

**TOWN OF GIBRALTAR**  
**SPECIAL MEETING OF THE ELECTORS**  
**OCTOBER 16, 2019**  
**Door Community Auditorium**  
**6 p.m.**

**Approved: June 23, 2020**

Call to Order: Gibraltar Town Chairman Dick Skare called the Special Meeting of the Electors to order at 6:04 p.m.

Skare said there were 2 items tonight to be discussed and voted: 1) to approve a Resolution Authorizing the Town Board to Issue General Obligation Bonds for the purpose of refunding all or a portion of any of the obligations issued by the Town and 2) the purchase of the Redmann Property.

A Point of Privilege was raised for the Pledge of Allegiance. Skare led the audience in the Pledge of Allegiance.

Gibraltar's Municipal Attorney Robert Gagan stated that elector eligibility is based on meeting all of the following: US citizen, 18 years old, this is your primary residence, have resided at least 10 consecutive days prior to this vote of the electors at this address with no intent to move.

As additional attendees were still arriving the start of presentations was delayed for approximately 15 minutes.

At 6:32 p.m. Skare stated people were still lined up out the door and will be allowed to sign up for ballots later but will be able to hear the presentation first. Skare thanked the audience for their attendance and stated there were 2 items tonight to be discussed and voted: 1) to approve a Resolution Authorizing the Town Board to Issue General Obligation Bonds for the purpose of refunding all or a portion of any of the obligations issued by the Town and 2) the purchase of the Redmann Property.

He stated that the vote would be taken by paper ballot and electors would need to register to receive their ballot. Drop boxes for the ballots are on a table in the front.

**To approve a Resolution Authorizing the Town Board to Issue General Obligation Bonds for the purpose of refunding all or a portion of any of the obligations issued by the Town:**

The first issue is the bond issue and does not involve the Redmann property at all. Beach Project, pier, sprinkler system at the park, landscaping, wayfinding, streetlighting, Hwy. 42 Project, parking lot – Phase 1 not including the Redmann property purchase. Phase 2 is not included in the bond issue. The length of the bond would be 20 years, the maximum a bank can lend for is 10 years. A more favorable interest rate of 3% or lower is expected on the bond issue. The impact per \$1,000 is estimated at \$.25. The amount of the bond \$5,937,931. Existing debt is \$4,949,852. Total debt would then be \$10,102,892. Our debt limit is \$38,000,000. The consequence if a bond is not taken out is that we will pay more for the debt via interest.

*Motion by Judith Kalb, seconded by Ellen Weidner to approve the bond in the amount of \$5,937,931.*

Number of town electors voting: 327

Ayes 216

Nays 111

A question was asked if the dollar amount of the bond could be changed? Skare stated that the question (motion) had been called. Electors were to vote on the blue ballot.

**To approve the purchase of the Redmann Property for public purposes. Approximately 195 acres consisting of six parcels: 0140233312733Q, 0140233312732Q, 014232312711U1, 0140232312744Q, 0140232312741E, 0140232312742G:**

Presentations will be made by Cedar Corporation, Donn Dresselhuys, Jim Schuessler of the Door County Economic Development Corporation. Questions and comments (sign in) will be taken in order after the presentations and will be limited to 5 minutes.

Ken Jaworski, a senior consultant with the engineering and planning firm Cedar Corporation, have been retained by the town to look at design concepts, feasibility of the property as an accent and how it would financially flow in terms of the affordability of the project and opportunities available. The town holds an option on 195 acres for 2.15 million and the option expires in June. Tonight, the town electors will vote on whether to initiate the uptown project. A PowerPoint presentation followed. The development area is about 72 acres. The entire property is subject to a perpetual planned unit development permit issued in 1980 which allows for over 500 residential units on an identified 60 acres. Designs to take the sewer to the site have been generated and approved. There is a developer agreement between the Redmann's and the DNR on some bluff escarpment, there are also easements with respect to Hidden Blossom Condominiums, Half Mile Bridge Condominium, Half Mile Bridge LLC, and Fish Creek Sanitary District #1.

Jaworski outlined the payback on developing 291 residential units at \$181,500 per unit. That would add \$52 million in valuation to the town's tax rolls. Ten commercial units would bring an additional \$9 million resulting in \$147,741 in annual tax revenue at full development. Uses of the property would be phased in example: bike hub prior to housing. Financing - State Trust Fund Loan currently 3.75%, municipal bonding, DNR grants, local banks, Other benefits of town purchase would be public protection of the escarpment, control of any development, mixed use development, recreation/community health trail development, trail linkages, link to downtown Fish Creek, affordable housing (owner occupied), educational component (UWGB). For each \$2,000,000 in funding it is approximately \$20 per \$100,000 in evaluation.

In the end when considering this question – future development must be aesthetically pleasing to the character of Fish Creek, socially acceptable to you, environmentally sensitive, sustainable, and financially sound, and is it a wise buy. What is the town's risk to buy or not buy? This would be a challenging project but there is a lot of help available.

Skare thanked Ken for all of the hard work that Cedar has put into this project. It has brought definition to the project.

Russ Haak – resident property owner in Fish Creek. Haak stated he is here to present an alternative financial perspective on the feasibility and portability of the Redmann Property Uptown Project. It is basically an up or down vote for the Uptown Project. The town is advocating for the purchase of the property. The challenge is how do you justify spending \$2.15 million on 195 acres of land that has been for sale for the last 10 years. We saw control, BMX bike trails, the possibility of a UW Campus as potential uses. To get the community behind this you would need something really big like development of affordable housing. In concept we probably all agree we need affordable housing; but doing it where it makes sense at the proper price. What fits the figures with a median income of \$56,000 in Fish Creek. Haak gave several financial scenarios for the development of the project both by the town or a developer. Haak stated the Redmann property forces to many houses to be built on to small a footprint. We still need affordable housing in Fish Creek. If we are looking for affordable housing there are more ways to go about it – duplexes, quads.

Has the board supplied a clear vision as to why we need this property, I say no. Is the vision for affordable financially viable on this property, I say no. Are outside investors knocking down the door to invest in this property, I say no. So why are we in such a hurry to spend \$2.15 million for a property that has been on the market for over 10 years.

Donn Dresselhuys – resident property owner in Fish Creek. Dresselhuys stated he is primarily interested in affordable housing and does not know anything about trails or UWGB. The land is going to be developed. With 580 permits on 60 acres it is beyond imagination; a better low density would be 3 sites per acre or 180 building sites at \$20,000. Dresselhuys gave additional details of development and associated costs. Offsetting contributions could be from recreation. Affordable housing is \$185,000 or less 3 bedroom, 2 baths, attached garage, 1200-1300 square feet. Issue of schools – even 1 child per family would be a boost for the schools. Concern for workforce housing and seasonal housing to effectively deal with affordable housing. Is it a risk work taking? It is a justifiable risk.

Jim Schuessler, executive director of the Door County Economic Development Corporation (DCEDC) stated the mission of the DCEDC is economic vitality and development, which compliment bringing in resources like Cedar. Community is looking at options. Russ Haak is right it is a hard decision. Donn Dresselhuys is right affordable housing is needed. They are both right. More of what is being proposed is “control”. Attainable housing is a need and this site does not solve the problem but it would solve a piece of it. DCEDC is willing to work with you to make this come to pass.

Dick Skare stated there are 2 components to be aware of the economic impact study on bike trail showing annualized trip spending of \$14.7 M range in northwestern Wisconsin. Also, the Interim Chancellor of UWGB is interested in continued conversation regarding the potential of this project.

*A motion was made by Dick Skare and seconded by Ellen Weidner to purchase the Redmann property at \$2.15 million.*

Number of town electors voting: 231

Ayes 51

Nays 180

Attorney Gagan stated that ballots could be cast prior to discussion being finished.

Hellerman – Factual background only for a no vote.

Dick Skare – Benefits: control of property, becomes a public property, recreational activities, educational activities

Jim Schultz - Can we, should we be putting in a sewer line where we are trying to preserve and protect the wetlands. DCLT the sewer line would not be consistent with the conservancy. Town does not have personnel to manage a complex project.

Doug Lindemann – Affordable Housing needs - property and infrastructure to be donated, and tax breaks given by the state.

Jim Eggers- Concern over conservation land issues

Jim Mitchell- Consider where jobs are and where housing should be located. Need to consider public water.

Angela Sherman- Different perspective, attainable housing, be a community that leaves a legacy to be the opportunity to be here.

Brian Hackbarth- Not the right property as the numbers do not work. Could support a realistic project/numbers. Difference between affordable and attainable housing.

Mitch Heinrich- Figures are not concrete enough.

At 8:55 p.m. question was called.

Brian Hackbarth asked Attorney Gagan if a motion to amend the motion could be entertained. Gagan responded no that the question has been called.

Respectfully submitted,

Beth Hagen, Clerk