

**Town of La Pointe  
Affordable Housing Advisory Committee  
Tuesday August 9, 2022  
9:00 am at Town Hall/Zoom  
Minutes**

Members present: Katie Sanders, Chair, Jim Peters, Jane Vogt, Ken Myhre, Charlie Bertel, Tom Kromroy, Mark Pass, Lisa Sill, Lauren Schuppe, Robert Kramer  
Members absent: Marie Iannazzo  
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.

**2. Public Comment**

None

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

**A. July 12, 2022**

Motion by Jim to approve the above minutes, seconded by Lisa, all ayes. Motion Carried.

**4. Hellos & Goodbyes**

Welcome Robert and goodbye to Tom

**5. Reports and updates**

**A. Forum Recap**

- Katie stated that there were 42 attendees and it lasted all of 2 hours.
- Committee members gave their feedback: facilitator didn't stay on point, not useful overall, survey and attendees supported the idea of affordable housing, no new ideas.

**B. Hartzell**

Ken, Lisa and Tom met with Bob Hartzell and toured his property off Mondamin. Bob does not want to donate land but has identified a 15-acre parcel he would sell at a rock-bottom price (no amount given). There are many variables such as wetlands, sewer, electricity, and roads.

Michael stated that nobody has come forward offering to donate land (as asked in the Affording Housing flier)

Michael gave an update on the 3 town properties of interest to the committee.

- Roughly 3.5 acres on Sunny Slope behind the MRF – no restrictions
- 3 lots on Sunny Slope near Whitefish. There are covenants from 1897-1923; the Town Attorney is looking to see if modifications can be made.

- Large parcel by tennis courts on South Shore and Old Fort Roads Clear covenants about no development were put in place 50+ years ago. Town Attorney is also looking to see if modifications can be made.

### **C. Habitat**

- Jane reported that she has been working with Habitat to get information on their rehab and low-interest mortgage programs. Michael said the needs assessment will/should identify individuals who these programs could work for, but thought this committee should not wait for the assessment if they can identify people/properties this might help.
- Jane stated that Marie is working on organizing a “Rock the Island” volunteer workday (a Habitat program) in September to address a specific issue (not decided yet). This is a project that can be done on our own.

### **D. MISA**

- Lisa suggested a possible partnership with MISA to make the new units they are building year-round instead of only summer. Michael noted possible obstacles with MISA’s existing Conditional Use Permits.

Michael mentioned a large grant received by Northwoods Tech. Jane and Lauren will contact them and investigate possible collaborations.

### **E. Needs Assessment**

Michael reported the Request for Proposal (RFP) has been posted/published. It was sent to 20 consultants who were on a WHEDA-approved list. Four consultants have expressed interest.

### **F. Grant Update**

Katie submitted a grant application to the Apostle Islands Community Foundation for the needs assessment, and is waiting to hear if it will be funded.

## **6. Discussion: Land Trust Model**

- Charlie gave a presentation explaining how land trusts are set up and how they operate.
- Tom investigated the costs to set up a land trust: \$5k - \$6k in legal fees to set up, plus \$600 to apply for a 501c3 (which could take 1 year for IRS approval).
- Discussion on whether this approach is worth investigating; available funding, additional partners/towns, Town or private, etc.

## **7. Recommendations to Town Board**

Motion by Jane to recommend that the Town Board donate the northern portion of Parcel #014-00457-0000 on Sunny Slope Road, giving the AHAC a 2-year option to use this site to build workforce housing, which is defined as 60% - 120% of area median income; seconded by Lisa, all ayes. Motion Carried.

This recommendation is based on the AHAC presentation on March 30, 2022, to the Town Board, as a specific land option is necessary to go forward with planning.

**8. Public Comment**

- Jane asked if there was a respectful way to get a list of people who need repair work done on their homes.
- Tom asked the committee to work with the ferry line on a strategy to get workers here in an affordable manner.

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

Next meeting scheduled for Tuesday September 13, 2022, 9 am at Town Hall/Zoom

**10. Adjourn**

Motion by Tom to adjourn, seconded by Lisa, all ayes.

Minutes taken from recording and submitted by Dorgene Goetsch, Clerical Assistant  
Minutes approved as presented 9/13/2022.