

**Town of La Pointe  
Affordable Housing Advisory Committee  
Tuesday, May 10, 2022  
1:00 pm at Town Hall/Zoom  
Minutes**

Members present: Katie Sanders; Chair, Jim Peters, Jane Vogt, Ken Myhre and Mark Pass.  
Lauren Schuppe and Marie Iannazzo arrived at 1:20pm  
Members absent: Charlie Bertel and Tom Kromroy  
Staff present: Michael Kuchta, Town Administrator

**1. Call to Order/Roll Call**

The Affordable Housing Advisory Committee (AHAC) meeting was called to order by Katie Sanders, Chair.

**2. Public Comment**

None

**3. Minutes of the following meetings to be considered for approval:**

**A. April 12, 2022**

Motion by Ken to approve the AHAC minutes of April 12, 2022, seconded by Jane, all ayes. Motion Carried. Lauren and Marie were not present for this vote.

**4. Reports from committee members**

**A. Financing 7 management partnerships – Jane**

- Jane gave an overview of her research of the WHEDA QAP (qualified allocation process) stating they have a 9% Federal Tax Credit and 4% WI State tax credit. In 2021 they had 49 projects in 37 communities, final QAP is still in progress.
- Jane, Marie and Steve Mueller met with the WI Habitat for Humanity Director.
  - Seems this may be a viable option for new build and building rehabilitation.
  - Discussion on the difference between an affiliate vs. a chapter.
  - There is a NW Wisconsin Chapter who would be interested in working with us.
  - Jane will send an overview of their discussion to the committee via email.
  - Jane will send contact info to Katie to invite Sara Kierzek, Habitat for Humanity of Wisconsin Executive director and the director of the NW Wisconsin Chapter, to our June meeting.
  - Jane and Marie will talk with Rachel Bauman, St. John's UCC, to see if they have any interest in partnering with a project of this sort.

## **B. Potential properties on island – Tom**

Tom was not present.

Jim, Ken, Mark, Lauren and Marie attended a presentation Bob Hartzell gave of his proposed Gitchee Gumee building project. Michael gave an overview of the meeting he had with Bob Hartzel the previous week.

- Lengthy discussion on possible opportunities and collaboration with development.
- Consensus that Lauren and Marie will meet with Madeline Hartzel to discuss interest in various options.

## **C. Recurring revenue sources – Michael**

Michael reported the following:

- The Town budget expects \$155,000 in accommodations tax revenue, with 70% (or \$108,000) going to the Madeline Island Chamber of Commerce by state statute, with the remaining 30% (or \$47,000) going to the Town.
- State statues do not give much leeway on regulating short-term rentals.
- Towns generally are not allowed to establish TIDs (Tax Incremental Districts).
- Towns generally are not allowed to issue revenue bonds unless they partner with another governmental entity.

## **D. Great Lakes Islands Alliance (GLIA) affordable housing meeting recap – Jim**

Jim gave an overview of details given by the Mackinac Island Community Foundation on their affordable housing projects. Jim will follow-up with the company that did a housing market analysis for Mackinac Island to see if this would be beneficial for us.

## **E. Land trusts**

No discussion.

## **F. Update from Jane & Marie**

Jane will have a conversation with MacPhail Center regarding their music camp property and housing units to see if there might be some opportunities.

## **5. St. John's UCC – letter of support discussion**

Katie spoke with St. John's over the weekend to thank them for their support.

## **6. Update on WHEDA**

- Michael reported the focus groups continue to meet weekly. A meeting is scheduled for 5/24 & 5/25 with all groups and stakeholders who have been identified by the various focus groups.
- There will be meetings on 6/21 & 6/22 at the Wild Rice Retreat Center including ideation sessions with public involvement. Michael asked for a discussion at the next meeting to look at possible people we would like to attend these sessions.

**7. Recommendations to Town Board**

None

**8. Public Comment**

Michael reported the AHAC received a grant from the Apostle Islands Area Community Foundation and the Town Board approved the agreement.

Discussion on potential properties and next steps needed.

Jim asked if anyone is planning to attend St. John's council meeting tomorrow, Katie will follow up with Rachel and get back to the committee via email.

**9. Set Next Meeting Agenda and Date**

Next meeting scheduled for Tuesday June 14, 2022, 9 am (new time) at Town Hall/Zoom

**10. Adjourn**

Motion by Jane to adjourn, seconded by Lauren.

Minutes taken from recording and submitted by Dorgene Goetsch, Clerical Assistant  
Minutes approved as presented June 14, 2022.