



**January FHDA Board Minutes  
Wednesday, January 14, 2026  
8am Willamette Wineworks**

**Board of Directors:** Jim Snook, Karen Holmes, Jerry Bernau, Bobbi Eddy, Jim Metzker, Amber Felts, Moe Hirani, Ken Masegian, Christine Brainerd, Kathy Cole & Suzanne Cook

**Executive Director:** Judy Collinsworth

**Guests:** Desmond Parrington, Nathan Stroud, Jennifer Johnson, Brian Martell

**Pastry sign-ups for 2026**

**Call to Order:** Meeting was called to order at 8:04am

**November minutes for approval:** Jerry made motion to approve, Kathy seconded motion, Amber abstained/not in attendance. Minutes approved.

**New Business:**

Welcome to FHDA's new board member, Ken Masigian

**Sign ordinance update: Sign Ordinance Update:**

Desmond Parrington from City of Folsom Community Development Department provided update on Historic District signage regulations. City regulations are intended to allow businesses to advertise while preserving the historic, pre-1900s character of Sutter Street. City has streamlined its signage permitting process, enabling most general sign applications to be approved at staff level, thereby reducing review time and cost. Sign permits are required for wall signs; window and door signs larger than one square foot; under-canopy or projecting signs; on-site directional signs exceeding two square feet in area or height; and freestanding signs. Standard sign permit fee is \$150, and merchants are encouraged to contact Nathan with any questions.

Under the Folsom Municipal Code, freestanding signs and A-frames are permitted only within the Historic District. Each business may display one A-frame, which must be located near the business. Freestanding signs, A-frames, and signage for multi-tenant buildings continue to require review and approval by the Historic District Commission. Open signs do not require a permit but are limited to one per business and may not exceed 1.5 square feet. Temporary signs, such as banners for grand openings or special events, are allowed with a Temporary Sign Permit.

**In March, City Code Enforcement will issue courtesy letters to businesses with noncompliant signage outlining the steps required to achieve compliance.**

**Zoning Code Update:** Desmond reported revisions to City's Zoning Code are underway. After changes to areas outside Historic District are approved by city council, focus will shift to Historic District provisions. Priority will be given to addressing most critical issues.

Senate Bill 79 (Wiener), signed into law last year, mandates high-density, multifamily housing within half mile of transit-oriented development stops, including Historic Folsom Light Rail Station. Effective July 1, 2026, city will be required to allow multi-family developments up to 65 feet in height within one-quarter mile of Light Rail station and up to 55 feet within one-half mile. Limitations related to drainage and sewer capacity may represent city's primary

basis for relief from the mandate. Projects subject to SB 79 must be approved ministerially by staff and are exempt from environmental review. New law applies to entirety of Historic District but allows city to adopt alternative plan that reallocates density to other transit zones. City is currently evaluating this option.

Senate Bill 9 (2021) permits urban lot splits of single-family parcels into two lots. Senate Bill 9 (2025) expands this framework by invalidating local Accessory Dwelling Unit (ADU) ordinances that do not meet state standards, triggering automatic application of state ADU regulations. State has notified city that its ADU ordinance is out of compliance. Historic District Commission, Planning Commission, and City Council are expected to consider revised ADU ordinance by late March to meet state deadlines.

**FHDA event coordinator/social media:** Megan Frick has resigned from her position as event coordinator and social media. FHDA is looking for new hire(s) for media and events.

### **Unfinished Business and Updates:**

**PG&E Repairs** at 719 Traders Lane - Property at 719 has been abandoned for last few years, Judy has recently been notified that it will be two separate apartments. There are several PG&E gas lines near building. Bollards that protect gas lines have been hit several times and are compromised. Wall behind gas lines is creating unsafe situation. Judy has been working on this problem for several years and will escalate matter to Council Member Mike Kozlowski, per board recommendation.

**Overhead Lights 800 & 900 blocks (Jerry)** - For several years Market Lights have been attached to buildings (optimal) and to city streetlights when building is not available. This has put undue pressure on streetlights. Jerry has secured fabricator to design metal holder to allow the market lights to be attached without putting pressure on the streetlight. We're awaiting approval from city and then can move forward with light additions so we can extend our market lights.

**Additional Storage Container by Depot for FHDA (Jerry)** - New FHDA storage container was approved by City Council in December and will be located next to Depot.

### **Events:**

#### **Recap:**

**Annual Meeting** – Great turn out/successful night of recapping 2025 and forecasting 2026.

**Tree Lighting**- Great event, good comments from FHDA board.

**Craft Show** – Successful event, no issues to report.

**Cottage Activities** - Although it went well, next year Judy plans to outreach to Folsom community groups to activate the cottage more effectively.

**Ice Rink** – Chiller – Zamboni – Rain – Staff. Ice rink closes in 6 days. Judy suggested, before rink is dismantled, that board visit rink to see set-up, amenities, and ambiance. Four years under FHDA management and each year operations improve, visitor count rises and this past season the programming, attendance and customer satisfaction was stellar.

**Ladies Passport Shopping (Gloria/Michelle)** – Event was another great event with high attendance.

**Volunteer Appreciation Event** - Event was held January 6 at Willamette. Fantastic evening with FHDA staff ensuring volunteers felt gratitude for all their hard work this past year. Karen Holmes and five other businesses provided food for event.

**Sponsor Appreciation Event (Gloria)** - Reported that ice rink sponsor event went very well. Shriners attended and announced plans to open satellite office in Folsom.

### **Upcoming:**

**Ice Rink Last Day - January 19**

**Ice Rink Party - January 20**

**February Bartender Challenge (Judy)** - Will take place entire month of February. Most bars and restaurants are participating. Murray has upped prize winnings to \$500. Posters and details should be available soon.

**Galantines Event** – Feb 12. Posters are expected soon.

**New event launch = Where's Winnie (Renee)** - \$25 buy-in to participate. Month-long event kicking off March 1. Where's Winnie scavenger hunt will take place throughout district. Event will also feature 'Pigs in the Plaza' day. Mini Winnie pigs will be hidden by participating merchants throughout district and visitors who find Minis will exchange Minis for small treats if turned in to participating merchants. City's creating AI campaign. Excitement in community for inaugural month-long event.

**Merchant Update:**

Merchant Meeting - Jan 19– Willamette Wineworks

**Comments:**

**Community:** Open/All

**COF (Christine)** - Historic District won holiday lights contest. On March 4, in and around Railroad Plaza, City will celebrate 170th anniversary of the SVRR and Theodore Judah's 200<sup>th</sup> birthday. State of the City will be Wednesday, January 28. City of Folsom 80<sup>th</sup> birthday celebration will take place on Saturday, May 9 at Lion's Park.

**Choose Folsom (Sally):** Tickets on sale for State of the City luncheon at Lakeside Church on Wednesday, January 28. Choose Folsom is also hosting first NorCal Short Film Festival on February 27 - March 1 at the Palladio Lux Theatre complex. Three theatre screens showing festival films. HER Women's conference is March 13 at Harris Center for the Arts. Clarification that Choose Folsom is a brand, not an organization. Proposed increase in Tourism Business Improvement District (TBID) assessment is pending before city council. Currently, transient-occupancy tax (TOT) is at 8% and TBID at 4%. Surrounding cities are at combined TOT and TBID of 16%. Chamber is asking Folsom hotels to support increase which will initially help determine what infrastructure and improvements are necessary to support tourism growth. Additional TBID funding is expected to generate an increase of \$1.2 million in revenue. New hotel will be coming online soon.

**HDC (Kathy)** – HDC recommended city council approve three design review applications which included FHDA temporary storage shed; new custom home at 294 Leidesdorff Street; and new multi-family duplex project at 307 Reading Street. Planning Manager Desmond Perrington provided update on new 2026 laws affecting historic district.

**Folsom History (Jim M)**– Introduced Tyler Tocci from Folsom History, who recently received his master's degree in history, Congratulations! New art exhibit opens tomorrow, "Metal as Medium," featuring work done throughout California. In March exhibit shift to "Ride-Em Cowboy," celebrating 60 years of Folsom rodeo and ranching history that contributed towards local history. Tyler is also very interested in any local rodeo memorabilia that could contribute to new exhibit.

**Financial Report:** Jerry made motion to accept; Ken seconded motion; approved by ALL.

No February FHDA Meeting.

**Meeting Adjourned: Next Meeting - March 11, 2026**