

CITY OF GILLETT
PLANNING COMMITTEE MEETING
Council Chambers – Municipal Building
150 N McKenzie Ave – Gillett, WI 54124

THURSDAY JANUARY 7TH, 2021 AT 5:30 PM
MINUTES

Chair Spaulding called the meeting to order at 5:30 pm.

Roll Call

Present: Alderperson Gary Spaulding, Nanette Mohr and Marie Blaser

Also Present: Mayor Josh McCarthy, Alderperson Sandra Hubbard, Deb Rudie, Matt Stroik and Deputy Clerk Tonni Larson.

Public – Jon Gildeneisner and Steve Walczak from Match Realty of Green Bay.

Public Input: Mohr presented a news article from the City of Shawano in regards to the purchase, by a developer, of the old hospital parking lot for future housing development. It highlighted the plans for single family homes in which lots would sell for \$20,000 - \$25,000. There was discussion in the group regarding the comparison of this property to the current lots for sale in Ridgewood subdivision in the City of Gillett.

Gildeneisner and Walczak were inquiring about the opportunity to list the lots in Ridgewood. They provided comparisons to properties in Ledgeview (Green Bay) area but after further discussion, decided that it would not be a good fit for their agency when listing all four lots. They explained what they could offer in marketing and services and the dollar amount they would need to list each lot. Following further information on the history of the property, it would not make sense to list with their agency.

AGENDA ITEMS:

1. Discussion and Possible action on Minutes from October 13th, 2020

MOTION: Mohr/Blaser

Motion to approve the meeting minutes from October 13th, 2020

Voice Vote: All Ayes – **MOTION CARRIED**

2. **Discussion and Possible action on listing the Ridgewood Lots and Campground.** Stroik presented the group with a letter of intent to purchase the said lots. Stroik read the offer out loud. It was a two part offer. The intent was to purchase lot 206 for an amount of \$5,000 and the second part would be to purchase the remaining three lots 6 to 8 months down the road for \$5,000 each or a total of \$15,000. The council discussed their concerns of the two part offer. With selling all lots at a discount, \$5,000 each, it was the desire of the council to sell close in one transaction. The concern was that the buyer may not follow through on the second part of the offer. Stroik noted that the potential buyer would be available via conference call and the council could talk to him directly to determine his intentions.

At this point it was 6pm which was the start of monthly council meeting. Mohr motioned to adjourn, seconded by Blaser and return to this meeting after the adjournment of the council meeting.

Spaulding called the meeting back to order at 7:12.

The potential buyer was contacted via conference call at 7:15. He began by providing his bio and experience. He then explained his intentions for the properties and why he wanted to purchase the parcels in two transactions. He found these properties on-line when they were up for auction some time ago. He felt it necessary to begin with one and build a relationship with the City before acquiring the remaining lots. He also needed to work on a time line with his partners / developers.

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Following questions from the group, the call ended for council discussion. The Council overall did not feel comfortable selling in two transactions and would propose the following to the potential buyer. The City would sell the first lot, #206, for an amount of \$8,000 with the remaining three being sold for \$12,000, totaling the same \$20,000 in the end. First closing in 30 days and the second in 6 months. A Developer's Agreement would be require the buyer to build one home in the first year and the remaining three over the next three years. In addition, the building covenants would be attached to the Developer's Agreement and homes would need to be building according to this document. A second call was placed to the potential buyer with the above verbal counter to his letter of intent. Following continued discussion, the Council did not feel comfortable in moving forward as the potential buyer did not want to agree to the counter. The call was ended with the potential buyer. To close, the Planning Committee decided all lots should be sold together based on the deep discount being offered, and that they would decline the original offers made through a letter of intent from the potential buyer. This item would be tabled for now and Stroik said he would contact Mayor McCarthy in the morning to update him on the discussions.

3. Discussion and Possible action on request for addition parking lot at 146 N Francis Ave.

Serenity Gardens – The owner of the above property provided a drawing of the area he would like to add for parking. The concern from Anderson, Public Works Director, was that the proposed area would be in the right of way and that it would create issues with snow removal and plowing. He would review the property on Oconto County Solo site and meet with the owner on site to discuss the request and to review other options. Mohr stated we should do what we can to help with the request because the owner has provided a wonderful option for care of the aging resident of our city. Anderson will report back the finding at the next meeting.

4. Adjournment at 8:07 PM.

MOTION: Mohr/Blaser

Motion to adjourn.

Voice Vote: All voting aye – **MOTION CARRIED**

Respectfully Submitted by
Deputy Clerk – Tonni Larson