



Downtown Grant Review Board Meeting Agenda

Monday, July 13, 2026 - 12:00 PM

City Offices (Building 18, Legacy Plaza) - Large Conference Room
303 W 4th St N, Suite 501
Newton, IA 50208

- I. Roll Call
- II. Review of Minutes of Previous Meeting:
- III. New Business
 - 1. 108 1st Ave E - Bakery Renovations
- IV. Adjourn

ADA Compliance: The City of Newton is pleased to provide reasonable accommodations, in compliance with the Americans with Disabilities Act, for those individuals or groups who require assistance in being able to participate in the meeting. Please contact the Community Development Department at least 24 hours in advance of the meeting by calling 641-792-6622 to arrange for accommodations to be provided.

Chair: Corinne Coyle; **Members:** Fred Chabot, Rita Reinheimer, Marilyn Terlouw, Colby Lawson, Tiffany Thomas, Wade Sheeler

Minutes of Meeting

Downtown Grant Review Board

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

June 17, 2026

Roll Call:

Board members present:	Chabot, Coyle, Sheeler, Lawson
Board members absent:	Terlouw, Reinheimer, Thomas
Staff Present:	Varsha Borde, Sr. City planner
Others present:	Erin Yeager, Newton Mainstreet Director

A quorum being present, the meeting was called to order at 12:04 PM by Chair Coyle.

Minutes of the Previous Meeting. Minutes of the previous meeting for March 11, 2025 were reviewed and approved with minor changes by VV (4-0). Motion by Sheeler, Seconded by Lawson.

1. Downtown Improvement Grant:

- **108 1st Ave E – Tiffany Finch, Applicant.** Staff reviewed the staff report. Subject property is a contributing structure to the historic district. The applicant has proposed new signage at **108 1st Ave E.**

Motion by Lawson, **seconded** by Sheeler to approve the Signage grant of \$245.93, provided the a 1:1 match is met by the applicants. **Approved** VV (4-0).

- **110 W 3rd St. S – Tiffani Finch, Applicant.** Staff reviewed the staff report. Subject property is a contributing structure to the historic district. The applicant has proposed new signage at **110 W 3rd St. S**

Motion by Sheeler, **seconded** by Chabot to approve the Signage grant of \$352.56, provided the sign conforms to city code and a 1:1 match is met by the applicants. **Approved** VV (4-0).

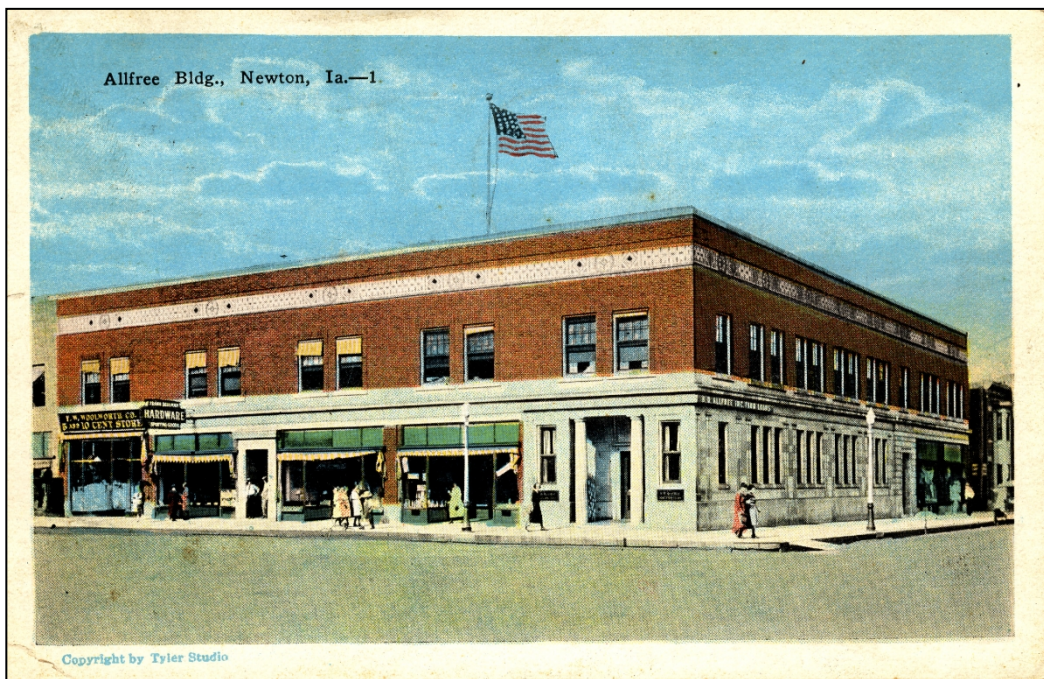
2. Erin Yeager, Executive Director, Main Street Newton enquired if plumbing labor charges could be included in a kitchen renovation application. The board unanimously answered in the affirmative.

Adjournment. Meeting adjourned at 12:24 PM. Motion by Lawson, seconded by Chabot. Approved VV (4-0)

Downtown Grant Review Board - Staff Report

Location: 108 1st Ave E
Applicant: Vannessa Young – Youngs Cake Shop
Owner: Judith Mulbrook
Program Area: Restaurant Improvements

Proposal: Restaurant improvements for the restaurant at Youngs Cake Shop (Bakery)



Facade

Building

Site Description: The Allfree Building is located on the northeast corner of the intersection of

First Avenue East and First Street North. Its façades face east and south. It is adjoined on the north by a two-story brick building and on the east by an public alley. Public sidewalks on First Avenue East and First Street North run flush to the building, providing access to the ground floor businesses and the upstairs apartments.



Building Facade 2016

Building Background: The subject storefront at 108 1st Avenue East is part of the building historically known as the Allfree Building. The Allfree Building is a two-story red brick structure on a stone foundation. The block building is rectangular in form, measuring extending northward approximately 107' from its 131' frontage on 1st Ave. E.

In 1937, the building slowly began to be known as “The Jewel Building.” The name “Jewel” is now carved into the stone above the primary entrance on First Avenue East, and it appears on the transom above the secondary entrance on First Street North.

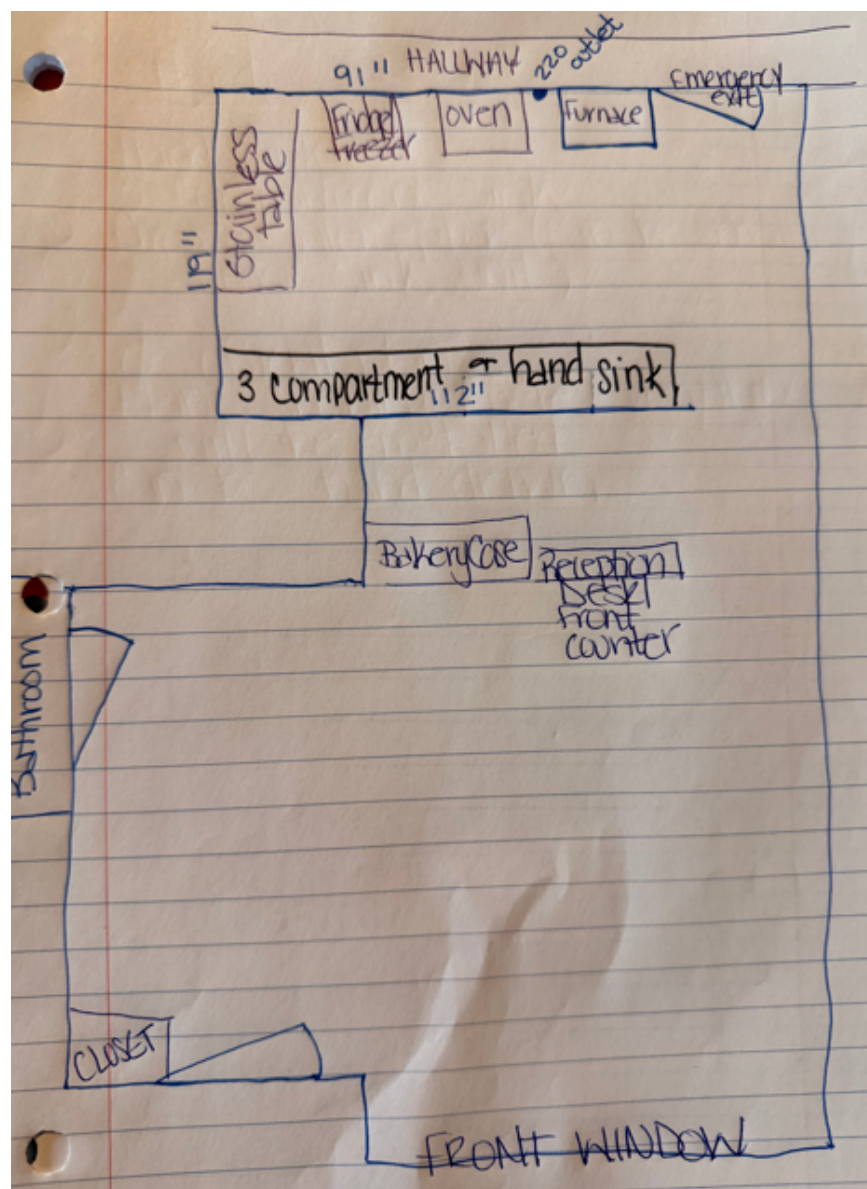
Over the years a number of business and professionals have been located in the Allfree/Jewel building. The second floor provided office space for a number of medical professionals and lawyers for many years, and an elevator provided easy access by people of all ages. Long-term tenants of the second floor included Drs. Stanton, Thielmann, and attorney Ross Mowry. First floor tenants have included the long-time Newton businesses of Walgreen's, Spurgeon's, Newton Office Supply, F. W. Woolworth, Singer Sewing Center, and the Panda Garden Restaurant.

Building Description:

The two northernmost bays (numbered 106-108) were added to the building in 1918. Each of them has a recessed entryway. Large, steel-framed display windows occupy almost the entire facade and angle inward to the non-historic wood and glass doors. The use of matching non-historic signage panels and retractable awnings above the doors create a continuum that

mirrors the repeated brick banding of the cornice. The subject building is considered a contributing structure to the Newton Downtown Historic District. While the building retains a high degree of integrity.

Proposal: The applicant is requesting funds to do kitchen/bakery renovations as shown in the sketch below-



Proposed Layout

Past Grant Awards:

Previous Awarded Project	Project Area	Grant Amount
Signage	Signage for 108 1 st Ave E	\$245.93

Analysis & Recommendation:

The grant applicant requests grant money for the interior of 108 1st Ave E. of the building, which is currently vacant. Proposed improvements include a restaurant range, sink, faucet display, grease interceptor. The applicant is requesting grant money for the following items.

Proposed Project (Items Requested)	Estimated cost each	Quantity	Total cost	Notes
GE 30 in 5 burner element Smart Slide-In Electric Range in w/ convection, Air Fry	\$1,549.00	1	\$1,549.00	
Skyshalo hand sink	\$118.30	1	\$118.30	
Wowow faucet	\$98.99	1	\$98.99	
Koolmore commercial sink	\$1,279.49	1	\$1,279.49	
Gymax Counter desk	\$149.76	1	\$149.76	
Koolmore 60in Refrigerated Bakery Display Case 18 cu ft. in black	\$3,866.27	1	\$3,866.27	
Wentworth Grease interceptor	\$569.00	1	\$569.00	
Total			\$2,065.00	

Summary of grant application:

Proposed Project	Estimated Cost	1:1 Match Amount	Maximum Allowed	Less previous Award	Recommended Grant
Restaurant Improvements	\$2,065.00	\$1,032.50	\$25,000	-	\$1,032.50
Total					\$1,032.50

Staff recommends approval of the grant request of \$1,032.50 to Vannessa Young for the proposed restaurant improvements.