

TOWN OF LIBERTY GROVE PUBLIC MEETINGS

Economic Development Committee

Date: September 13, 2022

Time: 6:15 PM

Place: Town Hall, 11161 Old Stage Road

Agenda:

1. Call to order
2. Roll call
3. Approve Agenda
4. Approve Minutes: 8/16/22
5. Public Input
6. DCEDC update
7. Val A Property Commercial Development
8. Attainable Housing
9. Broadband Update
10. 2023 Budget Request
11. Correspondence
12. Future meeting
13. Adjourn

All agenda items will include discussion and possible action. Deviation from listed order may occur

***Audience members must ask for permission, during public input, to speak on agenda items ***

Anastasia Bell, Clerk/Treasurer

Members of the Town Board or any other Town Committee, who are not members of the body whose meeting agenda is published in this 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
Minutes of the Economic Development Committee meeting on August 16, 2022

(This meeting was correctly posted)

Agenda:

1. Call to order
2. Roll call
3. Approve Agenda
4. Approve Minutes: 7/18/22
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 6:19pm. Committee members Andrew Gantman, and Dave Studebaker were present along with Administrator Walter Kalms Clerk/Treasurer Anastasia Bell, Deputy Clerk/Treasurer Doug Curzon and 1 member of the public. Committee member Chuck Scheckel was absent.

Lowry moved, Gantman second to approve the agenda as posted. Carried 3-0.

Studebaker moved, Gantman second to approve the 7/18/2022 minutes as presented. Carried 3-0.

Public – Janet Johnson, Humbug Road requested the committee restart the discussion regarding a food truck court. Sister Bay is creating an ordinance to regulate food trucks. Food trucks are beneficial to the community and are self-sufficient. The court location would only require a toilet with hand washing station.

DCEDC Update – Michelle Lawrie, Director, indicated there will be a reception in late September as well as the developer tour. She has submitted a grant application which would allow DCEDC to work the WEDC and UW-Madison to conduct a study to identify all items inhibiting or promoting Economic Development north of Sevastopol. She reiterated that ADA has declined the modular proposal.

Attainable Housing – Several house plans were reviewed. Gantman identified the cost, best utilization of the property, builders, and organization/individuals to assist in funding builds need to be determined. DCHP has completed their first house and the purchaser will need to qualify for a \$139,000 mortgage. Lowry noted all of the plans received are over 1,000 sq. ft. Studebaker identified \$300 per sq. ft. as the most recent build estimate he heard. Lawrie noted DC Community Foundation is in the beginning stages of their \$3,000,000 WHEDA project. She requested the committee identify if the focus should be rental or ownership. Lawrie volunteered to contact NWTC for partnering opportunities, Portside Builders for plans, DCHP for the process of the current home and their financial capacity, and the Village Sister Bay for a status update on their housing project.

Broadband Update – Studebaker reported the make ready is complete and construction has started on the pilot project; this is expected to be done by the end of this construction season. The Town and Nsight are working on separate agreements for the pilot and Town-wide projects. Nsight has recommended FARR for the engineering design and the Town is working on the

agreement with FARR and it could be \$30,000 less if it can start by 9/5/2022. Bertram (DCB) is actively selling fiber connections within the Town. These are line-of-sight wireless connections between towers that are distributed over fiber to homes. Committee member Alan Kroll arrived at 7:01pm. It was the consensus that individuals will need to make their own decisions to accepting this service. Studebaker indicated active networks are more 50% expensive than passive networks, and they're not justifiable for small users. Gantman reiterated his concerns of who is going to own the system after the Town has paid for it. Kroll asked if a hybrid system has been considered for densely populated areas. Studebaker plied that this would not provide equal service throughout the Town.

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

- DCEDC membership decrease to \$5,800 (\$3.29 per capita).
- 501(c)3 audit would only apply if funds were collected on behalf of the Town.

Correspondence – None.

The next meeting will be September 13, 2022, at 6:15 pm.

Lowry moved, Gantman second to adjourn at 7:32 pm. Carried 4-0.

Respectfully submitted,
Anastasia Bell, Clerk/Treasurer



BOARD MEETING MEMO

AUTHOR: Michelle Lawrie, Executive Director

DATE: September 8, 2022

SUBJECT: Town of Liberty Grove Economic Development Committee Meeting on Tuesday, September 13

Thank you, as always, for allowing the Door County Economic Development Corporation (DCEDC) to be a part of your Economic Development Committee meetings in Liberty Grove. I will be participating in the September 13 meeting via Zoom, as I am at a conference in Appleton that evening.

During the past several meetings, there has been discussion about what the Economic Development Committee can do to encourage development of housing for the area's workforce. The committee is focusing on one site possible for this type of development. Two significant factors toward this development are the current infrastructure to the site and the current zoning. Members of the committee have discussed various levels of density for this site, which would be regulated by the infrastructure capabilities and zoning possibilities.

Other questions have arisen about how to go about encouraging this type of development in Liberty Grove, including the key question of financing. The committee asked DCEDC to look into the models for development that are currently occurring in Door County to help them to determine a recommendation to the Town. Below is some information about current opportunities.

Door County Housing Partnership (DCHP)

The committee has received recent visits from Mariah Goode, the Director of Land Use Services for the County of Door, who is a board member of the DCHP. The DCHP recently made available a home in Sturgeon Bay for purchase for income-qualified, year-round residents (current or planned). This home was financed through local community residents Michael and Kathryn Martell, and was built by local construction firm Countrywide Construction & Design of Forestville. Through a land-lease arrangement, the homeowner purchases the home, while DCHP retains ownership of the land, ensuring that it will be available to income-qualified, year-round residents for the entire life of the home. Income qualification is measured at or below 120% of the annual median income (AMI) based on household size. For example, annually for a family of four, the maximum income would currently be at \$98,760. The buyer must also be able to qualify for an approved mortgage to purchase the home.

Workforce Housing Lending Corporation (WHLC)

The Door County Community Foundation and NeighborWorks Green Bay is partnering on a new nonprofit corporation (WHLC) to help address the workforce housing shortage in Door County. The WHLC, once officially receiving its IRS charitable designation, will loan money to developers who agree to set aside a number of units as affordable within new rental developments. The number of set-asides would vary by the project, and the loans would finance a relatively small percentage of the total

financing for any particular housing development. The WHLC will be a Revolving Loan Fund (RLF) and will start with a fund of \$3M—\$1.5M from WHEDA (the Wisconsin Housing and Economic Development Authority) and \$1.5M of contributions from other sources. The income qualification for these units will be 80% or lower than the county's median income, which would mean that households making less than \$65,840 would qualify.

Summary

The DCHP and the WHLC are two tools / programs that are much needed for Door County. They have the same purpose – to create more affordable housing opportunities for Door County residents. While the DCHP encourages home ownership with its model, the WHLC helps incentivize developers to build affordable rental units.

The key question for the Economic Development Committee is what type of development is financially possible on the particular property. As mentioned before, infrastructure is a key component to this question. The committee is currently working with those in the construction industry on possible pricing. We look forward to hearing what may come of this discussion, as well as adding to the discussion on September 13. DCEDC would also be happy to have developers consider the particular property and give assessments as to feasibility. DCEDC has a meeting next week with Habitat for Humanity and is reaching out to others mentioned in this memo for potential interest in a workforce housing development in Liberty Grove. The conference to be attended in Appleton the day of the committee meeting should also be helpful in the discussion that evening.

DCEDC Investor & Partner Reception

Please join the Door County Economic Development Corporation Board of Directors for a reception to highlight DCEDC successes, meet the new team, and preview the 2023-2025 Strategic Plan

Tuesday
September 27
4-6pm

The Lodge at Leathem Smith
1640 Memorial Drive
Sturgeon Bay

A brief presentation
will begin at 5pm

RSVP by 9/23
bailey@doorcountybusiness.com
920.743.3113 X 102

Economic Development

2021-2025

Description	2021	2022	2023	2024	2025
Baylakes Regional Plan Membership	\$ -	\$ -	\$ 6,200	\$ 6,200	\$ -
DCEDC Membership	\$ 5,000	\$ 6,500	\$ 5,830	\$ 6,500	\$ 6,500
501(c)3 audit	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Website development	\$ 5,000	\$ -			
Attainable Housing	\$ -	\$ -	\$ 5,000		
Development RFP	\$ 5,000	\$ -			
Broadband expansion	\$ 4,000	\$ -			
Property Preparation	\$ -	\$ -			
	\$ 20,000	\$ 7,500	\$ 18,030	\$ 13,700	\$ 7,500
Capital Property Preparation	\$ -	\$ -	\$ 11,000		
Capital Development RFP	\$ -	\$ -	\$ 5,000		
	\$ -	\$ -	\$ 16,000	\$ -	\$ -
Total budget	\$ 20,000	\$ 7,500	\$ 34,030	\$ 13,700	\$ 7,500