

**Meeting Minutes**  
**Fremont Downtown Development Authority (DDA)**

**Wednesday, August 31, 2011**  
**7:30 a.m. – 9:00 a.m.**  
**Fremont City Hall**  
**Council Chambers**

**Call to Order**

The meeting was called to order at 7:34 a.m. by chair Lon Vredeveld.

<b>Members Present:</b>	Lon Vredeveld	DDA Chair
	Marianne Boerigter	Executive Director, Newaygo County Council for the Arts
	Sheryl Miller	Downtown Business/Property Owner
	James M. Rynberg	Fremont Mayor
	Randy Stasik	Chief Executive Officer, Spectrum Health – Gerber Memorial
	Bob Stehouwer	Downtown Business/Property Owner
	Ron Vliem	Executive Director, Fremont Area Chamber of Commerce
	Chris Youker	Downtown Business Owner
	Rob Zeldenrust	DDA District Business Manager
<b>Members Absent:</b>	Kim Deur	Downtown Business/Property Owner
	Gail Warnemaat	Executive Director, Newaygo Conservation District
<b>Staff Present:</b>	Michele Ribant	Fremont Neighborhood & Economic Development Director
	Todd Blake	Finance Director/City Clerk
<b>Guests Present:</b>	Lindsay Hager	Consultant, Hager Consultants
	Jim Hieftje	Fremont Superintendent

**Approval of DDA Minutes**

A motion was made, seconded and carried to approve the minutes from the June 1, 2011 DDA meeting.

## **Acceptance of DDA Subcommittee Minutes**

A motion was made, seconded and carried to accept the minutes from the following DDA Subcommittee meetings:

- Public Art Subcommittee (6-28-11)
- Public Art Subcommittee (8-8-11)
- Public Art Subcommittee (8-24-11)
- Façade/Historic Preservation Subcommittee (8-24-11)

## **Update on the Façade/Historic Preservation Subcommittee**

It was reported that Marianne Boerigter has stepped down from the chair position of the DDA Façade/Historic Preservation Subcommittee. Marianne was thanked for her service. It was recognized that she is now not only the executive director of the Newaygo County Council for the Arts, but she is also the executive director of the Dogwood Center for the Performing Arts; the point was made that she is very busy. However, she graciously agreed to continue as chair of the DDA Public Art Subcommittee. It was also reported that Ron Vliem agreed with his busy schedule to take over as chair of the DDA Façade/Historic Preservation Subcommittee.

## **Consideration of Funding Request – Façade Improvement Grant Program**

Bob Havemen excused himself from the room since he had a conflict of interest in that he is the property owner of 29 W. Main Street, who is requesting funding through the Façade Improvement Program.

Ron Vliem outlined the funding request for 29 W. Main as follows:

### **29 W. Main Street**

Havemen Hardware

Rear Façade:

- Stain rear of building
- Paint trim: Kaffee
- Put on portions of new roof

Funding requested: \$6,837.50

Side Façade:

- Paint and repair holes in block wall  
Color: Morris Room Grey

Funding requested: \$345.00

Total funding: \$7,182.50

A motion was made by Rob Zeldenrust, seconded by Randy Stasik and carried to recommend to the Fremont City Council approval of the funding request through the Fremont Façade Improvement Grant program for rear façade work and west side façade work as detailed above for the building located at 29 W. Main Street in the amount of \$7,182.50.

Bob Stehouwer re-joined the meeting.

### **Consideration of Funding Request – Façade Improvement Grant Program**

Ron Vliem outlined the funding request for 9 E. Main as follows:

#### **9 E. Main Street**

Sonus Hearing Care Professionals

Front Façade: Paint trim – Antique White

Requested funding: \$450.00

Rear Façade: Paint trim – Loyal Blue

Paint walls – Antique White

Requested funding: \$850.00

Total Funding Requested: \$1,300.00

A motion was made by Marianne Boerigter, seconded by Bob Stehouwer, and carried to recommend to the Fremont City Council approval of the funding request through the Fremont Façade Improvement Grant program for painting of trim on the front façade and painting of the trim and walls on the rear façade of the building located at 9 E. Main Street in the amount of \$1,300.00.

### **Update on Funding Request – Façade Improvement Grant Program**

#### **25 W. Main Street**

Stifel Nicolaus (Business on first floor)

Kim and Phil Deur (Property owners)

Ron Vliem reported he approved a change in the work to be performed on the front façade at 25 W. Main Street. Instead of replacing the siding on the front, the owners are going to take down the siding and tuck-point the existing brick. The Deurs will not be replacing the upper level windows at this time. It was reported that the Subcommittee knew that if the Deurs found the brick to be in decent condition, they would retain it. The change in plans for the front façade is more in keeping with the historic character of the building, so the Subcommittee welcomed the change.

## **Community Updates**

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

Chair Vredeveld reported that Kim Deur received an award from the Fremont Area Chamber of Commerce for “Entrepreneur of the Year”. There were favorable comments made as to how much she deserved the award.

## **Presentation on Downtown Re-purposing Project**

Lindsay Hager, consultant hired by the Fremont School District to research options and to vet ideas on what type of development would be appropriate and in demand for the southwest corner of Stewart and Main Street, the site of the existing high school, which is soon to be the former high school.

He reported that the subject site could be used for senior housing since there appears to be a demand at a certain price point for that type of housing. He also said that it could be used for recreational purposes. Todd Blake spoke to the group about the possibility of creating a Recreation Authority. The question was asked about whether the creation of a County Recreation Authority was considered. Mr. Blake said that he had some conversations regarding that possibility early in the process but not lately. He said he could look into that a little further.

Mr. Hager concluded by saying that although it would not be the first choice, if no developer can be secured to develop the site, the high school building may be demolished. Jim Heiftje said that the School District recognizes that this corner is the gateway into the community, and the School District will do what it can to make something positive happen on the site.

## **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 will paint the wall, so it can serve as the back drop for the mural. The building color selected will be in keeping with the design guidelines for the Downtown Façade Improvement Grant program because the owner plans to request funding for the paint work through the Façade program. Marianne reported that the DDA Public Art Subcommittee is starting to fundraise for the mural project. She said the design of the mural, which is going to be a set of paintings depicting nature, was designed by Jane Stroschin, a local artist.

### **Update on NW Downtown Parking Lot Improvement Project**

Michele Ribant reported that work on the southeast parking lot is proposed to start in June 2012, which is in the current fiscal year, but the cost of the project may have to span two fiscal years.

### **Unfinished Business**

There was no unfinished business.

### **New Business**

There was no new business.

### **Next Meeting**

To be determined

### **Adjournment**

There being no other business of the DDA, the meeting adjourned at 9:00 a.m.