



Fredericktown Community Development Foundation, Monthly Meeting – Minutes for Thursday, September 1, 2016, 7:30 a.m., Fredericktown Local Schools Board Room.

Trustees in attendance were: Matthew Crispin, Jeffrey Harris, James Hobson and Joan Stout.

The monthly meeting was called to order at 7:30 a.m.

Mr. Hobson welcomed those guests in attendance. Marsha Rinehart, retired executive with Kokosing Construction Co., and Isabella Gould and Alyssa Burnside of Neighborhood Design Center attended this session.

Mr. Hobson opened the floor for a motion to approve the minutes of the Foundation’s Monthly Meeting of August 4, 2016. James Wagner moved to approve the minutes and Bruce Gregg seconded. The motion passed unanimously.

Mr. Hobson noted the Foundation’s annual meeting would occur on Thursday, November 3 at 7:30pm, with officer selections for President and Treasurer to be made during that meeting. He further noted the next meeting of the Foundation would occur on Thursday, October 6 at 7:30am.

Mr. Hobson asked for Officers’ reports. Ms. Stout provided the attendees with a verbal report on August financial activity for the Foundation. Rep. Margaret Ann Ruhl moved to accept the financial reports as presented and Mr. Wagner seconded. The motion passed unanimously.

Mr. Hobson asked Ms. Rinehart to address the Foundation attendees. She noted her interest in helping sponsor a community blood drive with the local office of the American Red Cross. Ms. Rinehart noted that 200 units are desired from the organization, and she believes such a goal can be reached easily if each business in the community agreed to participate. The American Red Cross had suggested December 29 as the blood drive date, but that may be a poor time to hold the event, given holiday schedules; perhaps the community blood drive could be held in spring 2017? She offered Kokosing Construction Co. to coordinate the event and print collateral materials (e.g., posters and sign-up sheets). She noted blood donors can give every two months.

Tricia Styers noted the pending opening of Brickhouse Emporium, a gift shop featuring locally produced goods to open at South Main Street in Fredericktown during early October.

Mr. Hobson asked Mr. Harris to introduce the guests from Neighborhood Design Center, and the meeting moved into a “kick-off” discussion of the Fredericktown downtown revitalization study. Key points made by the Neighborhood Design Center and/or meeting participants included the following:

- The Neighborhood Design Center (“NDC”) is a Columbus-based non-profit design firm that has much experience working with Community Development Block Grant-funded projects.
- NDC has worked to plan developments to seven commercial and retail corridors in the Columbus area.
- The area of study here will be SR 95 throughout downtown and how it relates to the surrounding community. Special emphasis will be placed on certain corners:
 - Main and Mill;
 - Main and College; and
 - Main and Sandusky (the Gazebo)
- The project will be in three phases:
 1. Engage the community and identify the right stakeholders to participate, which will include analyzing the project area (i.e., downtown) and its existing conditions;
 2. The Idea phase, which will involve the work of two full-time staffers at NDC, along with current Ohio State students and consultants, to develop two to three downtown plans for reaction by the community; and
 3. Narrow down those ideas, or plans, to one solution, from which cost estimates and project scope of work can be developed to actually perform the redevelopment work in the downtown / central business district.
- Planning will address such elements of improving the Fredericktown central business district:
 - Lighting solutions;
 - Benches;
 - Bike lanes and bike racks, if any;
 - Vacant parcel solutions and/or pockets of green space;
 - Waste receptacles – type and placement;
 - Facades, including awnings and sidewalk features; and
 - Some infrastructure assessment
- NDC does not produce construction permit drawings, but can hand off such work to engineering firms, should the community desire.
- The work will be **downtown-focused**, and **look only at building exteriors**. **NDC is not code-enforcement**.
- NDC will look at whether current uses are in alignment with zoning classifications.
- From time-to-time, NDC will need to knock on building owners’ and businesses’ doors to seek input and/or conduct surveys of the downtown needs and wants.
- Project timeline: 2 – 3 months per phase (total: a couple months, taking place mostly during fall 2016).
- NDC wants to understand why they were brought in to help. What is bothering the Fredericktown community about its downtown / central business district?

Hearing no further business, Mr. Hobson adjourned the meeting at 8:15 am. [Author’s note: several attendees stayed afterwards for a local stakeholder session with NDC.]

Respectfully submitted,
 Jeffry Harris
 Secretary