

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Liberty Grove Economic Development Committee

Date: May 11, 2021

Time: 6:30 PM

Place: Town Hall, 11161 Old Stage Road

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

Anastasia Bell, Clerk/Treasurer

* Deviation from posted order may occur *

Members of the Town Board or any other Town committee, who are not members of the body whose meeting agenda is published in the above notice, are entitled, as any other citizen of the Town of Liberty Grove, to attend this meeting in an unofficial capacity. It is possible the attendance of one or more non-members may create a quorum of the membership of another body. Such a quorum is unintended and the non-members are not meeting for the purpose of exercising the powers or duties attendant upon their membership on any Town committee or board.

Town of Liberty Grove is inviting you to a scheduled Zoom meeting (teleconferencing). To Join Zoom Meeting enter the following on your computer:

<https://us02web.zoom.us/j/87256184337?pwd=SnhmUXJIY1VKbTZxK3p5SWUvNzRhZz09>

Meeting ID: 872 5618 4337

Password: 758828

If the link doesn't work, go to <https://zoom.us/>, click the "Join a meeting" button and enter the meeting ID and Password when prompted.

To find your local number visit <https://zoom.us/u/atMFqvZKe>. To join the meeting by telephone dial one of the numbers below based on your location.

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Town of Liberty Grove
Minutes of the Economic Development Committee meeting on April 13, 2021
(This meeting was correctly posted)

Agenda:

1. Call to order
2. Roll call
3. Approve agenda
4. Approve minutes: 3/9/21
5. Public Input
6. DCEDC update
7. Development of a strategic plan for use of podcasts and/or video profiles on Town website
8. Consider committee mission statement
9. Consider upcoming projects and potential implementation:
 - a. Incubators on Town property
 - b. Attainable housing and residential co-ops
10. Future meeting
11. Adjourn

Chair John Lowry called the meeting to order at 6:30pm. Committee members Chuck Scheckel, Dave Studebaker, and Andrew Gantman were present along with Clerk/Treasurer Anastasia Bell via teleconference (Zoom). Committee member Candy Wassel was excused.

Lowry moved, Studebaker second to approve the agenda as posted. Passed 4-0.

Lowry moved, Scheckel second to approve the 3/9/21 minutes as presented. Passed 4-0.

Public – None

DCEDC Update – Steve Jenkins reported that the consultant has been chosen for the broadband study and the deadline for completion is 10/2/21 and municipalities have been requested to provide \$2 per capita of ARP funds for this project. The Affordable Housing Feedback Session determined the four concepts to be further explored related to seasonal and permanent housing. Gantman asked if the sustainability of affordability will be addressed instead of just the starting/building process. Studebaker inquired if cluster housing with the appropriate waste systems is going to be explored. Deputy Clerk/Treasurer Doug Curzon connected to the meeting.

Strategic Plan for Podcasts/Video Profiles – Scheckel reported that the first step will be to pinpoint the areas and types of businesses to welcome before the podcasts/video profiles will be beneficial. Curzon noted one property on Highway 57 is not available and a developer has been referred to the County to discuss an upscale housing project in Ellison Bay. Lowry indicated a zoning overlay may be considered to define these areas since the Town is under County zoning. Getting realtors involved may help find properties as they become available. Curzon was asked to create a bulleted list from the comprehensive plan. Bell will provide zoning maps at the next meeting.

Mission statement – various changes were made to the mission statement. **Lowry moved, Scheckel second** to adopt the mission statement and present it to the Town Board as amended. Passed 4-0. The mission statement is attached to these minutes.

Attainable Housing and Residential Co-ops – Gantman noted that DCEDC has an adequate process in place, and it would be best to wait and see what the needs are.

Incubators on Town property – Gantman indicated it is going to be difficult to proceed until the needs are known. Studebaker stated that it may be beneficial to select a business type to focus on for marketing of the Town.

The next meeting will be Tuesday, May 11, 2021 at 6:30pm via Zoom. The focus will be to review the comprehensive plan as it relates to the mission of this committee.

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

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer

Mission Statement – Economic Development Committee

The mission of the Economic Development Committee is to accomplish the following while maintaining the rural character of Liberty Grove:

- Develop programs for existing businesses to ensure their continued economic viability.
 - Meet with existing business leaders to exchange information relevant to their concerns and needs.
 - Develop programs to create opportunities to attract new businesses.
 - Meet with outside agencies and organizations to identify new ideas and sources for funding to support its initiatives.
 - Review, suggest and prioritize programs related to the broadband and workforce housing.
- Approved at the 4/13/2021 Economic Development Committee meeting

COMPREHENSIVE PLAN – ECONOMIC DEVELOPMENT

GOALS

- **#1 - Enhance existing internet service and extend such service to areas of the Town without any existing service**
 - Encourage businesses and enterprises that are engaged in providing internet services
 - Support legislation at all levels that seek to promote internet services in rural areas
- **#2 – Encourage artisan-type enterprises**
 - Such enterprises are the cornerstone to a small community
- **#3 – Enhance access to seasonable labor**
 - Encourage access to temporary, affordable housing for temporary labor
- **#4 – Encourage development of geo-tourism**
 - Capitalize on the existence of the Niagara Escarpment within the Town
- **#5 – Further economic stability**
 - Work with private agencies for job training opportunities, affordable housing, and year-round wage positions
- **#6 – Mitigate property tax burdens on businesses**
 - Work in cooperation with other levels of government to reduce property taxes and administrative burdens on local businesses
- **#7 – Equitable returns of tax revenue**
 - Pursue all avenues to receive an equitable return of tax revenue by communicating between Town, County and State regarding tax revenue generated and returned to the Town
- **#8 – Enhance tourism**
 - Utilize any and all organizations and associations that can provide local tourism-related programs and/or information for the Town

POLICIES, PRACTICES AND PROCEDURES RELATED TO COMMERCIAL LAND USE

- Encourage well-planned commercial development that will serve the needs of the Town and area residents as well as the Hwy 42 & 57 corridors
- Priority for further development should be given to areas already characterized by commercial development and where Town services, public utilities and facilities are available
- Encourage expanding home occupational businesses to relocate in areas classified as 'commercial'

POLICIES, PRACTICES AND PROCEDURES RELATED TO LIGHT INDUSTRIAL ACTIVITY

- Encourage light industrial development in designated areas
- Promote design standards that mitigates the environmental impact on the Town, such as proper landscaping, signage and lighting

POLICIES, PRACTICES AND PROCEDURES RELATED TO AFFORDABLE HOUSING

- Explore policies and programs that promote year-round affordable and seasonal housing
- Encourage dialog with neighboring communities and Door County to explore policies and programs that promote affordable housing
 - Keep in close contact with DCEDC
- Encourage policies and programs that allow housing for all workers, both seasonal and low-to-moderate income levels
- Consider using property owned by the Town for affordable housing
 - Val-A property and/or parcels adjacent to Town Hall
- Retain the natural and rural character of the Town while providing sufficient land area for development of residential needs