

Town of Liberty Grove
Minutes of the Economic Development Committee meeting on May 11, 2021

(This meeting was correctly posted)

Agenda:

1. Call to order
2. Roll call
3. Approve agenda
4. Approve minutes: 4/13/21
5. Public Input
6. DCEDC update
7. Review of Town Comprehensive Plan
8. Development of Economic Strategy for Business Growth
9. Consider recommendation to Town Board to request for proposals for Attainable Housing on the Val-A property
10. Future meeting
11. Adjourn

Chair John Lowry called the meeting to order at 6:33pm. Committee members Chuck Scheckel, and Andrew Gantman were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell, and Deputy Clerk/Treasurer Doug Curzon via teleconference (Zoom).

Lowry moved, Scheckel second to approve the agenda as posted. Passed 3-0.

Lowry moved, Scheckel second to approve the 4/13/21 minutes changing the word “welcome” to “consider” in the video section. Passed 3-0.

Public – Scheckel asked how much input the Town has for new businesses. Lowry replied that we are under County Zoning and the Town gets to provide input for CUPs and Variances. Kalms noted that the Town has veto power for zoning changes. Committee member David Studebaker connected to the meeting.

DCEDC Update – Steve Jenkins reported that the firm has started gathering their data for the broadband study. He has reviewed the ARPA funding document which did not clarify if funds can be spend on engineering versus fixed assets. The funds can be spent through 2024 with reporting through 2026. DCEDC continues to work affordable housing, the goal is to create a fund that would be available to assist with creating/installing infrastructure, housing loans, and innovative construction.

Town Comprehensive Plan – Information from the Town Comprehensive Plan was reviewed, and the following items were noted.

- Fiber appears to be the only option for future PSC funding; fixed wireless is no longer a long-term solution.
- GEO-DC and the parks may contribute to the geo-tourism attraction within the Town.
- There has not been much business turnover in recent years; this would include water access-based businesses.
- Taxes are based on assessments and include local, county, and school taxes. The housing market may soon affect this.
- The Town invests in Door County North and should monitor Destination Door County considering the proposed room tax increases.

- Some forms of Agri-tourism have appeared to receive push back.
- Requesting relocation to commercial areas may be traffic based, but there currently many home-based occupations that would not benefit from relocating their office.

Economic Strategy for Business Growth – None.

Attainable Housing on Val-A – Lowry asked if the Committee should consider asking the Board to advertise for an RFP to sell the property for an attainable housing development. The current investments are approximately \$152,000. Jenkins noted that attainable housing is not possible in today's market with reluctance from the lending institutions. A public-private venture will likely be necessary and DCEDC may request a property donation for their innovative construction project. Gantman indicated that a co-op could form a corporation that would lease from the Town and incorporate the leasing costs into the annual participation fees while maintaining affordability. Studebaker inquired if modular homes would be a better financial option. It was the consensus to create a structure for a co-op and RFP at the next meeting.

The next meeting will be Tuesday, June 8, 2021 at 6:30pm via Zoom.

Lowry moved, Studebaker second to adjourn at 8:08pm. Passed 4-0.

Respectfully submitted,

Anastasia Bell, Clerk/Treasurer

Approved at the 6/8/21 Economic Development Committee meeting