

Town of Liberty Grove
Minutes of the Economic Development Committee meeting on July 12, 2022

(This meeting was correctly posted)

Agenda:

1. Call to order
2. Roll call
3. Approve Agenda
4. Approve Minutes: 6/14/22
5. Public Input
6. DCEDC update
7. Attainable Housing
8. Broadband Update
9. 2023 Budget Request
10. Correspondence
11. Future meeting
12. Adjourn

Chair John Lowry called the meeting to order at 6:17pm. Committee members Andrew Gantman, Alan Kroll, and Chuck Scheckel were present along with Administrator Walter Kalms and 2 members of the public. Committee member David Studebaker was excused.

Lowry moved, Gantman second to approve the agenda as posted. Carried 4-0.

Gantman moved, Lowry second to approve the 6/14/2022 minutes as amended. Carried 4-0.

Public – None.

DCEDC Update – Michelle Lawrie, director, reported they are creating a new strategic plan, there will be a broadband survey from the County to pinpoint the underserved areas next week. The county is taking a federated approach and will assist the municipalities on their own paths. The modular home grant was denied and the WHEDA competition project with matching funds was approved.

Attainable Housing – It was noted that the Housing Partnership may assist to determine the purchaser cost and to maintain affordability upon future sales. Tim Halbrook indicated that sewer and water is a game changer. Commercial wells could cost \$1,000,000. Slab on grade homes would be less expensive, garages could be detached, and visual appeal will need to be considered. Town homes or row houses would need to be for sale instead of renting. Janet Johnson, Humbug Road, stated smaller homes, 800-1,000 sq. ft. should also be considered. Scheckel requested Halbrook to create an idea of what could work to create a model. Gantman requested samples with costs for 2-to-3-bedroom homes of 1,400-1,800 sq. ft. with infrastructure to create a full project estimate. Kalms stated the County is planning a comprehensive zoning review in 2023. If the town exits, it may create greater flexibility for some items. He noted the committee will need to identify the total project cost and explain why the Town would be spending tax dollars to install infrastructure or build individual homes.

Broadband Update – Scheckel asked if people will be required to connect to the fiber and if they will be paying even if not accepting the service. It was noted that the borrowing will affect the levy which affects all property owners. The ISP will make connection determinations. Kalms noted the agreement has not been finalized for the PILOT project. Scheckel noted that the ownership of the engineering design product should be outlined. Gantman indicated that it is concerning that the PILOT project is presumed done without proper contracts being executed.

2023 Budget – The 2023 budget draft was reviewed, and the following items were noted:

- \$6,500 for DCEDC membership would cover services at the current level
- \$6,200 for BLRPC membership. These services have not been used in 2022.
- \$5,000 for attainable housing
- \$11,000 for property preparation (attainable housing)
- \$5,000 for Development RFP

Correspondence – None.

The next meeting will be August 16, 2022, at 6:15 pm.

Lowry moved, Gantman second to adjourn at 8:08 pm. Carried 4-0.

Respectfully submitted,

Anastasia Bell, Clerk/Treasurer

Approved at the 8/16/222 Economic Development Committee meeting.