

6.3.20

Village Hall Ad Hoc Committee Notes - Draft

Call to order 6:02pm

Present Josh Stolzenburg, Lisa Anderson, Bobby Bailey

Minutes from 5.27.20 Approved

No members of the public present to comment

Discussion of the meetings with both Blenker Construction and Gimme Shelter – Josh met with both on site and discussed what we would like to see on both a basic and wish list level for each building option.

Blenker gave a proposal that keeps possession of the plans in their hands and doesn't allow us to distribute it. They will put the non-refundable \$5000 towards the cost of building the project if we decide to go with them.

Gimme shelter will provide a proposal for a design package and budget that the Village will own and be able to distribute as we see fit.

We'll recommend that the Village Board choose Gimme Shelter unless something substantial changes.

Community non-transient public water supply does not give the Village the ability to restrict current land use. Current uses are grandfathered in. If use stays the same when the property changes hands that use is also grandfathered in. Consequently, a new Village Hall with a public water supply poses no threat to property owners current land use.

Want to provide public clean water – get proper system and provide year round external access for residents.

Lisa spoke with Lonnie from IBA. Our options are:

- 1) Hire a realtor and get free market analysis.
- 2) Hire an appraiser for commercial appraisals at a cost of about \$1000 each. They use Ziegler (Dan) Appraisals, LLC, out of Hortonville.
- 3) Hire someone who does an evaluation, or "broker opinion," on the properties at \$200 each. They use Brian Derus of Homestead Realty out of Iola.

The first option doesn't help us make a decision ahead of time so doesn't seem to meet our needs. Lonnie said that broker opinions are commonly used for non-complex properties which would be

valued under \$500,000. They establish a market value for our purposes, are inexpensive by comparison, and he's found them to be very reliable. He used this service when selling his house and the amount appraised by broker opinion was what they sold their house for.

Lsia called Brian Derus and he said his fee for something like this is usually \$225 per property, but he would do them for \$200 each since they're right by each other. He can usually schedule appraisals within five business days. I gave him the timeline of the village board meeting and approving funds and told him we would contact him after that.

Committee requests that the board approve \$400 to hire a mortgage broker to give an opinion on the market value of the existing Village Hall and Firehall properties so that we know what we might be able to realize in a sale of those properties

Motion to adjourn M/S Stolzenburg/ Bailey

Adjourned 6:27pm