

Meeting Minutes
Fremont Downtown Development Authority (DDA)

Wednesday, June 1, 2011
7:30 a.m. – 9:00 a.m.
Fremont City Hall
Council Chambers

Call to Order

The meeting was called to order at 7:30 a.m. by chair Lon Vredeveld.

Members Present:	Lon Vredeveld Marianne Boerigter Kim Deur James M. Rynberg Randy Stasik Gail Warnement Chris Youker Rob Zeldenrust	DDA Chair Executive Director, Newaygo County Council for the Arts Downtown Business/Property Owner Fremont Mayor Chief Executive Officer, Spectrum Health – Gerber Memorial Executive Director, Newaygo Conservation District Downtown Business Owner DDA District Business Manager
Members Absent:	Sheryl Miller Bob Stehouwer Ron Vliem	Downtown Business/Property Owner Downtown Business/Property Owner Executive Director, Fremont Area Chamber of Commerce
Staff Present:	Michele Ribant	Fremont Neighborhood & Economic Development Director

Approval of DDA Minutes

A motion was made by Rob Zeldenrust, seconded by Gail Warnement and carried to approve the minutes from the March 23, 2011 DDA meeting.

Acceptance of DDA Subcommittee Minutes

Chair Vredeveld announced that the following minutes from the DDA subcommittees were provided for information.

- Public Art Subcommittee (5-9-11)
- Façade/Historic Preservation Subcommittee (5-24-11)

Community Updates

Members of the DDA gave updates as to what was happening within their businesses or the community.

Consideration of Funding Request – Façade Improvement Grant Program

25 W. Main Street

Stifel Nicolaus (Business on first floor)

Kim and Phil Deur (Property owners)

Kim Deur said if they find when they take off the cedar shake shingles that there is brick underneath, they would like to preserve the brick rather than replace the shingles. She then excused herself from the room, so the DDA could discuss and vote on the funding request.

Marianne Boerigter, the chair of the Façade/Historic Preservation Subcommittee, said the Subcommittee expressed that they would like to have the brick restored rather than the shingles replaced, if brick is found underneath the existing shingles. Restoration of the brick would be in keeping with one of the goals of the Program, which is to retain the historic character of downtown buildings. Ms. Boerigter went on to outline the following proposed changes and the funding request:

Front Façade:

- Power wash front and repair wood
- Prime and paint all wood on front of building
- Tear off cedar shake shingles and install new synthetic shake shingles
- Take off shutters and install new trim and decorative head boards over each window
- Take out existing windows and install new energy star vinyl double hung windows with low E Glass
- Repair wood entry door to upstairs and paint
- Remove business signs and re-install after work is complete
- Tear off upper level reverse board and bat wood siding and install new siding to match or alternate material of equal expense

Funding requested: \$4, 700.00

Ms. Boerigter reported that the colors to be used on the front façade are outlined in the Façade Design Guidelines and are as follows:

- Copper red
- Koffee
- Morris Room Gray
- White Hyacinth

A motion was made by Randy Stasik, seconded by Rob Zeldenrust and carried to recommend to the Fremont City Council approval of the funding request through the Fremont Façade Improvement Grant program for front façade work as detailed above for the building located at 25 W. Main Street in the amount of \$4,700.00.

Kim Deur re-joined the meeting.

DDA Public Art Subcommittee

Marianne Boerigter reported that the next public art project the Subcommittee will focus on is funding a mural for the east side of 37 E. Main Street, which is located on the northwest corner of Main Street and Merchant Avenue. It was reported that the owners are willing to cooperate by painting the building a color that will work with the mural.

Update on NW Downtown Parking Lot Improvement Project

Chair Vredevelde indicated that the work on the downtown NW parking lot had begun. It was reported that the work should be completed by July 1, 2011.

Update on Downtown Recycling Program

Chair Vredevelde reported that he spoke with an owner of the company that picks up the cardboard as part of the Downtown Recycling Program and that the Program is working fine. It was pointed out that not all the downtown business owners are participating in the Program and that in order for the Program to continue at no cost everyone's cooperation is needed.

Chris Youker asked whether JC Penney catalogs could be recycled. Michele Ribant indicated she would look into it.

Update on FY 2011/2012 DDA Operating Budget

Michele Ribant reported that due to reductions in valuations and the loss of revenue sharing dollars City staff had to propose cuts to the overall proposed budget before the City Council votes on it. Michele reported that one of those cuts was to the DDA budget. She explained the proposed cut to the DDA budget is to reduce the Façade Improvement Grant Program allocation from \$40,000 to \$30,000. Marianne Boerigter said she would have liked to have known about the budget issue earlier in the process. Michele acknowledged her point and explained that at the time all the facts were not known. After some discussion, the DDA decided against changing their recommendation on the 2011/12 DDA budget; the DDA will continue to recommend that \$40,000 be allocated in the DDA budget for the Façade Improvement Grant program.

Unfinished Business

There was no unfinished business.

New Business

Chair Vredevelde raised the issue that users of the market pavilion are not able to use the tables. He said that it would make sense to allow users of the pavilion to use the tables just as the farmers' market vendors can do so. Michele Ribant indicated that the problem is that the City

does not want people to have access to the circuit breaker box. She said that she would look into it further.

Next Meeting

To be determined

Adjournment

There being no other business of the DDA, the meeting adjourned at 8:43 a.m.