

Town of Liberty Grove
Minutes of the Economic Development Committee meeting on November 14, 2022
(This meeting was correctly posted)

Agenda:

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

Chair John Lowry called the meeting to order at 6:15pm. Committee members Dave Studebaker, Chuck Scheckel, and Alan Kroll were present along with Administrator Walter Kalms, Clerk/Treasurer Anastasia Bell, and 2 members of the public. Committee member Andrew Gantman was excused.

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

Scheckel moved, Studebaker second to approve the 10/11/2022 minutes as presented. Carried 4-0.

Public – None.

DCEDC Update – Michele Lawrie, DCEDC Director, reported they are finalizing their three-year plan and creating a public policy committee on housing and the Door/Kewaunee Legislative Days will focus on workforce.

Broadband Update – Studebaker reported the Pilot Project drops started today, the engineering contract is on the agenda for tomorrow's board meeting, and Tech has requested letters be sent to the remaining Pilot Project residences to encourage service sign-up.

Attainable Housing – Joe Langton, Green Magic Homes, noted that the cost of infrastructure installation is not affected by the style of the home and while some utility items may cost more upfront, the long-term savings will need to be realized. He noted that it will be important to find people in the local trades to assist with the building process as many contractors have been unwilling to bid his project because it seems out of the ordinary. He has also found that banks are hesitant to provide mortgages if the party does not own the land, and these are a new style, so they are unable to find comparable values. The shells are currently shipped from Mexico and are installed using common construction methods and they can be built on a floating slab. Green Magic Homes currently has single-story buildings with the Terranova and Royal being the best options at this time. The tunnel homes are the least expensive and there may be other opportunities with the agri-tunnels. Kroll noted that Stanley Martin is a builder in Virginia that has a process to build new homes for lot owners. When the new construction buyer signs a contract to build the home: Stanley Martin takes title to the land, and when complete delivers a finished home and the lot back to the buyer. This is done so that the builder can secure construction financing to meet lender requirements as noted by Joe Langton. Langton further noted the contractor can determine the cost to build with individual water and wastewater systems, but these systems would need to be determined by a developer if they're shared. The

number and allowance of duplexes will need to be confirmed with the zoning administrator. Scheckel noted the Committee will need conceptual plans and budgetary numbers to create a presentation for when they approach the Town Electors.

Correspondence – None.

The next meetings will be Tuesday, December 13, 2022, and January 10, 2023 at 6:15 pm.

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

Respectfully submitted,

Anastasia Bell, Clerk/Treasurer

Approved at the 12/13/2022 Economic Development Committee Meeting.