



Downtown Grant Review Board Meeting Agenda

Wednesday, September 27, 2023 - 9:00 AM

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

- I. Roll Call
- II. Review of Minutes of Previous Meeting: 8-17-2023
- III. Downtown Improvement Grant: 309 1st Avenue West, Painting and Facade Rehabilitation
- IV. Downtown Improvement Grant: 114 East 2nd Street South, Facade Rehabilitation
- V. Adjourn

Members: Mike Sell, Fred Chabot, Corrine Coyle, Don Poynter, Rita Reinheimer, Marilyn Terlouw, Bonnie Terpstra

Minutes of Meeting Downtown Grant Review Board

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

August 17, 2023

ROLL CALL: Board members present: Coyle, Poynter, Reinheimer, Terlouw, Terpstra

Board members absent: Sell, Chabot

STAFF PRESENT: Erin Chambers, Director of Community Development
Erin Yeager, Newton Main Street

OTHERS PRESENT:

A quorum being present, the meeting was called to order at 9:03 AM by Chair Coyle

Minutes of the Previous Meeting. Minutes of the previous meeting for May 25, 2023 were reviewed and approved. Motion by Terlouw, seconded by Poynter; unanimous approval.

Downtown Improvement Grant Request: 309 1st Avenue West Sign and Façade Rehabilitation

Staff reviewed the staff report for the proposed project consisting of a new sign, siding repairs to the west and south side of the building, and new deck on the southside. The recommended grant amounts from staff were as follows: \$374.50 for sign program area, \$775.67 in façade rehabilitation program area (west side), and \$5,000 in façade rehabilitation program area (southside). The total recommended grant amount was \$6,150.17.

Terlouw asked about the specifics on the rules regarding the “per-side” amount on the façade program area of the grant. Staff explained the program rules. Terpstra asked about the proposed business. Staff stated the business is Betty J’s Mercantile. The business is being moved from Ottumwa, Iowa.

Motion by Terpstra, seconded by Reinheimer to approve a total grant of \$6,150.17 for the signage and façade rehabilitations, provided a 1:1 match is met for each program area. Unanimous Approval, 5-0.

Downtown Improvement Housing Grant: 309 1st Avenue West

Staff reviewed the staff report for the proposal to add a laundry room and kitchen into the structure to establish the building as a live-work establishment. The applicant provided information regarding expenses for the kitchen and laundry room remodel, which allows for the establishment of a residence at the property once again. Total project costs are estimated to be \$94,688.92. The Downtown Housing Grant Program provides a 1:1 matching grant up to a maximum of \$20,000.

There was discussion about the location of the kitchen within the structure. It will be located on the main floor. There was discussion about the Downtown Housing Grant program. The program is not specific to 2nd story housing- it is for the renovation of housing in the program district. There was discussion about the storefront requirements in the downtown square area per zoning.

Motion by Terlouw, seconded by Terspra to approve a Downtown Housing Grant up to \$20,000, provided a 1:1 match is met. Unanimous Approval, 5-0.

Adjournment. Meeting adjourned at 9:32 AM; motion by Poynter, seconded by Reinheimer, unanimous approval.

Downtown Grant Review Board - Staff Report

Location: 309 1st Avenue West
Applicant: Carl Hentsch
Owner: Same
Program Area: Downtown Improvement Grant: Façade Rehabilitation and Painting Program Areas



Proposal: The applicant proposes an exterior painting project, new shutters, and a new front door (regular door and storm door).

Project specifics:

- Paint includes white and brown exterior paint. The foundation will be painted to match front door and shutters. The dormers will be painted white.
- Shutters are 18" Federal Brown Vinyl Raised Shutter (Menards image to right)
- Front Door- special order woodgrain fiberglass with glass insert, dark brown sable color (No image available, custom design)



Building Background: The residence is considered a contributing resource to the Newton Downtown Historic District. Fire insurance maps indicate that the house at 309 1st Ave. W. was constructed between 1900 and 1906 on a site occupied by a residence dating to the 1880s.

The house was the home to two of Newton’s doctors, Dr. C.C. Smead in the 1910s and Dr. Leslie L. Smead in late 1930-1950s. For a brief period in the early-1930’s a business known as Bert Simmons Garage was listed on the property.

In 1988, Ben Clayton and Jim Cleverly obtained the house and had the interior remodeled for their law office. The house served as a law office for several years

Past Approved Façade Grants: At the grant board’s meeting on August 17th, the following façade grants were previously approved and should be considered when reviewing new grant requests.

Proposed Project	Project Area	Estimated cost	1:1 Match Amount	Maximum Allowed	Recommended Grant
New Sign	Sign or Sign Removal	\$749.00	\$374.50	\$750.00	\$374.50
Siding Repair- West Side	Façade Rehab	\$1,551.34	\$775.67	\$5,000	\$775.67
Siding Repair and Deck- South Side	Façade Rehab	\$11,395.34	\$5,697.67	\$5,000	\$5,000
					\$6,150.17

Summary of Proposed Work Costs: The following table summarizes the new grant requests per program area. Please note, on the painting request, staff has included all paint and products (including disposable drop cloths, roller cover, paint pail liners) necessary to complete the painting project. Staff has *excluded* tools from the calculation, since these are not items that are permanent to the building and can be used for future projects. These excluded tools include: gallon grid, putty knives, multi-too, handy pail, roller frames. This would be consistent with the board’s decision on non-permanent “equipment.” However, the board is welcome to make a determination differently from City Staff.

Proposed Project	Project Area	Applicant Estimate	Eligible Costs	1:1 Match Amount	Maximum Allowed	Previous Award	Recommended Grant
Exterior Painting	Paint	1,757.28	1,652.82	826.41	1,500.00	0.00	826.41
North Side Façade- Shutters, Front Door	Façade Rehab	6,509.86	6,509.86	3,254.93	5,000.00	0.00	3,254.93
West Side Façade- Shutters	Façade Rehab	1,438.04	1,438.04	719.02	5,000.00	775.67	719.02
East Side Façade- Shutters	Façade Rehab	2,161.07	2,161.07	1,080.54	5,000.00	0.00	1,080.54
							5,880.90

Grant Recommendation:

Staff recommends approval of the reimbursement grant for 309 1st Avenue West for Exterior Paint and Façade Improvements in a total amount of \$5,880.90.

All grants are a reimbursement of completed work.

Downtown District Grant Programs Application

Applicant Information

Name: Carl Hentsch
 Phone: 319-800-9082
 Address: 309 1st Ave W
 City: Newton State: IA Zip Code: 50208
 E-mail: ch75170@gmail.com
 (Circle One) Owner Tenant

Property Information

Business Name: Betty J's Merchantile
 Business Address: 309 1st Ave W Newton, IA 50208
 Description of Business/Property Use: Commercial/Residential
 Property Owner (If not applicant):
 Owner Address:
 City: State: Zip Code:
 E-mail:

Select Program (Circle)

Sign or Sign Removal	Up to \$750 granted to property owners for the removal of old signage or the installation of new signage. 1:1 Match Required.
Non-Historic Façade Removal	Up to \$2,000 granted for property owners for the removal of a non-historic façade. 1:1 Match Required.
Façade Rehabilitation	Up to \$5,000 granted from property owners for the rehabilitation and preservation of a historic façade. 1:1 Match Required.
New Awning or Awning Removal	Up to \$2,500 granted for awning removal and/or new awning installation. 1:1 Match Required.
Painting or Paint Removal	Up to \$1,500 granted for painting and/or paint removal. 1:1 Match Required.
Restaurant Improvements	Up to \$25,000 for semi-permanent equipment such as hood/ventilation system, grease interceptors 1:1 Match Required.
Architectural Fees	Up to 7.5% of the total project costs, not to exceed \$3,750. 1:1 Match Required.

I authorize the verification of the information provided on this form and have attached all required documentation as specified in the application materials. I also understand that my project may be used for marketing the program to other businesses. I acknowledge that I have read and agree to the program conditions outlined on the back of this form.

Signature of Property Owner: Carl Hentsch Date: 09/14/23

Signature of Applicant: _____ Date: _____

Downtown District Grant Programs Application

Applicant Information

Name: Carl Hentsch
 Phone: 319-800-9082
 Address: 309 1st Ave W
 City: Newton State: IA Zip Code: 50208
 E-mail: ch75170@gmail.com
 (Circle One) Owner Tenant

Property Information

Business Name: Betty J's Merchandise
 Business Address: 309 1st Ave W Newton, IA 50208
 Description of Business/Property Use: Commercial/Residential
 Property Owner (If not applicant):
 Owner Address:
 City: State: Zip Code:
 E-mail:

Select Program (Circle)

Sign or Sign Removal	Up to \$750 granted to property owners for the removal of old signage or the installation of new signage. 1:1 Match Required.
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Architectural Fees	Up to 7.5% of the total project costs, not to exceed \$3,750. 1:1 Match Required.

I authorize the verification of the information provided on this form and have attached all required documentation as specified in the application materials. I also understand that my project may be used for marketing the program to other businesses. I acknowledge that I have read and agree to the program conditions outlined on the back of this form.

Signature of Property Owner: Carl Hentsch Date: 9/12/23

Signature of Applicant: _____ Date: _____

Job or Project Name / PO:

Subtotal: \$1,642.31

Estimated Tax: ---
(Determined later)

Estimated Total:  \$1,642.31

Orders not picked up, received, or scheduled for delivery within 14 days will be forfeited. You will be charged for custom and special order items; all others will be cancelled and restocked without charge. Tinted paint cannot be returned. [See Return Policy for details.](#)

By placing this order, you agree to the Sherwin-Williams Online [Terms and Conditions of Sale.](#)

[Sign In to Checkout](#)

Don't have an account? [Create one.](#)

Paint

Tax \$114.97

Total \$1,757.28

Total w/o tools* = 1544.69
Total w/ Tax 1652.82

Not included -
* Gallon Grid
Putty Knives
Multi-tool
Handy Rail
Roller frame



Sherwin-Williams Heavy Duty Metal 5 Gallon Grid

Sales #: 180-1281

Product #: 99074299

Compatible 5 Gallon
Container Size:

[Edit](#) | [Remove](#)

Your Price:

\$4.99

- 2 +

Total:

\$9.98

Register or sign in to confirm pricing & availability and checkout.



Purdy Premium 10-in-1 Multi-Tool

Sales #: 6509-57566

Product #: 14A900800

Blade Material: Stainless Steel

Number of Uses: 10

Handle Material: Rubberized

[Edit](#) | [Remove](#)

Your Price:

\$15.49

- 1 +

Total:

\$15.49

Register or sign in to confirm pricing & availability and checkout.



Bercom HANDy Paint Pail

Sales #: 937-1030

Product #: 2500-CT

Pack Size: 1 each

Material: Plastic

Capacity: 1 Quart

[Edit](#) | [Remove](#)

Your Price:

\$12.99

- 2 +

Total:

\$25.98

Register or sign in to confirm pricing & availability and checkout.





Purdy XL High Capacity

Sales #: 6510-08120

Product #: 144424425

Bristle Shape: Angular
Brush Width: 2-1/2 in.
Bristle Material: Nylon/Polyester
Handle Style: Beavertail

Your Price:

\$24.99

- 4 +

Total:

\$99.96

[Register or sign in to confirm pricing & availability and checkout.](#)

[Edit](#) | [Remove](#)



Sherwin-Williams 9" Premium Plastic Tray

Sales #: 170-9385

Product #: 99755000

Capacity: 3 Quart
Width: 9 in.

Your Price:

\$7.59

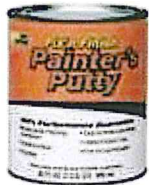
- 2 +

Total:

\$15.18

[Register or sign in to confirm pricing & availability and checkout.](#)

[Edit](#) | [Remove](#)



White Lightning Painter's Putty

Sales #: 920-9156

Product #: WL08116

Container Size: 1 Quart
Base: Tan

Your Price:

\$11.89


- 1 +

Total:

\$11.89

[Register or sign in to confirm pricing & availability and checkout.](#)

[Edit](#) | [Remove](#)

 **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

North

Shutters \$ 2,567.92

Labor \$ 390.00

\$ 2,957.92

West

Shutters \$ 1,438.04

Labor \$ 260.00 \$ 1,438.04



East

Shutters \$ 1,836.07

Labor \$ 325.00

\$ 2,161.07

North

Product	How to Get It	Qty	Total Price
 <p>Shutters By Design 18"W Federal Brown Vinyl Raised Equal 3-Panel Exterior Shutters 2-Pack Federal Brown Model #: P4-18-009 Return Policy - Special Order Merchandise Size: W: 18" x H: 40"</p>	<p>Ship To Store - Free! Estimated arrival date at store 11/14/2023</p> <p>Local Store Delivery</p> <p>Ship To Home Estimated arrival date 12/11/2023</p>	<p>4</p> <p>\$227.99/each</p>	<p>\$911.96</p>
 <p>Shutters By Design 18"W Federal Brown Vinyl Raised Equal 3-Panel Exterior Shutters 2-Pack Federal Brown Model #: P4-18-009 Return Policy - Special Order Merchandise Size: W: 18" x H: 70"</p>	<p>Ship To Store - Free! Estimated arrival date at store 11/14/2023</p> <p>Local Store Delivery</p> <p>Ship To Home Estimated arrival date 12/11/2023</p>	<p>4</p> <p>\$371.99/each</p>	<p>\$1,487.96</p>



Save BIG With your Menards® BIG Card
Earn a 2% rebate on all Menards® purchases or take advantage of financing offers when you use your Big Card.

Order Summary

Merchandise Subtotal: \$2,399.92
Pretax Subtotal: \$2,399.92

* Online price may differ from your local Menards®.

**** Please Note:**

Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards®

Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®

Listed price and availability are subject to change. For the most up-to-date information, review your lists at MENARDS.COM®



107 168.00

2,567.92

Customers Who Bought Items in Your Cart Also Shopped These Products

Total \$5,842.03
Shipping \$100.00
Grand Total 5,942.03

East

Product	How to Get It	Qty	Total Price
 <p>Shutters By Design 18"W Federal Brown Vinyl Raised Equal 3-Panel Exterior Shutters 2-Pack Federal Brown Model #: P4-18-009 Return Policy - Special Order Merchandise Size: W: 18" x H: 40"</p>	<p>Ship To Store - Free! Estimated arrival date at store 11/14/2023</p> <p>Local Store Delivery Ship To Home Estimated arrival date 12/11/2023</p>	<p>1</p> <p>\$227.99/each</p>	<p>\$227.99</p>
 <p>Shutters By Design 18"W Federal Brown Vinyl Raised Equal 3-Panel Exterior Shutters 2-Pack Federal Brown Model #: P4-18-009 Return Policy - Special Order Merchandise Size: W: 18" x H: 70"</p>	<p>Ship To Store - Free! Estimated arrival date at store 11/14/2023</p> <p>Local Store Delivery Ship To Home Estimated arrival date 12/11/2023</p>	<p>4</p> <p>\$371.99/each</p>	<p>\$1,487.96</p>



**Save BIG With your Menards®
BIG Card**
Earn a 2% rebate on all Menards® purchases or take advantage of
financing offers when you use your Big Card.

Order Summary

Merchandise Subtotal: \$1,715.95
Pretax Subtotal: \$1,715.95

* Online price may differ from your local Menards®.

**** Please Note:**

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Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®

74x 120.12
1836.07

Listed price and availability are subject to change. For the most up-to-date information, review your lists at MENARDS.COM®

Customers Who Bought Items in Your Cart Also Shopped These Products





Dedicated to Service & Quality™

Printed: 9/14/2023

My Store:
ALTOONA, IA
370 36TH AVE SW
ALTOONA, IA 50009
Thursday: 6:00 AM to 10:00 PM

West

Product	How to Get It	Qty	Total Price
 Shutters By Design 18"W Federal Brown Vinyl Raised Equal 3-Panel Exterior Shutters 2-Pack Federal Brown Model #: P4-18-009 Return Policy - Special Order Merchandise Size: W: 18" x H: 40"	Ship To Store - Free! Estimated arrival date at store 11/14/2023 Local Store Delivery Ship To Home Estimated arrival date 12/11/2023	<input type="text" value="1"/> \$227.99/each	\$227.99
 Shutters By Design 18"W Federal Brown Vinyl Raised Equal 3-Panel Exterior Shutters 2-Pack Federal Brown Model #: P4-18-009 Return Policy - Special Order Merchandise Size: W: 18" x H: 70"	Ship To Store - Free! Estimated arrival date at store 11/14/2023 Local Store Delivery Ship To Home Estimated arrival date 12/11/2023	<input type="text" value="3"/> \$371.99/each	\$1,115.97



Save BIG With your Menards® BIG Card
Earn a 2% rebate on all Menards® purchases or take advantage of financing offers when you use your Big Card.

Order Summary

Merchandise Subtotal:	\$1,343.96
Pretax Subtotal	\$1,343.96

* Online price may differ from your local Menards®.

** Please Note:

Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards®

Merchandise Credit Check valid towards purchases at any Menards® retail store. Not valid for purchases on MENARDS.COM®

Listed price and availability are subject to change. For the most up-to-date information, review your lists at MENARDS.COM®

Tax

94.08

1438.04

Customers Who Bought Items in Your Cart Also Shopped These Products

Cardinal Rule Handyman Services, LLC

RECIPIENT:

Carl Hentch

309 1st Avenue West
Newton, Iowa 50208

Quote #5

Sent on

Sep 14, 2023

Total

\$390.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Shutter Repair/Replacement	Removing and replacing shutters on the north side of the building.	12	\$32.50	\$390.00

Total

\$390.00

This is a rough estimate and is subject to change depending on condition of the wall or other unforeseen issues.

This quote is valid for the next 30 days, after which values may be subject to change.

Cardinal Rule Handyman Services, LLC

RECIPIENT:

Carl Hentch

309 1st Avenue West
Newton, Iowa 50208

Quote #7

Sent on

Sep 14, 2023

Total

\$260.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Shutter Repair/Replacement	Removing and replacing shutters on the ^{west} north side of the building.	8	\$32.50	\$260.00

This is a rough estimate and is subject to change depending on condition of the wall or other unforeseen issues.

This quote is valid for the next 30 days, after which values may be subject to change.

Total

\$260.00

Cardinal Rule Handyman Services, LLC

RECIPIENT:

Carl Hentch
309 1st Avenue West
Newton, Iowa 50208

Quote #6

Sent on Sep 14, 2023

Total \$325.00

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Shutter Repair/Replacement	Removing and replacing shutters on the ^{east} north side of the building.	10	\$32.50	\$325.00

This is a rough estimate and is subject to change depending on condition of the wall or other unforeseen issues.

This quote is valid for the next 30 days, after which values may be subject to change.

Total **\$325.00**

Estimate

From **Cardinal Rule Handyman Services, LLC**
 1304 E 10th St S
 Newton, IA 50208

Estimate ID **17**
 Issue Date **08/20/2023**
 Subject **Deck, doors, ceiling, etc.**

Estimate For **Carl Hentch**
 309 1st Ave W
 Newton, IA 50208

Door Install

Item Type	Description	Quantity	Unit Price	Amount
Service	Install 2 doors from what's stored in the basement Materials- hinges, knobs, screws Labor- cutting hinges, and modifying door/jamb for proper closure.	1.00	\$465.00	\$465.00
Service	Replace 2 exterior doors Materials- caulk, sprayfoam, shims, fasteners Labor- removing interior/exterior millwork, removing doors, adding shims, hang doors, final adjustments, insulate, trim foam, add trim, finish/paint millwork	1.00	\$565.00	\$565.00
Service	Build a 14x9 deck with railing and stairs Materials- framing lumber, concrete, brackets and hardware, decking, railing/handrails Labor- remove existing deck, pour concrete piers, set posts and beams, install joists, frame stairs, install decking, and treads, install railing with 2" opening in welded rail panels,	1.00	\$11,340.00	\$11,340.00
Service	Flourescent light fixtures and install junction boxes Materials- junction boxes, wire nuts, Labor- remove flourescent fixtures, install junction boxes and cover	1.00	\$220.00	\$220.00
Service	Add beadboard and millwork to 2nd floor ceiling, and add switch and junction box for fan/light Materials- paneling, 1x4, fasteners, construction adhesive, wire, junction boxes, switch, paint Labor- install junction box and wire to wall switch, install paneling, install 1x4, caulk and paint.	1.00	\$2,040.22	\$2,040.22
Service	Dutch door conversion Materials- hinges, latches, trim Labor- Cut rear door in half to make dutch door, install trim/stop, install extra hinge and latch	1.00	\$245.00	\$245.00
Service	Frame in kitchen and mudroom doors, knockout wall to expand mud room Materials- lumber, drywall, fasteners, primer, etc Labor- remove doors and millwork, frame openings, install drywall, mud and tape, prime drywall, paint, tear out mudroom wall, install header for additional support, frame, relocate electrical as needed, trim opening	1.00	\$3,957.00	\$3,957.00

- Compose
- Mail
 - Inbox 3
 - Starred
 - Snoozed
 - Important
 - Sent
 - Drafts
 - Categories
 - Social
 - Updates 3
 - Forums
 - Promotions 13
 - More
- Chat
- Spaces
- Meet
- Labels
 - [Gmail] Trash
 - Notes
 - More

Ship to Store: [ALTO30311395](#)



370 36TH AVE SW
ALTOONA, IA 50009

Description	QTY	Item Price	Item Total
Mastercraft Custom Doors Model Number: 4000442 Glass Shape: 9 Lite Panel Shape: Rectangular Panel Species: No Species Caming: Panel: 9 Lite Arch Plank, Prefinished Woodgrain Fiberglass, Smoky Sable, 9 Lite Glass: Clear 9 Lite Door: Single Jamb: 4 9/16" [2x4 construction] Swing: Right Hand Inswing Handle Bore: Lockset Bore Mortise: Mortised for hinges Deadbolt Bore: Deadbolt Bore Frame: Dark Oak Composite Sill: Bronze sill Hinge: Bronze Brickmould: Brickmould Kickplate: Bronze Kickplate Size: 36" x 80" Assembly / Packaging: Single Door System Rough Opening: 38.25 X 82.0 Brick Opening: 40.0 X 82.75 Notes: Door image and accessories are for representation only.	1	\$929.00 each	\$929.00

- Compose
- Mail
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 - Starred
 - Snoozed
 - Important
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 - Drafts
 - Categories
 - Social
 - Updates 3
 - Forums
 - Promotions 13
 - More
- Chat
- Spaces
- Meet
- Labels
 - [Gmail]Trash
 - Notes
 - More

Mastercraft Custom Doors
 Model Number: 4000437
 Glass Shape: 22" x 64"
 Panel Shape: Rectangular Panel
 Species: No Species
 Caming: Zinc
 Panel: Flush w/ 22"x64" Lite, Steel, Dark Oak, 22" x 64"
 Glass: Memphis 22" x 64"
 Door: Single
 Jamb: 4 9/16" [2x4 construction]
 Swing: Right Hand Inswing
 Handle Bore: Lockset Bore
 Mortise: Mortised for hinges
 Deadbolt Bore: Deadbolt Bore
 Frame: Dark Oak Composite
 Sill: Bronze sill
 Hinge: Bronze
 Brickmould: Brickmould
 Kickplate: Bronze Kickplate
 Size: 36" x 80"
 Assembly / Packaging: Single Door System
 Rough Opening: 38.25 X 82.0
 Brick Opening: 40.0 X 82.75
 Notes: Door image and accessories are for representation only.

	1	\$1251.00 each	\$1251.00
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Recommended For You



2 x 6 x 3'



- Compose
- Mail
 - Inbox 3
 - Starred
 - Snoozed
 - Important
 - Sent
 - Drafts
 - Categories
 - Social
 - Updates 3
 - Forums
 - Promotions 13
 - More
- Chat
- Spaces
- Meet

- Labels
- [Gmail] Trash
 - Notes
 - More

*Front door
Menards*

Merchandise Subtotal: \$2788.92
 Processing Fee: \$2.80
 Sales Tax: \$195.22
Order Total: \$2986.94
 Payment Method:
 VISA - 3518 \$2,986.94

• Transaction ID: 2844
 • Register ID: 72
 • Store Number: 3153

Pick Up At Store: [ALTO335](#)



ALTOONA
 370 36TH AVE SW
 ALTOONA, IA 50009

Description	QTY	Item Price	Item Total
Dexter® by Schlage® Sutton Aged Bronze Entry Door Lever Handleset and Single Cylinder Door Deadbolt Model Number: JH60VSUTXSOL716	2	\$90.99	\$181.98
LARSON® Portage 36" x 80" White Fullview Storm Door Model Number: 360-04_36x80	2	\$213.47	\$426.94

Ship to Store: [ALTO30311395](#)



370 36TH AVE SW

Downtown Grant Review Board - Staff Report

Location: 114 East 2nd Street South
Applicant: Josh Ryther
Owner: 212 South 2nd LLC (Josh Ryther, Richard Bates)
Program Area: Façade Removal & Downtown Façade Rehabilitation



Proposal: The applicant proposes a façade rehabilitation to the multi-tenant property at 114 East 2nd Street South (Across the street and to the north of the Post Office).

Building Background: The subject property is located within the Downtown District Grant Program eligibility boundaries. That said, it is not located within the Historic District. Therefore the Downtown Historic District Design Guidelines do not apply.

The subject building has a significant visual impact to Newton's Downtown area and the commercial corridor that exists along South 2nd Avenue East and West. With its prominent location north of the Post Office and along a recently reconstructed roadway (with streetscape improvements), this building's rehabilitation is significant.

Summary of Proposed Work Costs: The applicant proposes removal of the clay tile façade, which is crumbling. Then, a gray stucco finish will be applied to the building's exterior. The work will provide a refreshed and professional look for the building. This is the first phase of a grander, contemplated rehabilitation project which may include the parking lot and landscaping at a future date.

The property owner has received a quote from Sanchez Stucco for the clay block removal and installation of new stucco.

Proposed Project	Project Area	Estimated cost	1:1 Match Amount	Maximum Allowed	Recommended Grant
Façade Removal- 4 sides	Façade Removal	\$10,000.00	\$5,000.00	2,000 per side	\$5,000.00
Stucco- Labor & Materials 4 sides	Façade Rehab	\$47,000.00	\$23,500.00	5,000 per side	\$20,000.00
					\$25,000

Grant Recommendation:

Staff recommends approval of the downtown façade grant for 114 East 2nd Street South in a total amount of \$ 25,000.00 for façade removal and façade rehabilitation. All grants are a reimbursement of completed work.

Downtown District Grant Programs Application

Applicant Information

Name: Josh Ryther
 Phone: 785-341-7301
 Address: 4606 Conchlight Dr
 City: West Potosi Mo State: IA Zip Code: 50265
 E-mail: Josh@toigoracing.com
 (Circle One) Owner Tenant

Property Information

Business Name: 212 South 2nd LLC
 Business Address: 114 E 2nd St S.
 Description of Business/Property Use: Multi-Use Rental Property
 Property Owner (If not applicant):
 Owner Address:
 City: State: Zip Code:
 E-mail:

Select Program (Circle)

Sign or Sign Removal	Up to \$750 granted to property owners for the removal of old signage or the installation of new signage. 1:1 Match Required.
Non-Historic Façade Removal	Up to \$2,000 granted for property owners for the removal of a non-historic façade. 1:1 Match Required.
Façade Rehabilitation	Up to \$5,000 granted from property owners for the rehabilitation and preservation of a historic façade. 1:1 Match Required.
New Awning or Awning Removal	Up to \$2,500 granted for awning removal and/or new awning installation. 1:1 Match Required.
Painting or Paint Removal	Up to \$1,500 granted for painting and/or paint removal. 1:1 Match Required.
Restaurant Improvements	Up to \$25,000 for semi-permanent equipment such as hood/ventilation system, grease interceptors 1:1 Match Required.
Architectural Fees	Up to 7.5% of the total project costs, not to exceed \$3,750. 1:1 Match Required.

I authorize the verification of the information provided on this form and have attached all required documentation as specified in the application materials. I also understand that my project may be used for marketing the program to other businesses. I acknowledge that I have read and agree to the program conditions outlined on the back of this form.

Signature of Property Owner: [Signature] Date: 8-22-23

Signature of Applicant: _____ Date: _____

Sanchez Stucco

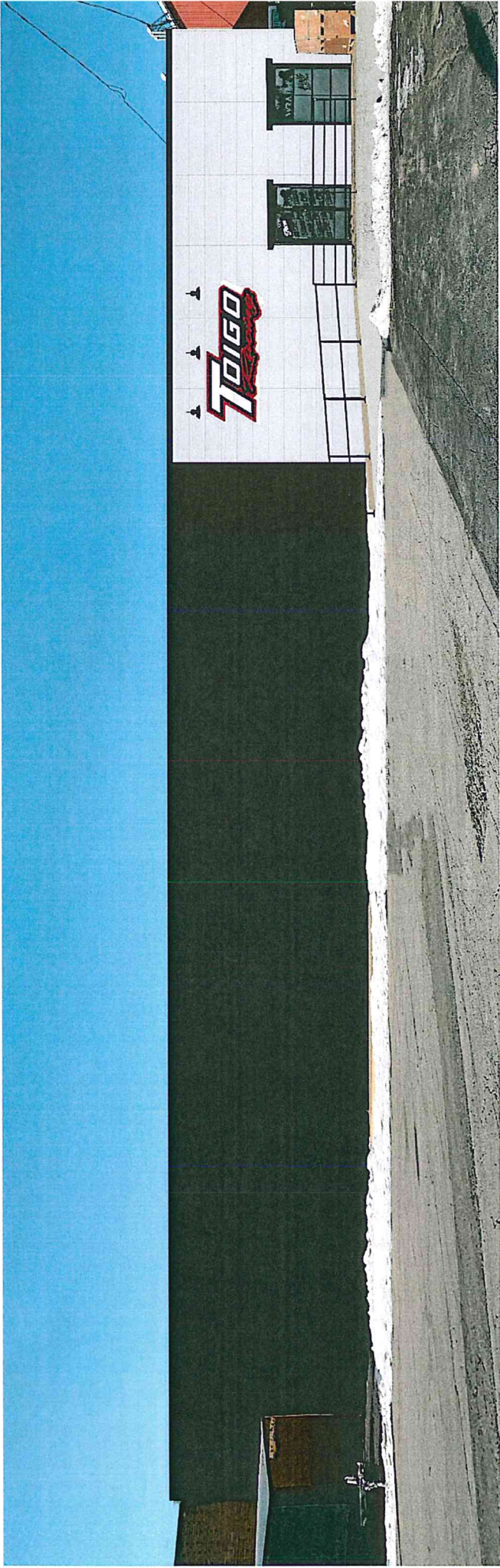
Emmanuel Sanchez: Owner

Clay Block Removal: \$10,000

Labor for Stucco Installation: \$30,000

Materials: \$17,000

Total: \$57,000



South Façade 2.1 with white and black metal panels

SAMPLE BY
Sanchez Stucco.



