

Downtown Fremont

Fremont, named for a general who explored the region and was a Presidential candidate in 1856, may be better known as the “Big Fish of the Platte” for a 2004 MainStreet of Fremont community art project fundraiser. The downtown commercial core was placed on the National Register of Historic Places in 1995 with 42 buildings recognized as contributing to the area’s historical significance. Established in 1994, the MainStreet of Fremont organization has worked to improve the quality of life in Fremont by strengthening the Historic Downtown as the center of the community. MainStreet of Fremont is a proactive community development organization dedicated to historic preservation, ensuring economic stability, and encouraging community investments in a vibrant, active downtown.

Resources:

MainStreet of Fremont, Inc.
www.mainstreetfremont.org

Nebraska MainStreet
www.nebraskamainstreet.org

National Trust for Historic
Preservation www.mainstreet.org

For more information
regarding these programs or any
other questions you may have,
please contact:

Leslie Carter
605 N. Broad Street
Fremont, Nebraska 68025
402-721-2264
lesliecarter@mainstreetfremont.org



Business Improvement Programs

Information also available at
www.mainstreetfremont.org



Incentives and Enhancements

MainStreet Rehabilitation Grant

This grant provides financial assistance to new and existing businesses located within the Downtown Improvement District of Fremont. It can be used for outside renovations for enhancing property. Grants are available up to 50% of the total cost of the improvement project with a maximum reward of \$1000.

D.I.D. Marketing Co-op Grant:

Downtown Improvement District (DID)
CO-OP Advertising

*This grant applies to advertising that is targeted at the Omaha and/or Lincoln Market. The funds are available for up to 20% of the total ad cost not to exceed \$200.

*Funds will not exceed \$1000 per company per calendar year.

Special Bank Financing

Reduced interest loan program offered by local financial institutions.

Economic Enhancement Fund

The Economic Enhancement Fund is established to encourage population growth, new industries, and investment in the community in accordance with Nebraska statutes.

Tax Increment Financing (TIF)

TIF provides a means of encouraging private investment in deteriorating areas by allowing city governments to devote all property tax revenue increases to repay the public investment needed to attract development. For more information, go to www.neded.org.

Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings by placing a temporary hold on increases in property tax assessment that result in improvements made to preserve a historic property. For more information, go to www.nebraskahistory.org/histpres/vip.

NENEDD Loan Fund

The Northeast Nebraska Economic Development District promotes and assists the growth and development of business and industrial concerns within Northeast Nebraska through Gap Financing. For more information go to www.nenedd.org.

Historic Tax Credits

The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner's private residence. For more information go to www.nps.gov/history/hps/tps.

Site Assistance

MainStreet of Fremont provides assistance to help you decide where to locate your business in Downtown Fremont.

Marketing Assistance

MainStreet of Fremont can help you market your business through facilitating cross marketing with other downtown businesses, participation in MainStreet of Fremont special events and promotional opportunities.

Event Development

Would you like to host an event in your business? MainStreet of Fremont can help you promote any special promotions or events taking place at your business.

Design Assistance

Receive three renderings of design concepts for your building façade for a cost of \$150. Program provided through Heritage Nebraska and Nebraska MainStreet.



Response Card

I would like more information about the following programs:

- MainStreet Rehabilitation Grant
- D.I.D. Marketing Co-op Grant
- Special Bank Financing
- Economic Enhancement Fund
- Tax Increment Financing (TIF)
- Valuation Incentive Program
- NENEDD Loan Fund
- Historic Tax Credits
- Site Assistance
- Marketing Assistance
- Event Development
- Design Assistance

Business or Property:

Name of Contact:

Phone:

Email:

Please remove this portion of the brochure and mail to:

MainStreet of Fremont, Inc.
605 N. Broad Street
Fremont, NE 68025

Also available at www.mainstreetfremont.org.