

The City of Fremont

“Now & Always: A Fine City –
A Great Community”



CITY SELECTED RESIDENTIAL HOUSING DESIGN CONCEPT

The Fremont City Council has selected a new housing design concept for the recently acquired 7-acre parcel on Weaver Avenue and 44th St. Following public awareness of the proposed development early last August, the City conducted a Community Housing Analysis for the greater Fremont community. The Analysis included a Community Housing Survey regarding the proposed site, a public forum specific to the proposed development and took many comments from community members regarding the proposed development.

This Design Concept was created from an accumulation of many comments from the community, addressing some of the housing needs identified in the Housing Analysis. This proposal creates 40+ new living units that will include a mixture of single family homes, townhomes and apartments.

The City also recently sold several other vacant city-owned lots in the City for residential development, hoping to spur construction of single family homes and condos this year. The Housing Analysis identified a need for 190 living units in the Fremont community alone; although this proposed development and the other recent lot sales may create up to 50 additional living units, there are other sites identified for near future development to address the growing need as well.

The City is currently coordinating an RFQ (Request for Qualifications due 6/30) process that will help identify potential developers interested in constructing the selected design concept, which may change depending on developer recommendations. The City anticipates selection in July, which could potentially lead to construction beginning as early as fall, but most likely next spring.

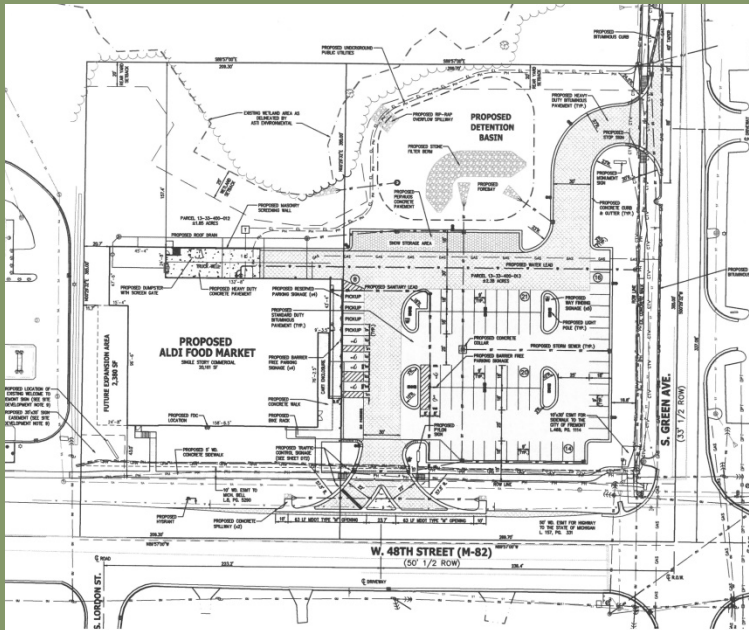




City Capital Projects 2022/2023

- Wastewater Lagoon System expansion (\$7.5M Bond Financing)
- 44th Street Widening from Weaver Ave. east to Division Ave.
- Branstrom Park Warming Lodge (\$270,000 DNR Grant)
- Branstrom Park Ice Rink Roof & Liner
- Downtown Tree and Curbing Replacement
- Fremont Lake Park Campground Cabins (2)
- Airport E/W Taxiway/T-Hangar Approach Rehabilitation (\$450,000 Federal Grant)
- Michigan Avenue street extension Weaver to Division Avenue
- Town & Country Path extension along new Michigan Ave.
- Splash Pad Development (based on funding success)

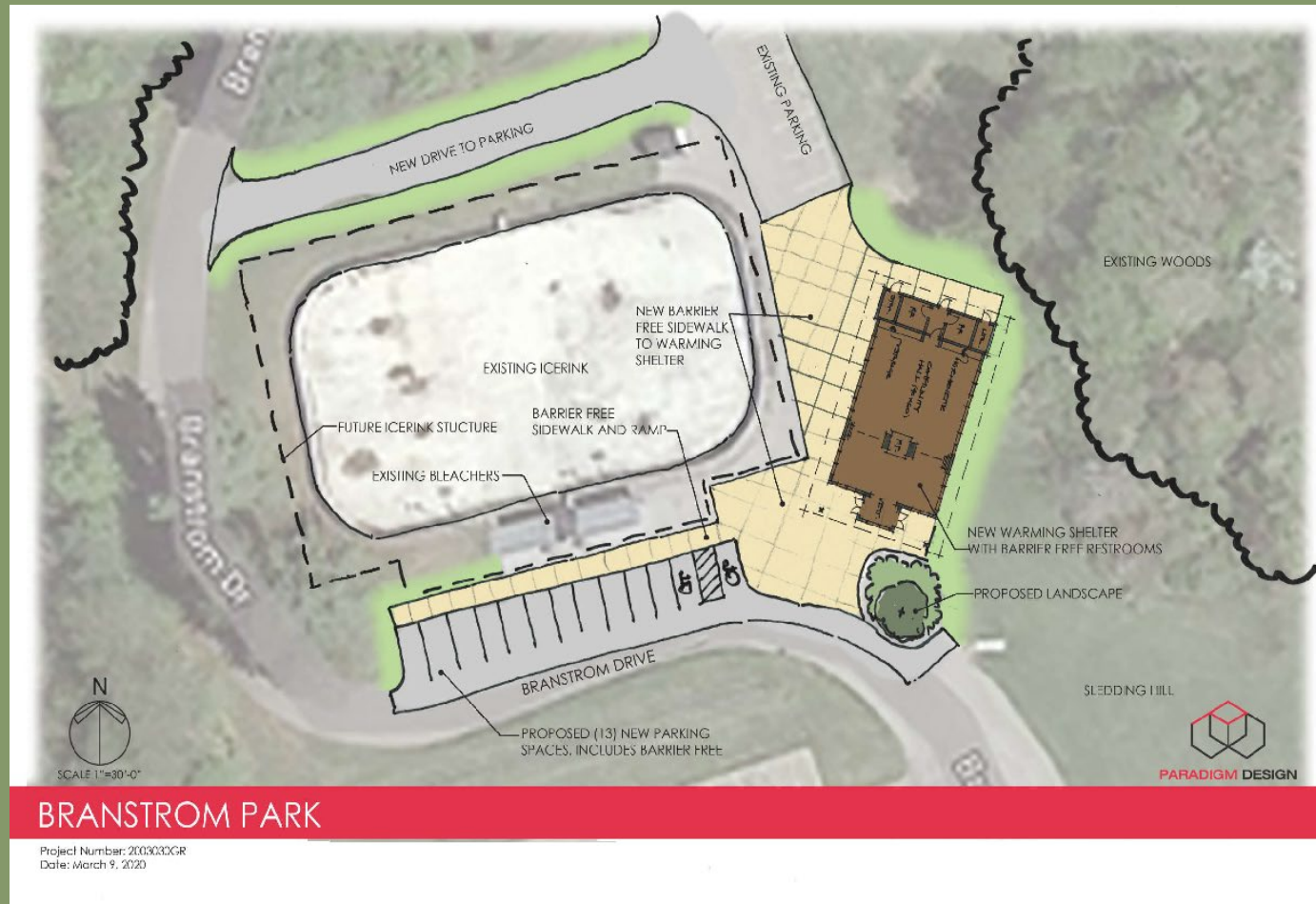
2022/23 Developments in Fremont...



- City Partnered with New Condominium Housing Project to continue in Downtown
 - * City purchased Sheridan St. lot, rezoned for multi-family housing, and donated it toward the project
 - * Local investors have built and sold the first three 3-unit single-level condo unit & plans to do another 3-unit building adjacent
- ALDI Supermarket Project
 - * City amended 425 Agreement with Dayton Twp to include additional Growth Development Area to accommodate the project and extend city limits
 - * City approved Development Agreement w/ALDI to extend water/sewer utilities
 - * ALDI plans to begin construction in June 22'

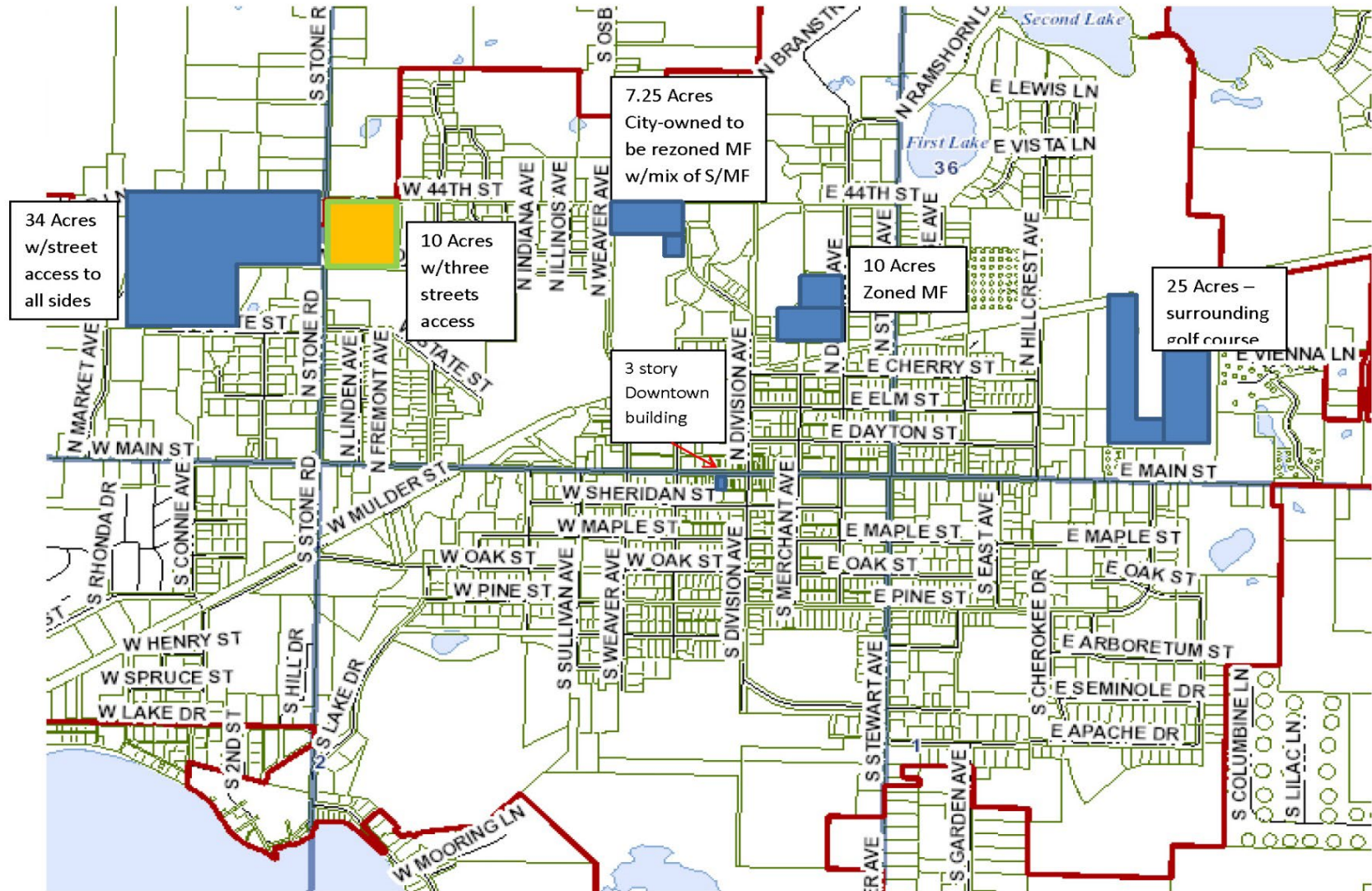
2022/23 Developments in Fremont...

- ❑ City received \$270,000 MDNR Grant to help fund construction of a new warming lodge in Branstrom Park.
- ❑ Project projected to cost \$400,000 and to begin this summer/fall
- ❑ Lodge to have fireplace in center and large viewing windows for ice rink and sledding hill
- ❑ Restrooms and tables will make it a viable venue for small gatherings and events
- ❑ Ice rink to get roof constructed over it to keep sun and snow off for more time on ice

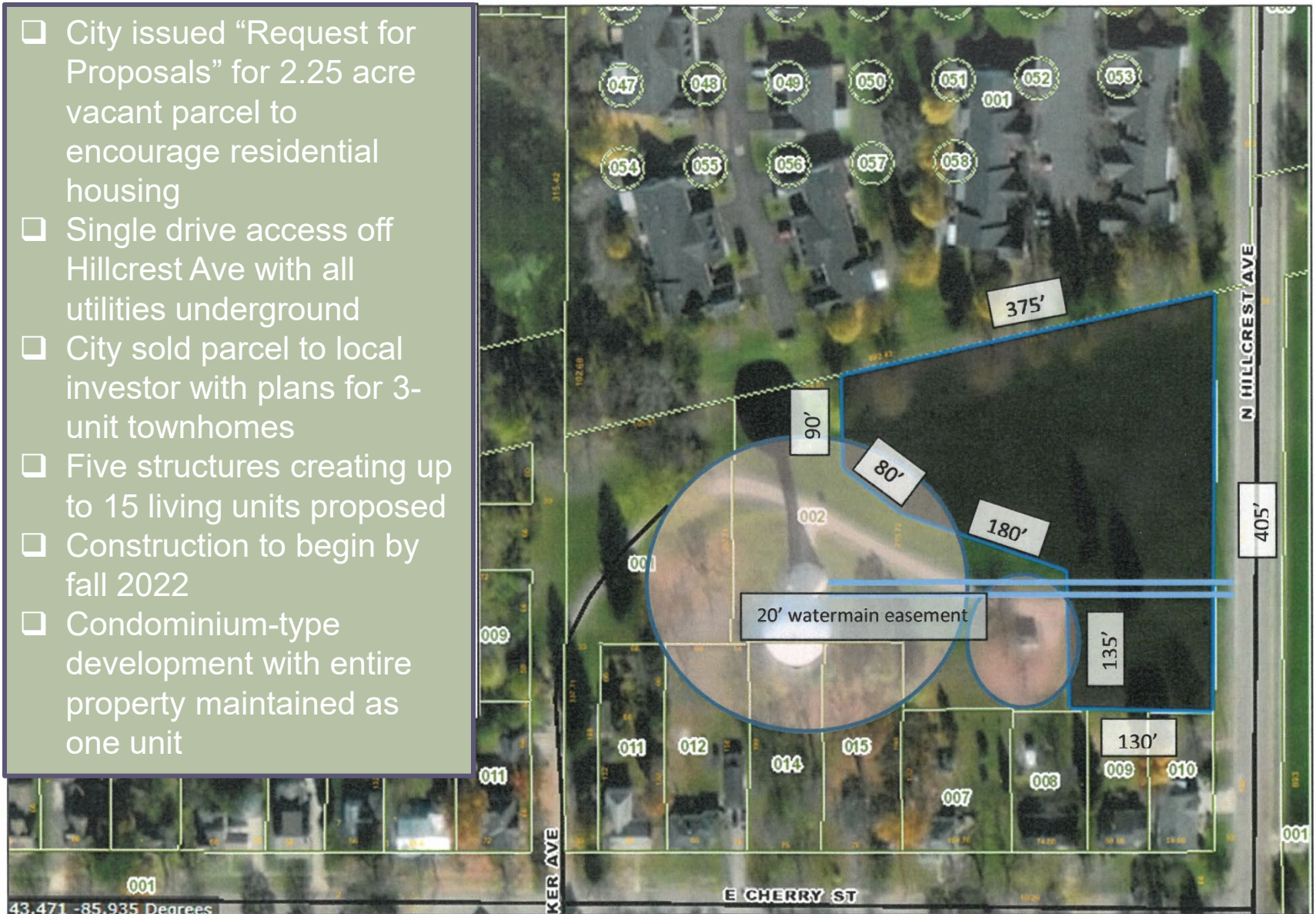


Blue: Multi-Family Residential Zoned Parcels

Gold: Single-Family Zoned



- ❑ City issued “Request for Proposals” for 2.25 acre vacant parcel to encourage residential housing
- ❑ Single drive access off Hillcrest Ave with all utilities underground
- ❑ City sold parcel to local investor with plans for 3-unit townhomes
- ❑ Five structures creating up to 15 living units proposed
- ❑ Construction to begin by fall 2022
- ❑ Condominium-type development with entire property maintained as one unit



- ☐ City issued “Request for Proposals” for 2.9 acre vacant parcel to encourage residential housing
- ☐ City purchased parcel from County delinquent tax sale and removed old radio station
- ☐ Single drive access off Beebe Ave
- ☐ City sold parcel to local investor with plans for single family home
- ☐ Construction to begin by fall 2022



- ❑ City working with Sherwin Williams on vacant 10.1 acre parcel to encourage residential housing
- ❑ Formally Valspar Industries, the property has been cleared and cleaned up
- ❑ Drive access off Darling Avenue and Cherry Street
- ❑ All utilities underground
- ❑ City would transfer ownership of parcel to developer potentially at no cost with right development
- ❑ Property could produce 150-200 living units through mix of apartments, single-family, duplex/condos and townhomes
- ❑ Condominium-type development with entire property maintained as one unit



DT Façade Renovation Grant Program

- ❑ City has provided 50/50 grant funds up to \$8,500 to encourage needed building façade improvements.
- ❑ Since inception in 2006, there have been over 60 façade projects with grant awards over \$315,000, which leveraged another \$450,000 in private sector investments
- ❑ Improves economic viability of the downtown and increases property values
- ❑ Recent Donor approached City to provide 50% match the program (\$100,000) to target any/all businesses interested for 2022 for a bigger ‘splash.’
- ❑ DDA/City to provide 25% and property owner to provide remaining 25%
- ❑ Currently 12 applicants for new banners, painting & miscellaneous façade repairs





DDA Revolving Loan Fund

- ❑ Awarded \$90,000 through USDA Rural Development (stimulus money) to establish a DDA Revolving Loan Fund
- ❑ The purpose of the DDA Revolving Loan Fund Program is to encourage improvements to commercial downtown facades (supports Façade Program) and to provide working capital, fixed assets, and machinery & equipment for new or existing businesses.
- ❑ Loan size can range from \$500 to \$25,000.
- ❑ 1% fixed interest rate
- ❑ Repayment terms up to 5 years
- ❑ \$75,000 currently available for loans
- ❑ To date have loaned over \$215,000 in 1% loans to Downtown

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