

Town of Liberty Grove
Minutes of the Economic Development Committee meeting on October 11, 2022
(This meeting was correctly posted)

Agenda:

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

Chair John Lowry called the meeting to order at 7:04pm. Committee members Andrew Gantman, Dave Studebaker, and Chuck Scheckel were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell, and 2 members of the public.

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

Gantman moved, Lowry second to approve the 9/16/2022 minutes as presented. Carried 4-0.

Public – None.

DCEDC Update – None.

Val-A Property/Attainable Housing – Lowry noted the property was purchased a few years ago, the Parks Committee recommended to sell it and the board consensus was that the preferred outcome was a commercial development. The well and septic may need upgrades and/or replacement. James Honig, Door County Housing Partnership, stated the purpose of this organization is to bring home ownership to working families. The goal is to work with other community organizations to make 50 homes available by 2030. While they have not discussed a property being split into residential and commercial use, but this may change as they work to meet the community housing challenges. Cathy Ward, E Green Road, noted the gained equity and wealth of home ownership is a better opportunity for families to sustain their future. Honig noted the challenge for higher density developments is the infrastructure and CLT loan foreclosures are less than 10% which increases community stability. The current home took 12–18 months and they received 18 applications. The financial model involved a cost of \$235,000 with \$100,000 from a DCHP community subsidy and \$135,000 loan from a private party. He identified zoning, well/septic infrastructure, and a contractor to develop the property as the three main items to explore. DCHP would be available to raise the community subsidy with promotional assistance from the Town when the time comes. Studebaker noted the need to define the key differences between MC/HD and HL10 to understand how a development such as Cottage Glen may be possible by the Town Hall. He asked if the Town could sell the Val-A and use proceeds as the private party “bridge” loan during the construction period. Committee member Alan Kroll joined the meeting at 8:00pm. Gantman asked if the residential or commercial use of the Val-A property would of greater value to the community upon sale. Kalms indicated legal interpretation is necessary to know if Town funds can be invested as a “bridge” loan to fund the development of the property. Honig expressed his gratitude to the group for the

vision and asked to keep the conversation going as zoning and infrastructure options are available and offered that DCHP can look for a builder. Countrywide builders (Forestville) and Rob Vogel may have interest in the Val-A property. Kroll noted commercial real estate brokers may have a greater network of buyers for the Val-A property. **Lowry moved, Studebaker second** to recommend the Town Board entertain selling the Val-A property. Carried 4-1 (Scheckel). Kroll left the meeting at 8:38pm

Broadband Update – Studebaker reported the \$500,000 loan application was approved for submission to be used for the engineering study, the Town and Nsight attorneys are working on a Town-wide agreement, and there are currently 17 sign-ups within the Pilot project area. The Treasury has approved 40 million for Wisconsin Broadband for capital projects in underserved and unserved areas. The grant application details are not available at this time, but Nsight has confirmed they are planning to assist the Town by writing the grant. The County has reported 226 responses to the WISER survey within the Town.

Correspondence – None.

The next meeting will be November 14, 2022, at 6:15 pm.

Studebaker moved, Lowry second to adjourn at 8:44 pm. Carried 4-0.

Respectfully submitted,

Anastasia Bell, Clerk/Treasurer

Approved at the 11/14/2022 Economic Development Committee Meeting.