

LDDA Board Communication

Meeting Date: Wednesday, September 23, 2026

Current Incentive Fund Availability:

Retail Conversion: \$48,088	Signage: \$17,867	DIP: \$494,508	Residential: \$19,749
TIF: \$3,789,033 (net projected available)			

4. CONSENT AGENDA ITEMS:

- a) Approval of Board Meeting Agenda
- b) Approval of August 26, 2026 Board Meeting Minutes

5. INCENTIVES

- a) 353 Main St. Incentive Package: Annette Smith purchased the 353 Main St. property and will be converting the old office building from office space into a contemporary full service restaurant. The project includes installing a new, full service kitchen with a new hood, all new utilities, new roof, refinishing the entire exterior with new windows, paint and light fixtures. The main entrance is being relocated to the breezeway to make the building more welcoming and allow for pleasant and accessible outdoor dining. She has requested a lift to the Façade cap to \$50,000 to cover the utility upgrade and hood expenses. She is requesting \$15,000 for the Retail Conversion and \$50,000 for the Façade grant. They do not yet have a signed lease from a tenant. The \$7,500 Retail Conversion match from the City Economic Department approval is pending a new tenant and signed lease.

Motion: Approve the Façade grant for \$50,000 and the Retail Conversion grant for \$15,000, (pending a signed lease) and approval of financials.

6. NEW BUSINESS

- a) Downtown Sign Design Standard Update: Staff want to update the content and allow signage approvals that work within the Downtown footprint but do not meet current City Sign Code. We met with the City Planner and City Attorney and were given approval to include the following exceptions in the Standards, if approved by the Design Advisory Board/Executive Director:
 - Allow a wall sign AND a projecting sign on the same wall in pedestrian scale areas only and only if sufficient wall space is available.
 - Allow wall signage on multi-tenant buildings with shared entrances (i.e. don't have private entrances) when sufficient wall space is available.

Other updates include:

- Removed murals from the Standards.
- Updated/added more details and links to the City Sign Code and other resources.
- Main St. facing business must display a business or building sign on the Main St. side of the building.
- Remove old signage/hardware from previous business when new signage is being added to a building.

Board Recommendation: Approve moving forward finalizing the update to the Standards for City Council approval.

6. OLD BUSINESS

- a) 600 Main Update: Permits are finished. Working on designs for shipping container bathroom. Trenching and electric conduit installed. KCI unable to find the private sewer line and where it meets the main line. Still investigating and may require camera scope from the City manhole on Main St. Hold weekly meetings and review Risk Report. Updated completion date is end of November. Shade panels will start production. The tree grates, flower pots, musical instruments, picnic tables, and bike fix it station have all been received. We will repurpose 3 black decorative light poles that are in storage.