Meeting Agenda

Owosso Downtown Historic District Commission

Wednesday, November 18, 2026, 6:00 p.m.

Call to order and roll call:

Review and approval of agenda: November 18, 2026

Review and approval of minutes: October 21, 2026

Communications:

- Vacant Building Inspection Ordinance Update - Owosso City Council
- Riverview Flats Update – City Manager

Public Comments:

Committee Reports:

Public Hearings:

Items of Business:

- Certificate of Appropriateness – 220 W Main St – RESOLUTION

Public Comments:

Board Comments:

- Next Meeting: December 16, 2026

Adjournment:

[The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon 72 hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids on services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500 or on the Internet. The City of Owosso Website address is www.ci.owosso.mi.us.]

MINUTES FOR REGULAR MEETING
OWOSSO HISTORIC DISTRICT COMMISSION
Wednesday, October 21, 2026, at 6:00 p.m.
City Hall Council Chambers

MEETING CALLED TO ORDER: at 6:00 p.m. by Chairperson Steven Teich.

ROLL CALL: Taken by Nathan Henne
PRESENT: Chairperson Steven Teich, Vice-Chair Lance Omer, Commissioner Sean Harrington, Commissioner William Byrne, and Commissioner Jeff Ferweda
ABSENT: Commissioner Erin Powell

STAFF IN ATTENDANCE: Nathan Henne

AGENDA APPROVAL: October 21, 2026
MOTION FOR APPROVAL OF THE AGENDA BY FERWEDA. SECONDED BY HARRINGTON.
AYES ALL. MOTION CARRIED.

MINUTES APPROVAL: September 16, 2026
MOTION FOR APPROVAL OF MINUTES AS PRESENTED BY HARRINGTON. SECONDED BY BYRNE.
AYES ALL. MOTION CARRIED.

COMMUNICATIONS: None

PUBLIC COMMENTS: None

COMMITTEE REPORTS: None

PUBLIC HEARINGS: None

ITEMS OF BUSINESS:

1. **Resolution Approving the Preliminary Historic District Study Committee Report — Carnegie Library Boundary Expansion**

Henne presented the preliminary study committee report prepared by Ferweda and Powell and noted minor corrections, including an incomplete sentence on page 2, before transmittal to the Planning Commission and SHPO.

Henne stated that the Commission will hold a public hearing at least 60 days after transmittal, in November or December.

The Commission discussed the property's eligibility under National Register Criteria A and C.

MOTION TO APPROVE THE RESOLUTION APPROVING THE PRELIMINARY HISTORIC DISTRICT STUDY COMMITTEE REPORT FOR THE CARNEGIE LIBRARY BOUNDARY EXPANSION, WITH THE CORRECTION TO PAGE 2, MADE BY FERWEDA. SECONDED BY HARRINGTON.
AYES ALL. MOTION CARRIED.

2. **Resolution Supporting Shiawassee District Library Certified Local Government Grant Application — 621 W Oliver Street**

Henne reviewed the annual Certified Local Government grant application, due February 5, for porch, chimney, masonry, and handrail repairs. The grant is capped at $50,000, with the match paid by the library.

MOTION TO APPROVE THE RESOLUTION SUPPORTING THE SHIAWASSEE DISTRICT LIBRARY'S CERTIFIED LOCAL GOVERNMENT GRANT APPLICATION FOR 621 W OLIVER STREET, MADE BY OMER. SECONDED BY BYRNE.
AYES ALL. MOTION CARRIED.

PUBLIC COMMENTS: None

BOARD COMMENTS:

Henne reported that the 123 N Washington Street development agreement will go to City Council on November 2 and that the developer will update the Commission in February.

Henne reported that the HDC and DDA recommendations on the Vacant Building Registration Ordinance will both be presented to City Council on November 2.

NEXT MEETING: November 18, 2026

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 6:16 P.M.

301 W. MAIN - OWOSSO, MICHIGAN 48867-2958 - (989) 725-0599 - FAX (989) 723-8854

DATE: 11.17.26
TO: Historic District Commission
FROM: City Manager
SUBJECT: Riverview Flats (219 N. Water St.) – Revised CofA Submittal

Venture Riverview LDHA has resubmitted the exterior plans for Riverview Flats at 219 N. Water Street. The revised plans respond to my initial review earlier in November of the proposed exterior work for compliance with the Secretary of the Interior's Standards for Rehabilitation and the Owosso Historic District Design Guidelines.

The Commission will take up the Certificate of Appropriateness application at its December 16, 2026 meeting. A staff memo and draft resolution will be included in the December packet.

301 W. MAIN - OWOSSO, MICHIGAN 48867-2958 - (989) 725-0599 - FAX (989) 723-8854

DATE: 11.17.26
TO: Historic District Commission
FROM: City Manager
SUBJECT: Vacant Building Ordinance – City Council Direction

On behalf of City Council, I want to update the Commission on the status of the proposed vacant building ordinance.

City Council has directed the City Attorney to draft a vacant building ordinance modeled after the Downtown Development Authority's recommendations. The draft will include minor changes so that it aligns with the City's existing code enforcement processes and timelines.

Once the City Attorney completes the draft, it will be presented to City Council for consideration. Council appreciates the Commission's input on this issue and its continued work to preserve the buildings in the Owosso Downtown Historic District.

RESOLUTION NO. 03-2026

URGING THE OWOSSO CITY COUNCIL TO ADOPT A VACANT BUILDING INSPECTION PROGRAM FOR PROPERTIES WITHIN THE DDA DISTRICT BOUNDARY

WHEREAS, the City of Owosso Downtown Development Authority ("DDA") is established under Michigan Public Act 197 of 1975, the purposes of which include halting property value deterioration and promoting economic growth within the downtown district; functions the legislature has expressly declared to be essential governmental functions and essential public purposes; and

WHEREAS, vacant commercial buildings pose a significant and ongoing threat to the economic vitality and physical character of downtown Owosso, as neglected and unsupervised properties become attractive nuisances, deter private investment and consumer foot traffic, and give rise to deteriorating conditions including unsecured openings, broken windows, theft of materials, illegal dumping, and pest infestation; all of which devalue surrounding properties and undermine the DDA's development objectives; and

WHEREAS, the presence of vacant, deteriorating, or blighted commercial buildings within the DDA district diminishes the aesthetic quality of the downtown streetscape, discourages business recruitment and consumer activity, and undermines the City's efforts to promote downtown revitalization and community pride; and

WHEREAS, a vacant building inspection program would provide the City with an accurate and current inventory of vacant properties and the ability to contact owners for utility shutoff, fire safety, and police-related purposes, enabling proactive code enforcement and timely intervention before deterioration reaches the point of danger or irreversible blight; and

WHEREAS, registration fees and late fees, collectible as special assessments against non-compliant properties where necessary, can provide a self-funding mechanism so that such a program does not impose undue costs on the City's general fund or the DDA fund; and

WHEREAS, other Michigan municipalities have successfully adopted and implemented vacant building registration ordinances that demonstrate such programs are workable and effective; and

WHEREAS, the DDA believes that responsible property ownership is a cornerstone of a healthy and vibrant downtown, and that owners who allow vacant structures to fall into disrepair impose unacceptable costs upon their neighbors, area businesses, prospective investors, and the broader community; and

WHEREAS, it is the mission of the DDA to advocate for policies and tools that protect the public and private investment in the downtown district and advance the economic and physical revitalization goals of the community;

NOW, THEREFORE, BE IT RESOLVED by the Owosso Downtown Development Authority as follows:

SECTION 1. The Owosso Downtown Development Authority hereby formally urges the Owosso City Council to study, draft, and adopt a Vacant Building Inspection Program applicable to all commercial properties within the DDA district boundary, with the goal of proactively identifying and addressing vacant and deteriorating structures that threaten the economic health and physical character of the downtown.

SECTION 2. The DDA recommends that such program include, at minimum, the following provisions:

(a) A clear statement of purpose declaring that the program exists to protect public health, safety, and welfare by preventing blight, protecting property values and the economic integrity of the downtown district, and facilitating the rehabilitation and reoccupation of vacant commercial structures;

(b) Defined terms establishing when a commercial building is deemed "vacant," including a list of observable de facto vacancy indicators, such as overgrown or dead vegetation, accumulation of mail or debris, disconnected or past-due utilities, boarded or broken windows, graffiti, abandoned vehicles, and notices of code violation or condemnation, so that the City may treat a property as vacant based on visible conditions even in the absence of a formal declaration by the owner;

(c) A mandatory registration requirement obligating owners of vacant commercial buildings within the DDA boundary to register with the City within one (1) year of vacancy, accompanied by payment of a registration fee established by resolution of the City Council; a late fee for registrations not timely filed; and authority to collect unpaid fees as a special assessment against the property;

(d) A provision requiring property owners of existing vacant commercial buildings within the DDA boundary to register with the City within sixty (60) days of program adoption;

(e) A registration form requiring owners to provide: their name and reliable mailing and email address; the name, address, and contact information of a local agent capable of providing emergency access to the building; signed consent to city inspection upon reasonable advance notice and without notice in the case of emergency; the status of all utility services; and a plan of action describing the owner's intended timeline and approach for returning the building to active, productive use;

(f) An initial inspection requirement under which the City shall inspect each registered vacant property within thirty (30) days of registration for compliance with the International Property Maintenance Code and all applicable City ordinances, with authority to order required repairs and, where the cost of repair is determined to exceed the value of the property, to pursue appropriate enforcement remedies including condemnation;

(g) Ongoing maintenance standards requiring that all registered vacant properties be maintained in compliance with the International Property Maintenance Code and kept free of weeds, dead vegetation, trash, debris, graffiti, and improperly stored vehicles; that all properties be secured against unauthorized entry, with broken windows repaired or

replaced within fourteen (14) days of notice, with authority for the City to perform the work at the owner's expense if the owner fails to comply and to collect all unpaid costs, including administrative fees, as a special assessment against the property; and that vacant street-level storefront windows be covered with an approved decorative treatment that maintains a presentable downtown appearance, rather than plywood or plain boarding;

(h) A re-occupancy requirement prohibiting re-occupancy of any registered vacant structure until the City has inspected and certified compliance with the health and safety standards of the City of Owosso Code of Ordinances, Chapter 8 – Building and Building Regulations and Chapter 13 – Fire Prevention and Protection, and all applicable construction codes, and a certificate of occupancy has been issued; and

(i) An enforcement provision making all code violations the responsibility of the owner of record, providing that a purchaser or transferee of a registered vacant property shall not be entitled to any extension of time to correct violations existing at the time of sale or transfer, and authorizing civil infractions, fines, and other enforcement remedies for non-compliance.

SECTION 3. The DDA requests that the City Council and City staff consult with the DDA Director and Board during the development of any such program to ensure that its provisions are consistent with and supportive of the DDA's downtown development plan and economic revitalization goals.

SECTION 4. The DDA requests that the City Council provide a written response to this Resolution within sixty (60) days of its receipt, indicating whether the Council intends to pursue adoption of a vacant building inspection program and, if so, a proposed timeline for doing so.

SECTION 5. The DDA Director is hereby authorized and directed to transmit a certified copy of this Resolution to the Mayor, the members of the City Council, and the City Manager.

MOVED Jon Moore

SUPPORTED Karen Parzych

301 W. MAIN - OWOSSO, MICHIGAN 48867-2958 - (989) 725-0599 - FAX (989) 723-8854

DATE: 11.17.26
TO: Historic District Commission
FROM: City Manager
SUBJECT: 220 W. Main St. CofA – Entry Door and Light Fixture Replacement

HISTORY:

Address: 220 W. Main Street (220-22 W. Main Street)
Site: Crowe and Payne Building; owner Zaleski Properties LLC; first-floor offices and upper-floor apartments
Date: 1899
Status: Contributing

This two-story brick Victorian commercial building occupies the corner of W. Main and N. Water Streets. It was built in 1899 for Crowe and Payne, an agricultural implements dealer, after an 1898 fire destroyed the firm's prior building, and later housed Shippee & Fischer and Shippee and Smith. The second-floor arched windows with sunburst brick lintels remain intact; the ground floor has been reworked over time, including a 1999 rehabilitation. The existing entry doors do not appear to be original.

BACKGROUND:

Zaleski Properties LLC recently purchased the building as the future home of Zaleski Law Firm and has completed roof replacement and exterior painting. The applicant proposes replacing four exterior entry doors (two first-floor office entries and two upper-floor apartment entries) with aluminum-clad steel and fiberglass units from Door Mart, and replacing two exterior wall light fixtures with oil-rubbed bronze lantern-style fixtures. Work is proposed to begin in January 2027 and be completed by March 2027.

ANALYSIS

Because the existing doors are not original, their replacement is consistent with Standards 2 and 6, provided the new doors are compatible in design under Standard 9.[1] The Suite C replacement is a full-lite clear glass door in the existing recessed storefront entry, which maintains the

[1] Secretary of the Interior's Standards for Rehabilitation (36 CFR 68.3). Standard 2: The historic character of a property shall be retained and preserved; the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided. Standard 6: Deteriorated historic features shall be repaired rather than replaced; where replacement is necessary, the new feature shall match the old in design, color, texture, and, where possible, materials. Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property, and shall be differentiated from the old and compatible with its historic materials, features, size, scale and proportion, and massing.

storefront's transparency and commercial character. While the City's Guidelines note that steel and fiberglass seldom match the appearance of wood, the National Park Service accepts a compatible contemporary design in a substitute material where the original door is gone.

The other three doors, as quoted, are solid slabs. At Suite A this would replace a full-lite glass door in a recessed storefront entry. The Guidelines call for preserving storefront doors and clear glass, and the Secretary of the Interior's guidance does not recommend alterations that make a storefront appear residential rather than commercial. The two apartment entries currently have large glass lights, and solid slabs would also change the appearance of the building. The Guidelines further require replacement doors to fit the original openings and transoms to be preserved; the proposed units are standard 3'-0" x 8'-0" sizes.

The light fixtures replace similar lantern-style fixtures. The Guidelines permit reproduction or complementary contemporary fixtures where existing fixtures are beyond repair, and this portion of the request meets the standards.

CONSIDERATIONS FOR THE COMMISSION

1. Whether to require full-lite clear glass at the Suite A entry, consistent with the Suite C door.
2. Whether to require a clear glass light (full-lite or half-lite) at the two apartment entries in lieu of solid slabs.
3. Whether the replacement units fit the existing openings without infill and retain any existing transom or upper panel.

RECOMMENDATION

I recommend approval subject to the conditions in the attached resolution: glazed doors at Suite A and the two apartment entries, and replacement units that fit the existing openings without infill.

CITY OF OWOSSO
HISTORIC DISTRICT COMMISSION APPLICATION
CERTIFICATE OF APPROPRIATENESS
OR NOTICE TO PROCEED

$40.00 APPLICATION FEE

This application must be received by the Owosso Building Department a minimum of ten working days prior to a regularly scheduled meeting of the Historic District Commission. Applicants are strongly encouraged to conduct a preliminary discussion with staff and/or the Historic District Commission prior to the consideration of an application. The Commission generally meets on the third Wednesday of each month.

Please consult the Secretary of the Interior's Standards for Rehabilitation and the Historic District Commission guidelines for specific details on permissible alterations to the exterior of a structure or for the construction or demolition of any structure within the Historic District that requires a C of A.

The following information shall be attached to this application. Additional information is encouraged.

1. Description of work proposed – be specific
2. A detailed plan drawn to a legible scale depicting the proposed alteration including size, a detailed description of materials and finishing work to be completed. If the size of the plan exceeds 11 x 17 then additional copies may be requested. Plan shall show existing property lines and any prominent features on the site.
3. A minimum of the following photographs labeled to indicate the direction of view
   - Current photos of the structure as seen from the street and/or façade of alteration
   - Close up of existing detail in present condition proposed for alteration

Property Address: 220 W. Main St Owosso, MI 48867	
Property Owner's Name: ZALESKI Properties LLC	
Phone: 517-881-0144	**Email:** Stacie @ AZLAW.US
Applicant's Name: Curtis ZALESKI	
Phone: 517-881-0144	**Email:** Stacie @ AZLAW.US
Proposed start date: January 2027	**Proposed completion date:** March 2027

I hereby certify that that proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Does the property have or will it have before the proposed project completion date, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531? (YES) NO

Property Owner's Signature:

Applicant's Signature:

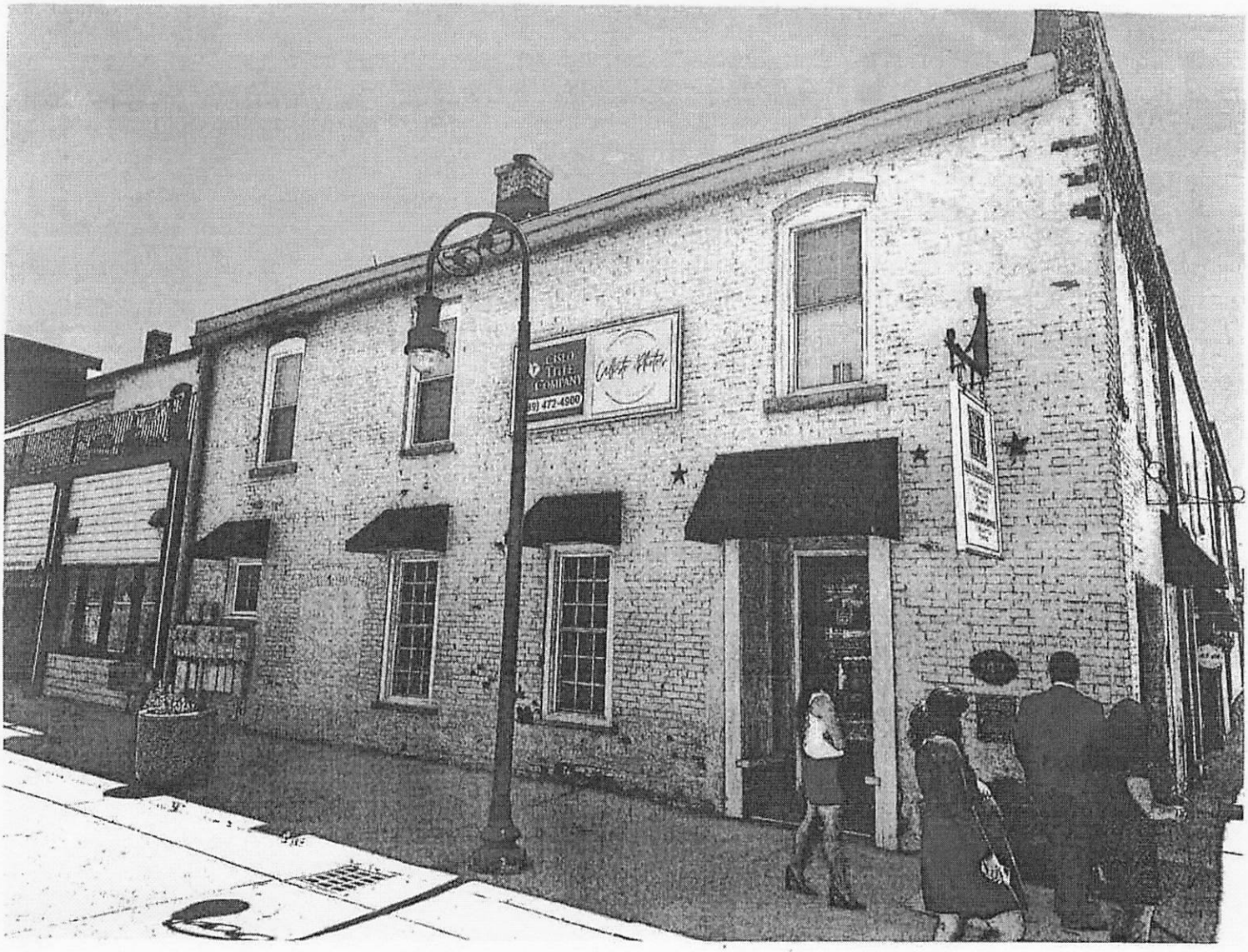
- Please contact Nathan Henne for further information 989-725-0568 or nathan.henne@ci.owosso.mi.us
- Return application to the Building Department at City Hall, 301 W. Main St., Owosso, MI 48867 or email to tanya.buckelew@ci.owosso.mi.us

Office Use Only

Date application received	Certificate #
Building permit required YES NO	Sign permit required YES NO
Staff Action APPROVED DENIED REFERRED TO HDC	
HDC meeting date	HDC Action APPROVED DENIED
Conditions of Approval (if applicable)	



Current picture



Current picture


2 Light Fixtures
to be replaced
WATER ST. APTS
234
220 W. MAIN

What can we help you find?

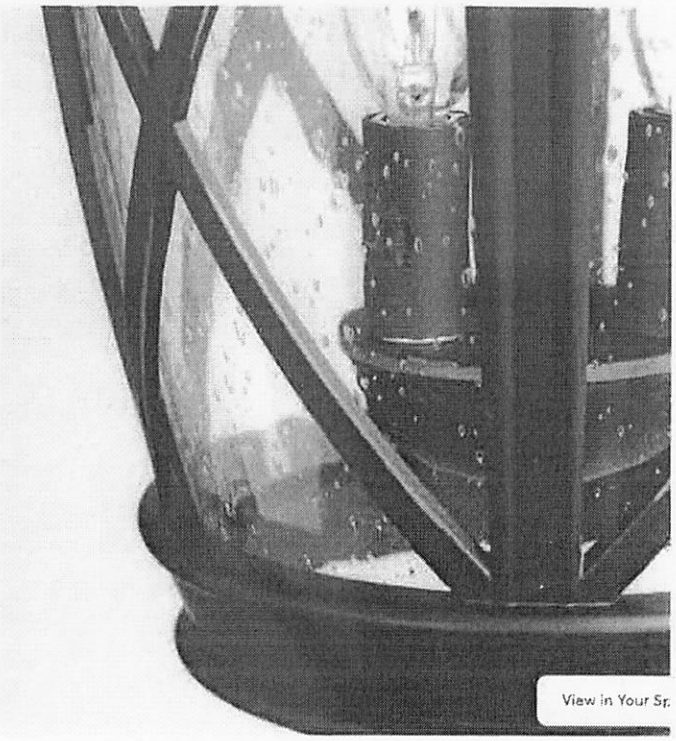
Shop All $99 Maintenance Appliances Bathroom Lighting Flooring Building Supplies Tools Holiday Decorations Outdoor Lawn & Garden Doors

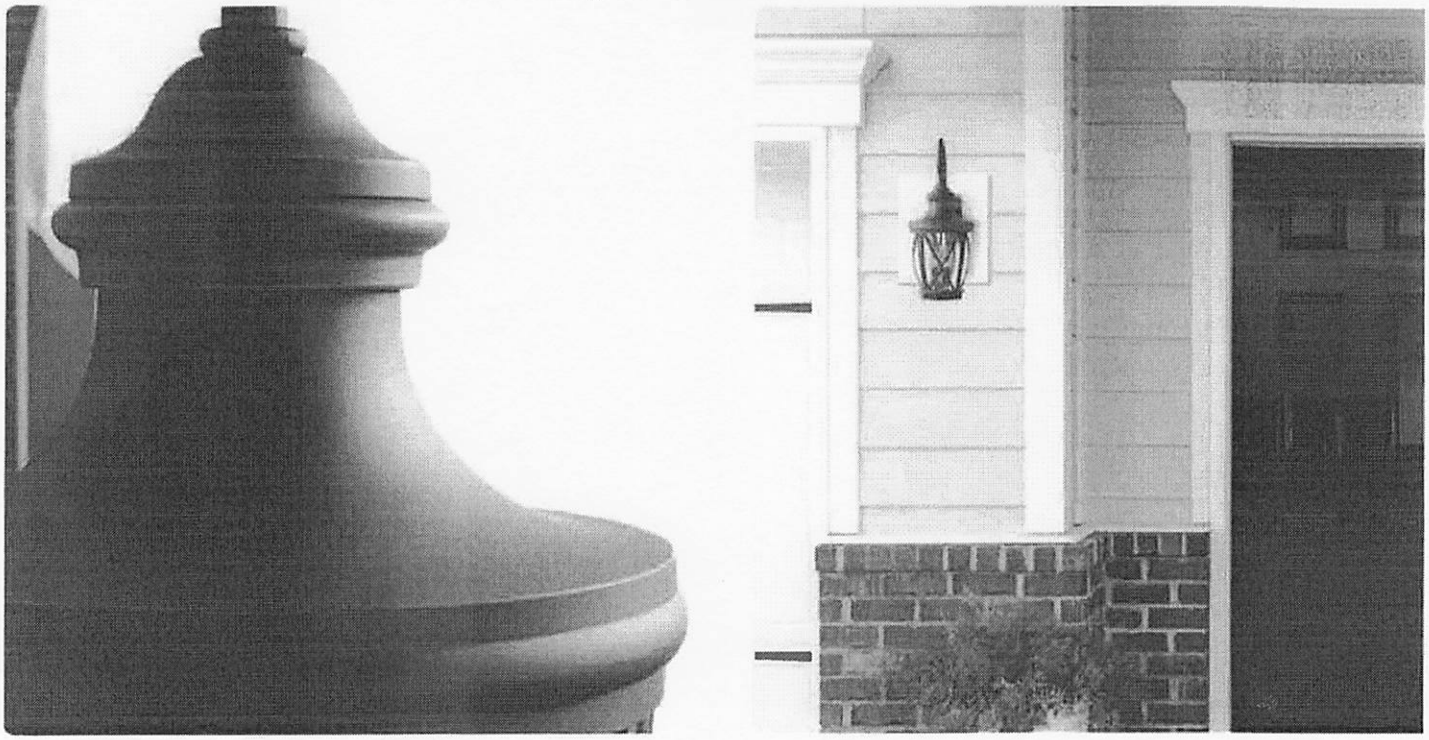
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At a Glance

Rust Resistant

Power Source: Hardwired

Location: Wet rated

View More

EXCLUSIVE 100+ bought last week

Viewed 10/11/2026

allen + roth Castine 3-Light 23.75-in H Oil-rubbed Bronze Hardwired Outdoor Wall Light

Item #398464 | Model #41992

Shop allen + roth

4.6 695

$119.98 x 2 lights = 239.96

+ 14.40 6% tax

$ 254.36 TOTAL

More Payment Options

Fixture Height: 23.75

14.38 20.38 23.75

Motion Sensor: No

No

Package Quantity: 1

Current Door



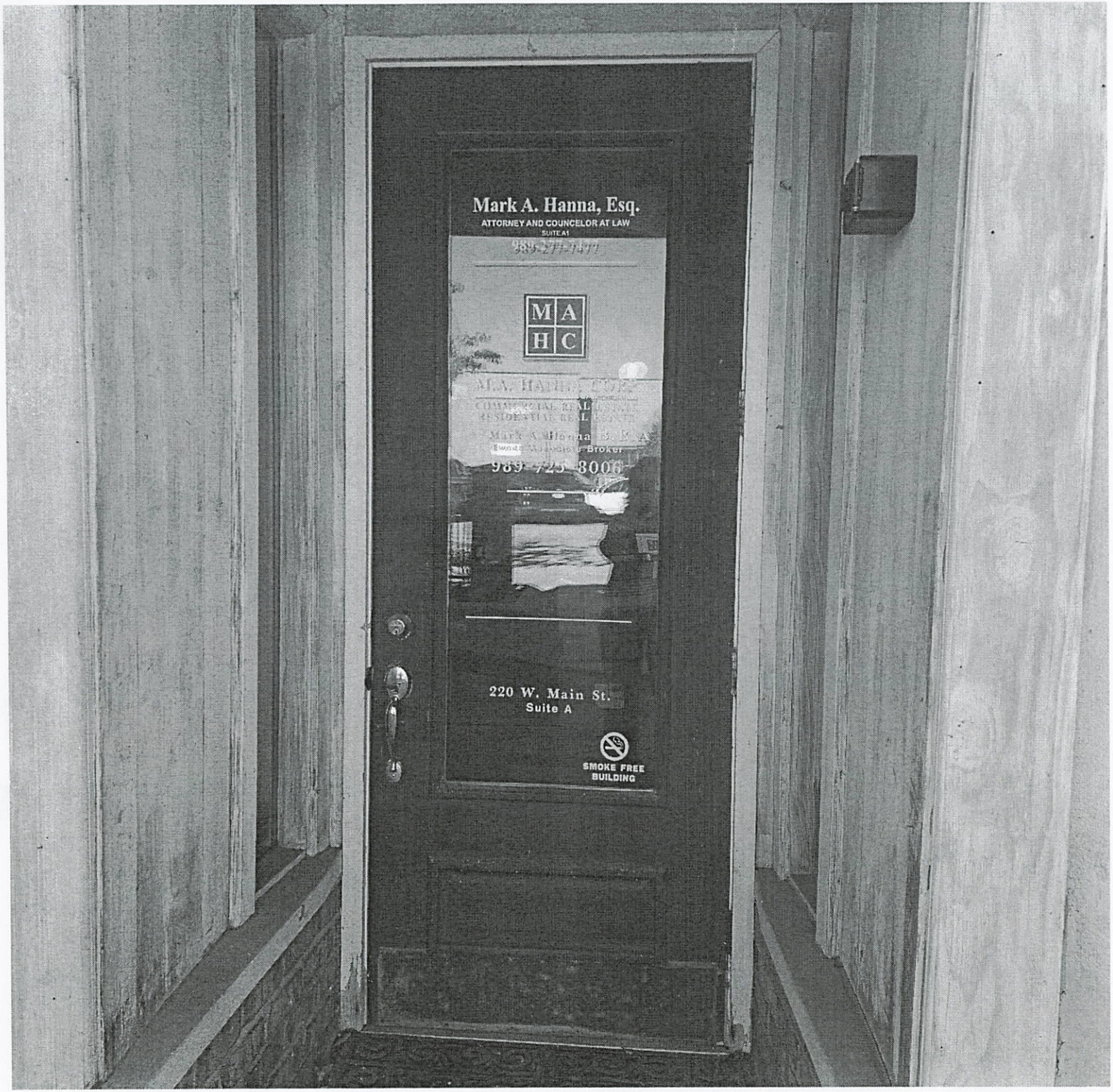
Current door



Current Door



Current Door



Door Mart

8600 E Lansing Rd
Durand MI 48429-1041
United States
Durand Michigan 48429-1041
Phone: +19892882105
Fax: +19892882303

SALES QUOTE

QUOTE #: SQNDR000871-1
P.O. NUMBER:

QUOTE NAME: CURT ZALESKI
PREPARED ON: 10/05/2026

Proposed Doors

BILL TO

SHIP TO

United States

INFORMATION		
Salesperson:	Jeremey Hart	Total Value: 15,605.58
Status:	Open	All prices are in USD
Expires On:	12/24/2026	

PROJECT DETAILS	JOB DETAILS
Project:	Job:
Description:	Description:

PAYMENT DETAILS	SHIPPING DETAILS
Payment Terms:	Shipping Terms:
Payment Method:	Shipping Policy:
	Shipping Carrier:
	Shipping Method:

COMMENTS
Header Comments:
Terms Comments:
Pricing Comments:

All units, quantities, and accessories have been verified and accepted by the undersigned for purchase.

Accepted By: _____ Date: _____

QUOTE #: SQNDR000871-1

LINE DETAILS

Line Number	Label	Product	Quantity	UOM	Price
1		Entry Doors	1	EA	5,406.31
		Description			Each
		Exterior Doors			5,406.31



Exterior View

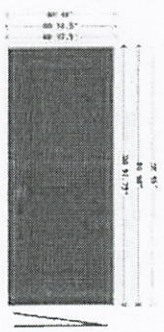
To replace current Callisto door.

Summary

Door Configuration	Single Entry
Unit Type	Assembled Unit
Hinging	Right Hand Inswing (Hinge Left)
Overall Width	3'-0"
Height	8'-0"
Hinge Type and Finish	Ball Bearing Matte Black (US19)
Active Door Width	3'-0"
Active Door Texture	Cambridge (Smooth Steel, 22 Gauge)
Active Glass Type	Clear Glass
Active Door Style	606S
Door Slab Finish Color Exterior	176 Symphony
Door Slab Finish Color Interior	176 Symphony
MultiLock Style and Finish	PanoLock with Black Strikes
Jamb Type	Aluminum Clad Dura Frame
Jamb Depth	Jamb Depth: 6-9/16"
Jamb Prefinish	Paint Interior Surface On Jamb
Jamb Prefinish Interior	176 Symphony
Clad Type	Brickmold Nosing
Clad Color	153 Flannel Gray
Nail Fin	Vinyl Nailing Fin
Sill Type	Articulating Dark Bronze w/Black Threshold
Weatherstrip and Sweep Color	Bronze Q-Lon W/S and Sweep
Touch Up Color for Exterior	176 Symphony
Lockset & Deadbolt	
Lockset Style	Century/Latitude Lower Handleset w/Century Trim, Matte Black
Deadbolt Style	Century Encode Plus Deadbolt, Matte Black
Frame Size/Unit Dimension	37 1/2" x 97 3/4"
RO Size	38 1/2" x 98"
Brickmold/Clad Dimension	40" x 99"
Est. Lead Time (Business Days) - NOT Including Distribution	45

Line # 2,3,4 to replace other 3 doors

Line Number	Label	Product	Quantity	UOM	Price
2		Entry Doors	1	EA	3,906.31
		Description			Each
		Exterior Doors			3,906.31



Exterior View

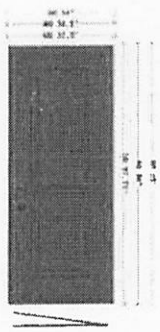
Summary

Door Configuration	Single Entry
Unit Type	Assembled Unit
Hinging	Right Hand Inswing (Hinge Left)
Overall Width	3'-0"
Height	8'-0"
Bore and Backset	2-3/4" Backset - 2-1/8" Deadbolt Bore
Hinge Type and Finish	Ball Bearing Matte Black (US19)
Active Door Width	3'-0"
Active Door Texture	Cambridge (Smooth Steel, 22 Gauge)
Active Door Style	24
Door Slab Finish Color Exterior	176 Symphony
Door Slab Finish Color Interior	176 Symphony
Jamb Type	Aluminum Clad Dura Frame
Jamb Depth	Jamb Depth: 6-9/16"
Jamb Prefinish	Paint Interior Surface On Jamb
Jamb Prefinish Interior	176 Symphony
Clad Type	Brickmold Nosing
Clad Color	176 Symphony

THANK YOU FOR YOUR BUSINESS!

Nail Fin	Vinyl Nailing Fin
Jamb Reinforcement Plate	Jamb Reinforcement Plate Provided as a Standard.
Sill Type	Articulating Dark Bronze w/Black Threshold
Weatherstrip and Sweep Color	Black Q-Lon W/S and Sweep
Touch Up Color for Exterior	176 Symphony
Lockset & Deadbolt	
Lockset Style	Century/Latitude Lower Handleset w/Century Trim, Matte Black
Deadbolt Style	Century Encode Plus Deadbolt, Matte Black
Frame Size/Unit Dimension	37 1/2" x 97 3/4"
RO Size	38 1/2" x 98"
Brickmold/Clad Dimension	40" x 99"
Est. Lead Time (Business Days) - NOT Including Distribution	9

Line Number	Label	Product	Quantity	UOM	Price
3		Entry Doors	1	EA	2,939.48
		Description			Each
		Exterior Doors			2,939.48



Exterior View

Summary

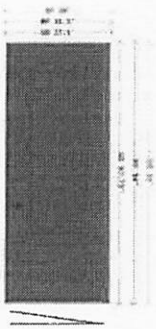
Door Configuration	Single Entry
Unit Type	Assembled Unit
Hinging	Right Hand Inswing (Hinge Left)
Overall Width	3'-0"
Height	8'-0"
Bore and Backset	2-3/4" Backset - 2-1/8" Deadbolt Bore
Hinge Type and Finish	Ball Bearing Matte Black (US19)
Active Door Width	3'-0"
Active Door Texture	Cambridge (Smooth Steel, 22 Gauge)
Active Door Style	24
Door Slab Finish Color Exterior	176 Symphony
Door Slab Finish Color Interior	176 Symphony
Jamb Type	Aluminum Clad Dura Frame
Jamb Depth	Jamb Depth: 6-9/16"
Jamb Prefinish	Paint Interior Surface On Jamb
Jamb Prefinish Interior	176 Symphony
Clad Type	Brickmold Nosing
Clad Color	176 Symphony
Nail Fin	Vinyl Nailing Fin
Jamb Reinforcement Plate	Jamb Reinforcement Plate Provided as a Standard.
Sill Type	Articulating Dark Bronze w/Black Threshold
Weatherstrip and Sweep Color	Black Q-Lon W/S and Sweep
Touch Up Color for Exterior	176 Symphony
Lockset & Deadbolt	
Lockset Style	Latitude Keyed Entry Lever, Matte Black
Deadbolt Style	Single Cylinder Deadbolt, Matte Black
Frame Size/Unit Dimension	37 1/2" x 97 3/4"
RO Size	38 1/2" x 98"
Brickmold/Clad Dimension	40" x 99"
Est. Lead Time (Business Days) - NOT Including Distribution	9

THANK YOU FOR YOUR BUSINESS!

QUOTE #: SQNDR000871-1

Line Number	Label	Product	Quantity	UOM	Price
4		Entry Doors	1	EA	3,353.48

Description	Each
Exterior Doors	3,353.48



Exterior View

Summary

Door Configuration	Single Entry
Unit Type	Assembled Unit
Hinging	Right Hand Inswing (Hinge Left)
Overall Width	3'-0"
Height	8'-0"
Bore and Backset	2-3/4" Backset - 2-1/8" Deadbolt Bore
Hinge Type and Finish	Ball Bearing Matte Black (US19)
Active Door Width	3'-0"
Active Door Texture	Weston Fiberglass
Active Door Style	34
Door Slab Finish Color Exterior	176 Symphony
Door Slab Finish Color Interior	176 Symphony
Jamb Type	Aluminum Clad Dura Frame
Jamb Depth	Jamb Depth: 6-9/16"
Jamb Prefinish	Paint Interior Surface On Jamb
Jamb Prefinish Interior	176 Symphony
Clad Type	Brickmold Nosing
Clad Color	176 Symphony
Nail Fin	Vinyl Nailing Fin
Jamb Reinforcement Plate	Jamb Reinforcement Plate Provided as a Standard.
Sill Type	Articulating Dark Bronze w/Black Threshold
Weatherstrip and Sweep Color	Black Q-Lon W/S and Sweep
Touch Up Color for Exterior	176 Symphony
Lockset & Deadbolt	
Lockset Style	Latitude Keyed Entry Lever, Matte Black
Deadbolt Style	Single Cylinder Deadbolt, Matte Black
Frame Size/Unit Dimension	37 1/2" x 97 3/4"
RO Size	38 1/2" x 98"
Brickmold/Clad Dimension	40" x 99"
Est. Lead Time (Business Days) - NOT Including Distribution	9

THANK YOU FOR YOUR BUSINESS!

QUOTE #: SQNDR000871-1

All prices are in USD

List (MSRP)	15,605.58
Total	**15,605.58**

Your cost	10,500.00
Door closers (QTY.3)	600.00
subtotal	11.100.00
Tax	666.00
Labor	2,500.00
Total	$14,266.00

THANK YOU FOR YOUR BUSINESS!

Owosso Downtown Development Authority
301 West Main Street
Owosso, Michigan 48867

Re: Request for $25,000 Grant — 220 West Main Street

Dear Members of the Owosso Downtown Development Authority:

On behalf of Zaleski Properties LLC and Zaleski Law Firm, P.C., I respectfully request a $25,000 grant to support the continued rehabilitation of our recently purchased building at 220 West Main Street in downtown Owosso.

We purchased this property to create a larger, permanent home for Zaleski Law Firm and to become a more active part of Owosso's downtown business community. We believe a healthy downtown depends on local businesses investing for the long term—bringing employees, clients, residents, and renewed activity into the district. Relocating our firm to West Main Street will allow us to continue growing while contributing to the vitality, appearance, and economic strength of downtown Owosso.

Zaleski Law Firm has deep roots in the area. The practice's history of serving Michigan families dates back more than 50 years. I worked alongside Robert Ashley for approximately 25 years before assuming leadership of the firm following his retirement in 2019. Today, our office now includes three attorneys and seven secretaries and paralegals. During the past year alone, we hired three new employees from Owosso and the surrounding area.

Our growth will continue this upcoming summer when my daughter, graduates law school, takes the bar exam, and plans to return to Owosso to join the firm as an attorney. Her decision to build her career here represents the next generation of our family's investment in this community. Our move is therefore more than a change of address, it is a commitment to maintaining and expanding a locally owned professional practice in downtown Owosso.

When the project is completed, the building will be fully activated. The first floor will accommodate two business occupants, with Zaleski Law Firm utilizing two office spaces, while the second floor will contain four residential rental units. This combination of professional offices and downtown housing will bring regular activity to the property throughout the day and evening while making productive use of the entire building.

We have already committed substantial private funds to restoring and improving the property. Within our first four months of ownership, our completed and planned renovations total approximately $150,000, including:

- Replacement of the building's roof at a cost of $85,000;
- Exterior painting necessitated by the deterioration of the existing paint at a cost of $15,000; and
- Interior renovations providing four additional offices for Zaleski Law Firm at an estimated cost of $50,000

Despite this significant investment, two important projects remain. The building's dilapidated awnings must be replaced at an estimated cost of $9,254, the replacement of deteriorated exterior entry doors at a cost of $15,606 and exterior lights at a cost of $254. New awnings, exterior doors and lights will complement the freshly painted exterior, preserve the character and attractiveness of this prominent corner property, and improve the appearance of the surrounding downtown streetscape.

Together, the awnings, exterior doors and lights will cost approximately $25,114, bringing our overall investment in the property to approximately $775,200. After devoting substantial resources to the roof, exterior, entrances, and interior build-out, we face a funding shortfall that may delay completion of these final improvements. The requested $25,000 grant would be applied toward the awnings, exterior doors and lights and would enable us to move this renovation project toward completion.

This grant would leverage nearly $775,200 in private investment, support a growing local employer, improve a highly visible downtown property, help sustain two first-floor businesses, and preserve four downtown housing units. We believe these outcomes closely advance the DDA's goals of downtown revitalization, economic development, historic preservation, and upper-story residential use.

Zaleski Properties LLC and Zaleski Law Firm are proud to make this investment in downtown Owosso. We are not approaching this building as a short-term project, but as the future home of a multigenerational local business that intends to remain, grow, employ area residents, and serve the community for many years to come.

Thank you for considering our request. We respectfully ask the Downtown Development Authority to award Zaleski Properties LLC a $25,000 grant toward the installation of awnings and exterior doors and lights at 220 West Main Street.

Sincerely,

Curtis L. Zaleski
Zaleski Properties LLC
Zaleski Law Firm, P.C.

HISTORIC DISTRICT COMMISSION RESOLUTION

APPROVING A CERTIFICATE OF APPROPRIATENESS FOR REPLACEMENT OF EXTERIOR ENTRY DOORS AND LIGHT FIXTURES AT 220 W. MAIN STREET

WHEREAS, the Historic District Commission of Owosso, Michigan, has received an application from Zaleski Properties LLC, property owner of 220 W. Main Street, for replacement of four (4) exterior entry doors and two (2) exterior wall-mounted light fixtures; and

WHEREAS, the Commission was established to preserve the historic nature of the district using the guidelines set forth by the United States Secretary of the Interior; and

WHEREAS, the property at 220 W. Main Street is a contributing structure in the Owosso Historic District, constructed in 1899; and

WHEREAS, the existing exterior entry doors have deteriorated and are proposed to be replaced with 3’-0” x 8’-0” aluminum-clad doors in a uniform finish, as conditioned herein, and the existing light fixtures are proposed to be replaced with oil-rubbed bronze lantern-style wall fixtures; and

WHEREAS, the application was found to be complete, and the proposed replacement of the exterior entry doors and light fixtures, subject to the conditions herein, is consistent with the Secretary of the Interior's Standards for Rehabilitation and the Owosso Historic District Design Guidelines, ensuring compatibility with the historic character of the building and the surrounding district.

NOW, THEREFORE, BE IT RESOLVED by the Historic District Commission of the City of Owosso, Shiawassee County, Michigan, that:

FIRST: The historic or architectural value and significance of the resource and its relationship to the surrounding area will not be adversely affected by the proposed work.

SECOND: The proposed door and light fixture replacements, as conditioned herein, meet the requirements of the Owosso Historic District Commission Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation.

THIRD: The proposed work supports the preservation of the property that meets historic standards.

FOURTH: This approval is subject to the following conditions:

a. The replacement entry door at Suite A shall be a full-lite clear glass door, consistent with the replacement door at Suite C.
b. The two upper-floor apartment entry doors shall include a clear glass light (full-lite or half-lite) in lieu of a solid slab.

FIFTH: The completion date of the project shall be no later than March 31, 2027

Moved: _____

Supported: _____