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**TOWN OF GIBRALTAR
SPECIAL MEETING
TUESDAY, OCTOBER 8, 2019
GIBRALTAR TOWN CENTER
4097 HIGHWAY 42, FISH CREEK WI 54212
6:00 PM**

Approved:

Call to order: Dick Skare called the special meeting to order at 6:00 p.m.

Roll call/quorum:

Board members present: Dick Skare, Steve Sohns, Barb McKesson, Bill Johnson and Tim Luetzgen

Board members absent: None

Agenda/proper notice/adopt agenda: *Motion: (Johnson, McKesson) to adopt the agenda as posted. Carried.*

Preparation of Uptown Property (Redmann) presentation for meeting of the electors: Dick stated this is preparation for the meeting of the electors, setup/layout, timing, scheduling, determination of information to be presented, etc. The PowerPoint from Cedar Corporation and presentation by Donn Dresselhuys are being seen for the first time by the board as well as the audience.

Determinations and questions raised:

1. Date and location: October 16th Door Community Auditorium
 2. Registration at 5 p.m. in Fireside Room (electors and non-electors, distribution of ballots to electors)
 3. Sign in for comments/presentations, numbers assigned.
 4. Definition of elector:
 - a. US citizen, 18 years old
 - b. This is their primary residence
 - c. Have resided at least 10 consecutive days prior to this vote of the electors at this address with no intent to move
 5. Meeting at 6 p.m.
 6. How to conduct the vote – paper ballot, show of hands, voice vote - paper ballot
 - a. Multiple questions requiring votes? Supply different colors for separate questions, also suggested for those with color blindness A,B, C, D written on corner of each color
 - b. How many motions? Stop after 1st successful
 - c. Ballots with numbers associated from registration
- Audience concern that there are now options that are being considered not just an up or down vote on purchasing the property. They were led to believe that it was all or nothing.
- d. Order of vote: GO Bond question then the vote on property – board consensus
 - e. Presentations will be made by Cedar Corporation, Donn Dresselhuys. Presentations and opinions will also be made and allowed by others in favor or opposed to the Redmann property. There will be time limits on presentations/opinions. No repetitious comments. Equal time will be given.

Cedar Corporation

Ken Jaworski – Project Manager

The PowerPoint presentation gave an overview of the current position from the point of the town's option to purchase to the question before the electors. Slides included:

1. The Situation – Option to purchase
2. General parcel information
3. Parcel specifics
4. Needs and opportunities this parcel addresses or presents
5. What are the directives?
6. Assessing the risk-reward
7. Concept map
8. Tour results
9. Modified concept map based on tour results
10. What has been learned through the study process

- a. Workable concepts
- b. Support infrastructure
- c. Potential tax revenue
- d. Developer/buyer interest
- e. Funding assistance

6 Donn Dresselhuys

- 7 1. Bracket the risks.
- 8 2. The main cost to do nothing but buy the land is \$20 per \$100,000 of property value.
- 9 3. Concern with the housing – model needed to determine.
- 10 4. 144 acres of land – there is more, about 60 acres for development.
- 11 5. Split 60 acres into 3 sites.
- 12 6. Affordable only if factory built, not stick built.
- 13 7. Affordable is \$185,000 or less.
- 14 8. Land preparation, trenching, sewer (mound), water, landscaping, etc. Baudhuin \$20/per site 180 sites.
- 15 9. House, foundation, land, roads, piping/trenching, modified Baudhuin, sewer and hook-up (\$3500),
- 16 closing costs, zoning, 60 houses on each of 3 cluster. \$170,000 per house, will include a 2-car garage,
- 17 includes \$25,000 fudge factor. Selling price 4% commission.
- 18 10. Median household income is \$56,000, HUD 30% gross \$16,000. Down payment 20%.
- 19 11. Could realistically produce 7 – 8 units per year. Cost to taxpayers, little to none.
- 20 12. There are numbers coming for 4 plex units in about a month.
- 21 13. Believes it is a good risk.

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23 **Comments:**

- 24 ○ We have an opportunity that gives back a part of the creek, wetland, and other things. We can take
- 25 advantage of this opportunity or miss this opportunity.
- 26 ○ Too many variables with no costs attached.
- 27 ○ Government should not be in the development business.
- 28 ○ Too much fuzzy math from an investor viewpoint.
- 29 ○ You can choose if you want this to be housing for young families.
- 30 ○ What are we leaving as a legacy?
- 31 ○ Who is going to do the work – developer?
- 32 ○ Donn Dresselhuys – the town
- 33 ○ Tad Gilster, broker for the property, the property was first put on the market after the recession,
- 34 only the last 18 months has the market begun to improve. The property is priced at a reasonable
- 35 density of 225 units at \$10,000 per unit land cost. Tad Gilster expressed concern on the board being
- 36 the point person on the development.
- 37 ○ Jim Schuessler, Door County Economic Development, the communication on this project began
- 38 slow. In economic development site control development is taken by covenants.
- 39 ○ Tim Luetgten asked if Mr. or Mrs. Haak could speak in opposition.

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41 Both Ken and Donn were thanked and given a round of applause for their presentations.

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43 **Adjourn:** *Motion: (Johnson, Luetgten) to adjourn at 8:40 p.m. Carried.*

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45 Respectfully submitted,

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47 Beth Hagen, Clerk