

**DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
FAÇADE / HISTORIC PRESERVATION SUBCOMMITTEE
MEETING MINUTES**

**August 26, 2009
4:00 PM – 5:00 PM
Fremont Training Room
Fremont City Hall**

Call to Order

The Façade/Historic Preservation Subcommittee meeting was called to order at 4:00 PM.

Members Present:	Marianne Boerigter Bonnie Erber Peter Lance James Rynberg Ron Vliem	Director, Newaygo County Council for the Arts DDA Marketing Subcommittee Chair Community Member Fremont City Mayor Executive Director, Fremont Area Chamber of Commerce
Members Absent:	Gerry Rich	Downtown Property/Business Owner
Guests:	Bob Erber	Community Member
Staff Present:	Michele Ribant Justin Campbell	Fremont Neighborhood & Economic Development Director City Intern

Consideration of Funding Request – 8 East Main Street (Russell E. Price, P.C.)

Russell Price, owner of 8 East Main Street, requested funding in the amount of \$290.00 for the cleaning and painting of the door and trim on his front façade. He indicated the door would be painted Copper Red, and at the meeting he selected White Hyacinth for his trim color.

A motion was made by Bonnie Erber, seconded by Ron Vliem and carried to approved funding through the Fremont Façade Improvement Program in the amount of \$290.00 to cover the cost of the door, which will be painted copper red and trim, which will be painted White Hyacinth, all of which are on the front façade.

Note: Since the amount requested is under \$3,000.00, the DDA does not need to approve it. The request can go directly to the City Council for final disposition on the matter.

Review Proposed Amendments to the Fremont Façade Improvement Program Guidelines and Standard Forms

Marianne Boerigter informed the Subcommittee that changes are proposed to the Fremont Façade Improvement Program Guidelines/Forms that would do the following:

- To allow sidewalk signs to be considered as an extension of a façade; and therefore, Façade Program grant money could be used to cover associated costs
- To provide free sign design services
- To make it clear that all four facades may be covered in expenses through the Façade Improvement Program

Marianne Boerigter explained to the Subcommittee how the free design service would work. She said that a local artist, Renae Wallace, would be retained as a sign design consultant. Ms. Boerigter indicated that an applicant could use another artist but that artist would have to be approved by the DDA before he/she could be used. Ms. Boerigter said that each applicant that wants the cost of a sign/awning to be covered under the Façade Improvement Program would have to use the services of the design consultant. She indicated that the cost is \$50.00 an hour, and the City will pay up to \$500.00, which includes the cost of a consultation and the actual design. The cost of the sign would be covered as part of the 50/50 match. She said the proposed language would include extending the program to include sidewalk signs.

Ms. Boerigter went on to say that the proposed changes to the program guidelines include clarification of the change that was already made with regard to allowing all four facades to be covered by the Fremont Façade Program.

Peter Lance said he thought it was inappropriate for the Façade Improvement Program to be expanded to cover costs associated with sidewalk signs because it is not in keeping with the intent of the Program, which is to assist in funding with permanent improvements to downtown buildings. He said sidewalk signs are not a permanent improvement to a building. It was explained that the reason for proposing that sidewalk signs be funded under the Façade Improvement Program was that they could be considered an extension of one's façade and that the City is working toward the beautification of the Downtown, and allowing this would assist in that process. Others on the Subcommittee concurred with Peter Lance that sidewalk signs should not be funded through the Façade Program.

After much discussion, the following action was taken:

A motion was made by Peter Lance, seconded by Bonnie Erber and carried to omit the language in the proposed Fremont Façade Improvement Program Guidelines that allows for sidewalk signs to be a cost covered under the Program.

A motion was made by Ron Vliem, seconded by Peter Lance and carried to revise the Fremont Façade Improvement Program Guidelines to include language that provides free sign design services up to \$500.00.

A motion was made by Bonnie Erber, seconded by Ron Vliem and carried to amend the Fremont Façade Improvement Program Guidelines to add language to clarify that all four facades may be eligible for reimbursement through the Fremont Façade Improvement Program.

Update on the DDA Façade Revolving Loan Fund

Marianne Boerigter informed the Subcommittee that the City received a grant in the amount of \$90,000.00 through USDA Rural Development using stimulus funds to establish the DDA Façade Revolving Loan Fund. She went on to say that the Subcommittee is charged with administering that loan program and that it is likely a banker will have to be added to the Subcommittee. She said that it will take another two months to get the Program up and running.

Unfinished Business

Marianne Boerigter informed the Subcommittee that the design for the front façade of the building located at 48 W. Main Street has changed since it was brought before the Subcommittee at their last meeting. She said that the owner, Bob Stariha, no longer plans to put up awnings, but instead plans to restore it back to its original look by replacing the existing windows.

New Business

Marianne Boerigter indicated that the owners of One East Main, Randy and Mary Robart, have expressed an interest in making improvements to each of their facades. Pictures of their facades were provided to the Subcommittee, and after some discussion, the Subcommittee made the following recommendations:

- Awnings and Trim: The awnings and trim could be the color “Koffee” as outlined in the Program color palette.
- Upstairs Trim: The trim on the upstairs should be included in the project and that it be painted “Koffee” to match the other trim.
- Gooseneck Lights: The lights would look nice in a brass color.
- Brick: The brick needs to be cleaned and tuck-pointed.

The Subcommittee understood that the applicants have the choice of choosing any color within the Program’s color palette, but they offered their input, which was based on the rendering Hooker DeJong did for the Program boards.

Next Meeting

The next meeting of the DDA Façade/Historic Preservation Subcommittee meeting will be scheduled on an as-needed basis.

Adjournment

There being no further business of the Subcommittee, the meeting adjourned at 4:55 P.M.