will be required to execute loan documents including a Promissory Note and Repayment Agreement. Please note: No work may begin on the project until award approval is received and all required loan documents have been executed.

No changes to the scope of the project will be allowed without the execution of a "Change Order" approved by the owner, contractor, and Community & Economic Development Staff. Furthermore – additional HPC review and approval may also be required.

Work must be completed within one-year from the date of the program award. Exceptions may be made for weather-related delays, changes in contractors for non-performance, or other natural disasters.

4. LOAN DISBURSEMENT

The award is a deferred loan and will be forgiven after the five (5) year compliance term. Program awards will be secured with an executed Repayment Agreement and Promissory Note. Payments to the awardee will be made only after the work is completed and receipts have been submitted.

**Maximum Award Amount:**

*For approved exterior improvements, up to \$15,000 per approved project with a maximum of 2 EDA-approved projects per PID#, or*

*For approved interior building improvements, up to \$15,000 per PID.*

**When requesting for disbursement:**

- Applicant must submit proof of work completed in order to be reimbursed. This proof must include date, description of work & materials, amount paid, payee and payer. A Lien Waiver is preferred, but, a paid invoice with date of payment, description of work, contractor name with a cancelled check is acceptable.
- Applicable projects must have an approved inspection of work completed before receiving disbursement. Please contact the Inspection Department at 507-333-0357 to make an appointment.

REIMBURSEMENT DISBURSEMENT SCHEDULE FOR PROGRAM AWARD*	
Provide receipts for 1 <sup>st</sup> 50% of project	Paid for with Owner Equity
Provide receipts for 2 <sup>nd</sup> 25% of project	City makes 1 <sup>st</sup> payment to awardee (25% of total project cost not to exceed a \$7,500 payment per \$15,000 award)
Provide receipts for 3 <sup>rd</sup> 25% of project	City makes 2nd payment to awardee (25% of total project cost not to exceed a \$7,500 payment per \$15,000 award)
<p><i>*a) Funds will be disbursed on a reimbursement basis – based on submitted receipts.</i></p> <p><i>b) Owners’ equity must be the first funds used (a minimum of 25% of the total project cost) before EDA can release funds.</i></p> <p><i>c) EDA awarded funds will be disbursed incrementally or in one-lump sum payment upon completion of project.</i></p>	

5. **Loan Repayment**

Deferred loans will be immediately due and payable in the event that the applicant sells or otherwise transfers all of his/her/their ownership interest in the property within five (5) years of the date of the Agreement.

**DOWNTOWN COMMERCIAL REHABILITATION & EXTERIOR  
PROGRAM – APPLICATION**

**Prior to submitting an application – Applicants are encouraged to meet with Community & Economic  
Development Department Staff to review the program requirements and proposed project.**

**Please contact the Economic Development Coordinator at:  
507.333.0388 or [smarkman@ci.faribault.mn.us](mailto:smarkman@ci.faribault.mn.us)**

**APPLICANT INFORMATION**

Applications must be submitted by the property owner(s) of the building.

Name(s) of Property Owner/Applicant			
Telephone Number:			
Email Address:			
Mailing Address:			
	City:	State:	Zip Code:

Property Information	
<i>The DOWNTOWN COMMERCIAL REHABILITATION &amp; EXTERIOR IMPROVEMENT PROGRAM is open to all commercial properties within the Central Business District as shown on attached map.</i>	
Address(es) of Building to participate in program	
Parcel ID #:	
Building Original Year of Construction	
Business/Occupant(s)	
Has this property previously received public financing?	YES                      NO
Has the applicant defaulted on any public financing in the last two years?	YES                      NO
Are there any liens or judgements on the property?	YES                      NO
Are property taxes paid/current?	YES                      NO



**DATA PRACTICES ACT**

The information that you supply in your application to the City of Faribault/Faribault EDA (“City”) will be used to assess you eligibility for financial assistance. The city will not be able to process your application without this information. The Minnesota Government Data Practices Act (Minnesota Statutes, Chapter 13) governs whether the information that you are providing to the City is public or private. If financial assistance is provided for the project, the information submitted in connection with your application will become public, except for those items protected under Minnesota Statutes, Section 13.59, Subdivision 3(b) or Section 13.591, Subdivision 2.

I have read the above statement and I agree to supply the information to the City with full knowledge of the matters contained in this notice. I certify that the information submitted in conjunction with the application is true and accurate.

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Application Signature / Title Date

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Co-Application Signature / Title Date

City Staff or other authorized representative of the City shall have the right to inspect the property to be improved at any time from the date of application upon giving notice to the owner and to occupants.

I/We certify that all statements on this application are true and correct to the best of my/our knowledge. I/We understand that any intentional misstatements will be grounds for disqualification.

I/We have read the City of Faribault’s DOWNTOWN COMMERCIAL REHABILITATION AND EXTERIOR IMPROVEMENT PROGRAM Policy and will abide by the rules and regulations set forth in the policy adopted on February 21, 2019.

I/We authorize program representatives the right to access the property to be improved for the purposes of the deferred loan program and to take photographs of the structure before and after rehabilitation.

I/We understand that I/we are responsible for obtaining appropriate building permits and Certificate of Appropriateness. In the case of improvements that do not require a city-issued building permit, the applicant must submit the name and state license number of the contractor completing the work and agree to an inspection of the work by a city building official.

I/We further understand that I/we will make the final selection of the improvements to be made with the loan funds and that the contract for improvements will be solely between me and the contractor(s). The administering agency will not be liable for the inadequate performance of the contractor(s).

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Application Signature / Title Date

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Co-Application Signature / Title Date

**ACKNOWLEDGEMENTS**

<p><b>Please initial each to confirm that you have read and understand the program policy and guidelines.</b></p>	
	I/We understand that awards are based on eligibility, availability, and completeness of application.
	I/We understand that an I/We can only receive one award at a time (only one project – building/PID – at a time).
	I/We understand that I/We have one year from the date of the loan award to complete the project and request payment of loan funds.
	I/We understand that the loan award funds will be dispersed upon receipt of paid invoices for the project and proof of payment at the end of the project.
	I/We are the owner of the commercial property to be improved.
	I/We are current with mortgage, real estate taxes, and insurance payments.
	I/We understand that if we have defaulted on a publically funded program or have been delinquent on loan payments for a publically funded program within the last 2 years, I/We are not eligible for this program.
	I/We understand that the building must be free of all lien and judgements.
	I/We understand that if the building is located within the HPC district – the project must receive approval by the Historic Preservation Commission prior to the start of work.
	I/We understand that an inspection of the property will be conducted to determine that the proposed improvements are necessary for the building to conform to current code and property maintenance ordinances.
	I/We understand will be required to sign loan documents upon award, including a Promissory Note and Repayment Agreement.
	I/We understand that the loan will be forgiven if I/We maintain ownership of the building for 5 years.
	I/We understand that if I/We sell the building or otherwise transfer all ownership interest within 5 years – the loan must be repaid in its entirety.

\_\_\_\_\_  
Application Signature / Title

\_\_\_\_\_  
Date

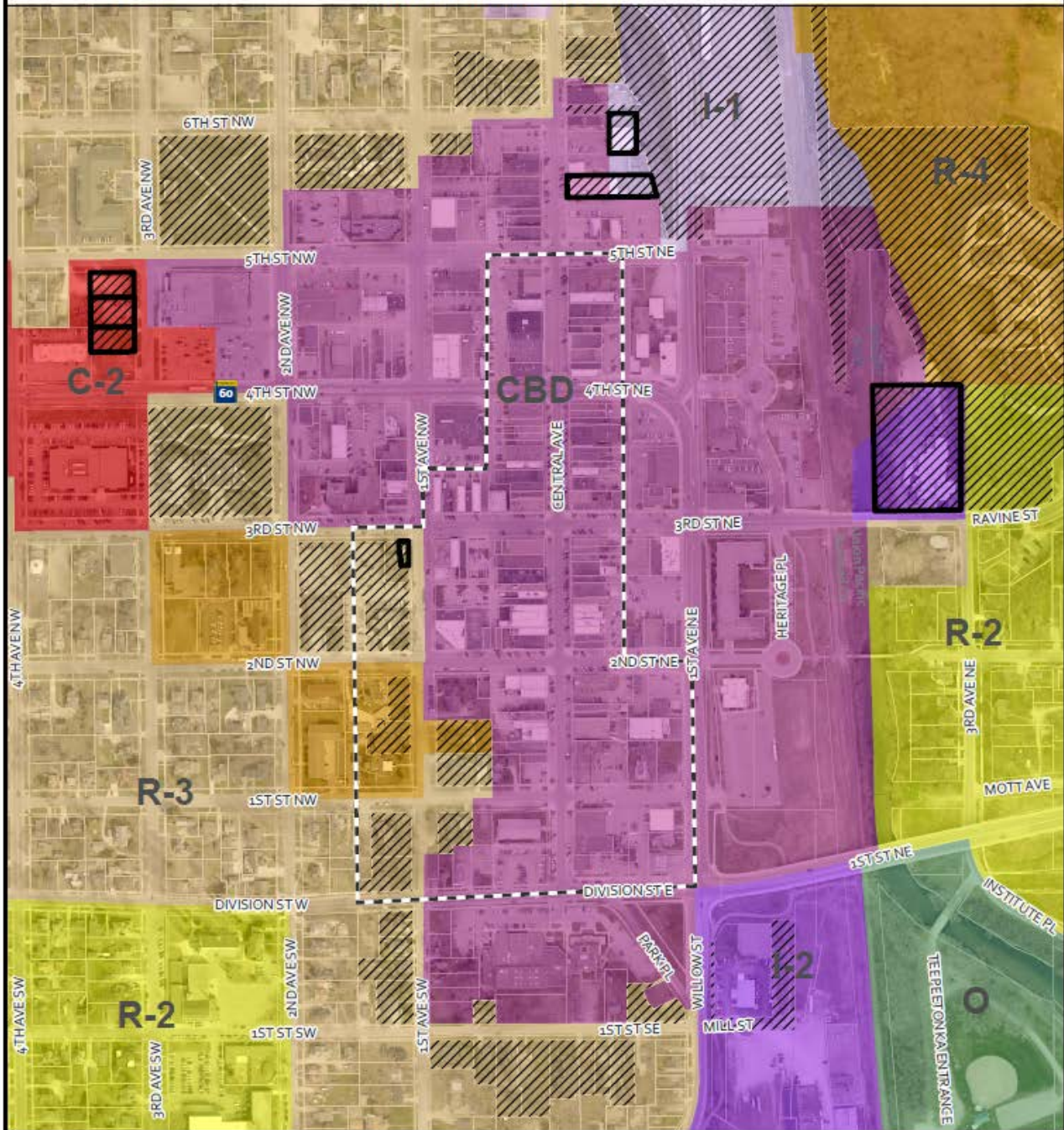
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Co-Application Signature / Title





\_\_\_\_\_  
Date



## Downtown Commercial Rehabilitation and Exterior Building Improvement Program

This map is neither a legally recorded map nor a survey. This map is a compilation data affecting the area shown; and is for reference purposes only. In using the map, you assume responsibility for the correctness all information extracted from this map.



-  Border CBD Parcels
-  Border CBD Parcels Commercial
-  Heritage Preservation District
-  Parcel Boundaries

Prepared By: Faribault GIS

