

**Minutes of Meeting**  
**Downtown Grant Review Board**

Community Development/Community Services/Public Works Large Conference Room  
303 West 4<sup>th</sup> Street North, Building 18, Suite 501  
Newton, Iowa 50208

**January 8, 2025**

ROLL CALL: Board members present: Chabot, Coyle, Lawson, Reinheimer, Thomas

Board members absent: Terlouw

STAFF PRESENT: Varsha Borde, City Planner

OTHERS PRESENT: Erin Yeager, Newton Main Street Executive Director

A quorum being present, the meeting was called to order at 12:02 PM by Chair Coyle.

**Minutes of the Previous Meeting.** Minutes of the previous meeting for December 11, 2024 were reviewed and approved by VV (5-0). Motion by Chabot, Seconded by Lawson.

**Downtown Improvement Grant:**

**107 1<sup>st</sup> Ave West– Jerome Schwaller (Ex Nihilo LLC), Applicant.** Staff reviewed the staff report for the proposed projects at 107 1<sup>st</sup> Ave West. Subject property is a contributing structure to the historic district. Staff pointed out that this property had previously received a façade grant.

The applicant has proposed the following at 107 1<sup>st</sup> Ave West –

1. Facade, sign and awning
2. Second story renovations

The Board had discussion on the grant application. Chabot said he likes that the historic look will be back. Reinheimer discussed the history and architecture of the building. Reinheimer said that the original windows had arches and were bigger than the current windows. There was discussion on the awning, streetscape, signage and the façade. There was also discussion on the roof of the building, Lawson stated that the roof had not been changed in the recent times and was good. The board felt that the apartment would be spacious.

The Board decided to approve both the grant requests. Motion by Chabot, seconded by Lawson to approve the grant of \$7,287.50 for façade, sign and awning work; \$20,000 for second story renovations, for a **total of \$27,287.50** for 107 1st Ave West provided a 1:1 match is met by the applicants. Approved VV (5-0).

**Other Business:**

None.

**Adjournment.** Meeting adjourned at 12:29 PM. Motion by Lawson, seconded by Chabot. Approved (5-0).