

Resolution No. 2022-1006

TR(5) Michael, Bawn,
Micaela, public

Establishing Board of Harbor Commissioners

RESOLUTION NO. R2022-1006

A RESOLUTION CREATING AND ESTABLISHING A BOARD OF HARBOR COMMISSIONERS FOR THE TOWN OF LA POINTE, ASHLAND COUNTY, WISCONSIN

WHEREAS, the Town of La Pointe, consistent with the requirements of Wisconsin Statute §30.37 and § 30.38, desires to create and establish a Board of Harbor Commissioners to exercise and perform duties conferred by law; and

WHEREAS, Wisconsin Statute §30.37 authorizes governing municipalities situated on a navigable waterway, such as the Town of La Pointe, to establish a Board of Harbor Commissioners; and

WHEREAS, Wisconsin Statute §30.38 authorizes a Board of Harbor Commissioners to exercise various duties and powers including, but not limited to, the exclusive control of the commercial aspects of the day-to-day operation of the public harbor and facilities; the maintenance and leasing of harbor facilities; the operation of municipal harbor craft; the acquisition, charter and operations of vessels for use in domestic and foreign commerce; the fixing and regulation of fees; and all other related powers and duties under the law; and

WHEREAS, the Town of La Pointe desires to have 7 members of the Board of Harbor Commissioners created by this Resolution,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF LA POINTE AS FOLLOWS:

Draft

1. The Town of La Pointe, effective with the passage of this Resolution, shall create and establish a Board of Harbor Commissioners.

2. All of the following requirements concerning the Town of La Pointe's Board of Harbor Commissioners shall be met as follows:

- a. The Board of Harbor Commissioners shall consist of 7 members.
- b. The original term of office for each original member of the Board of

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Establishing Board of Harbor Commissioners

Harbor Commissioners shall commence on October 10, 2022.

- Draft*
- c. The length of the original term or each member of the first Board of Harbor Commissioners to be appointed pursuant to this Resolution shall be as follows:
 - i. Two members' original term of office shall expire in one year of original appointment; and
 - ii. Two members' original term shall expire in two years of original appointment; and
 - iii. Three members' original term shall expire in three years of original appointment.
 - d. As soon as possible after passage of this Resolution, the Town Chairperson shall appoint the original members of the Board of Harbor Commissioners and designate the length of the term of each member consistent with the terms of this Resolution and Wisconsin Statute §30.37. Thereafter, the Town Chairperson shall appoint a successor for a 3-year term at the expiration of the term of the original member. All appointments shall be subject to confirmation by the Town Board of La Pointe.
 - e. No person shall be appointed to the Board of Harbor Commissioners unless that person is a qualified elector and a resident of the Town of La Pointe for at least three consecutive years prior to taking office.
 - f. Not more than one member of the Town Board of La Pointe shall be eligible for appointment to the Board of Harbor Commissioners. There is no requirement for a Town Board member to be a member of the Board of Harbor Commissioners.
 - g. No member of the Board of Harbor Commissioners shall receive compensation for their services but shall be reimbursed for expenses actually and necessarily incurred in the performance of their duties.
 - h. Said members of the Board of Harbor Commissioners shall have all the

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Establishing Board of Harbor Commissioners

powers and duties authorized by §30.37 and §30.38 of the Wisconsin Statutes, as amended from time to time.

- i. If there is a vacancy in the Board of Harbor Commissioners, the successor shall be appointed for the unexpired term in the same manner as the original appointment.
- j. As soon as possible after the appointment and confirmation of the members of the Board of Harbor Commissioners, they shall meet and organize by electing a president and vice president from among their members and hold meetings at such times and places as they determine and adopt such bylaws consistent with law as seem practicable for the Board's government.
- k. The board shall employ a secretary who is not a member of the Board and fix the secretary's salary. The Board may employ such other persons, including a harbor master, as it deems necessary for the proper performance of its functions and fix their duties and compensation.
- l. The initial meeting of the Board shall be at a date and time agreed to by a majority of Commissioners and timely posted by the Town Clerk, otherwise on Thursday October 13, 2022, at 5:30 p.m. at Town Hall.

This Resolution was adopted by the Town Board of the Town of La Pointe on the ____ day of October, 2022.

Draft

TOWN OF LA POINTE, WISCONSIN

By: _____
Glenn Carlson, Town Board Chair

ATTEST:

Micaela Montagne, Town Clerk

{SEAL}

TR 5 Michael Barb
Micaela public

Harbor Commission Applications 2022

Name	Received	Resident	Registered Voter	Year	Delinquent?	
					Town	Sanitary
Michael Anderson	9/23/22	x	x	1994	no	
Michael Childers	9/23/22	x	x	2008	no	
Michael Collins	9/23/22	x	x	2014	no	
Evan R. Erickson	9/30/22	x	x	2009	no	
Kenneth Goldfine	9/30/22				no	
Charles Meech	9/30/22	x	x	2004	no	
Zach Montagne	9/30/22	x	x	1996	no	
Hilary Nelson	9/30/22	x			no	
Carol Neubauer	9/29/22	x	x	2001	no	
John Nielsen	9/30/22	x	x	Jan-19	no	
Peter Ross	9/26/22	x	x	Mar-18	no	
Dale Whittaker	10/1/22	x			no	
Susan Soucheray Widmar	9/30/22	x not 3 yrs	x	Jul-05	no	
Barb With	9/21/22	x	x	2012	no	

Glenn Carlson's recommendations for a seven member Board

Michael Anderson	3 year term	expires 10/6/25
Michael Childers	3 year term	
Michael Collins	1 year term	expires 10/6/23
Evan Erickson (Jr)	1 year term	
Zach Montagne	2 year term	expires 10/6/2024
Carol Neubauer	3 year term	
Peter Ross	2 year term	

10/4/22



TOWN OF LA POINTE

MADELINE ISLAND

240 Big Bay Road
PO Box 270
LA POINTE, WI 54850

SERVICE CONTRACT BETWEEN THE TOWN OF LA POINTE AND MAXFIELD RESEARCH AND CONSULTING, LLC

WHEREAS, the Town of La Pointe ("Town") desires to obtain the services described herein; and

WHEREAS, Maxfield Research and Consulting LLC (Consultant) represents to the Town that it has the expertise, knowledge and experience necessary to properly perform this contract according to its terms and that it is ready, willing and able to do so,

NOW, THEREFORE, in exchange for the valuable consideration set forth herein, the Town and Consultant agree to these provisions:

- The Town will obtain a housing needs assessment, as defined in the Scope of Work (Appendix A). A draft will be delivered in electronic form no later than Feb. 10, 2023; a final report will be delivered by March 31, 2023.
- Price will not exceed \$13,840, including transportation costs. Unless modified in writing, the Consultant shall bear all costs and expenses under the terms of this Contract.
- The Town will be billed monthly; payment will be made within 15 days of receipt of an email invoice.

This agreement is subject to the laws and regulations of the State of Wisconsin.

Approved by Town Board (date): _____

Signed: _____

Town Board Chair

Date

For Consultant

Date

Print name: _____

Attached:

_____ Consultant scope of work (EXHIBIT A)

_____ Town purchase order (EXHIBIT B)

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Initial: dg

SCOPE AND COST OF SERVICES – Housing Needs Assessment

A. Project Kickoff Meeting/Field Work

1. Meet with City representatives and other stakeholders (in person or virtually) to review project goals and objectives. Refine work program if required. This analysis will require some assistance from the stakeholders; data requests and other project assistance will be discussed during this time. We understand that the Affordable Housing Advisory Committee has completed surveys and participated in state and regional initiatives to gather important information, identify resources and refine housing goals and strategies.
2. We will conduct a visual inspection (i.e. windshield survey) of the housing stock and view potential locations for new housing in the Town as we conduct field work.

B. Review of Past Studies/Planning Documents

1. Obtain information on past housing studies/planning documents, ordinances, or other research reports/publications with information pertinent to the assignment. Review these documents and identify information that is relevant to this analysis; identify how current conditions have changed.
2. Summarize information obtained from previous documents and their impact on the current analysis; include conflicting information or document key issues and their relevance to the current project.

C. Demographic Analysis

1. Identify an appropriate housing draw area ("Market Area") for workforce housing on Madeline Island and the Town of La Pointe.
2. Examine population and household growth trends and projections to 2030.
3. Examine demographic information on:
 - a) Population age distribution
 - b) Persons per household (household size)
 - c) Household incomes by age of householder
 - d) Household income by tenure
 - e) Household tenure
 - f) Household tenure by household size
 - g) Household type
4. Present information on mobility trends.
5. Summarize links between the demographic profile and housing demand.
6. Discuss the implications of the findings on housing demand in the Market Area and for the Town of La Pointe.

D. Employment Trends

1. Examine local data on resident employment (based on place of residence).
2. Examine local data on covered employment (based on location of jobs).
3. Provide data on jobs by industry sector.

4. Identify major employers.
5. Identify commuting patterns of area workers.
 - a) Place of residence vs. place of employment
 - b) Wage ranges
 - c) Demographic characteristics
6. Project job growth to 2035 using state, regional and local data from employer surveys and other regional economic assessments. Analyze any business expansions/contractions and their effect on the local housing market.
7. As needed, interview economic development specialists, major employers, and local officials regarding major employment changes and other issues that may impact long-term employment growth (i.e. adequate supply of workforce housing).
8. Discuss the implications of the findings on housing demand in the City.

E. Housing Characteristics & Condition

1. Compile residential building permit data by type of housing to the most current available figures.
2. Analyze U.S. Census and American Community Survey (ACS) findings collected between 2010 and 2020 (or most current data). Compile the following:
 - a) Renter-occupied units by contract rent
 - b) Owner-occupied housing units by value
 - c) Housing units by structure and occupancy
 - d) Housing units by occupancy status and tenure
3. Review housing market value data from County tax records (if available) or ACS data.
4. Interview area housing professionals and local government staff regarding housing conditions, economic development trends, and other factors that affect the local housing markets.
5. Conduct a windshield survey of housing properties in the City and any locations that may be appropriate for the development of the desired workforce housing. Explore locations with Town staff, Board and other stakeholders. The windshield survey provides a visual assessment of the general conditions of the housing stock.
6. Discuss the implications of the findings on housing demand in La Pointe and surrounding communities.

F. For-Sale Housing Market Analysis

1. Collect data on housing resale values (single-family and multifamily); examine price distribution and average/median sale price of home resales in the Market Area.
2. Analyze data on the inventory and list price of homes currently for sale (detached vs. attached housing stock).
3. Survey active and recently completed for-sale housing developments in the Town; analyze information on product types, home sizes, sale prices, buyer profile and absorption (if available).
4. Identify any pending residential developments in the Town and on the Island and discuss the likely impact of these developments on the housing market.

5. Interview real estate sales agents, developers, and builders to assess the overall strength of the for-sale housing market, buyer profiles, the impact of foreclosures/short sales on the housing market, desired housing types and price range, and unmet market niches.

G. General Occupancy Rental Market Analysis

1. Survey general occupancy rental housing properties (market rate and affordable) in the Market Area. Map locations of the multifamily housing stock and describe their primary target markets (i.e. short-term rentals, long-term rentals, workforce, etc.).
2. Analyze data collected from the rental survey on year built, monthly rents, vacancies, rents per foot, unit types/sizes and features, common area amenities, and resident profiles.
3. Inventory pending (planned or under construction) rental developments in the Market Area and assess the market position in the draw area.
4. Interview owners/managers of rental housing in the area to assess rental trends and the need for additional rental housing in the Market Area and specifically, for La Pointe. Identify appropriate rental rates and the target markets for new rental construction in the community.

H. Housing Affordability

1. Review and present income limits, maximum gross rents, and fair market rents by household size in the County or appropriate government jurisdiction.
2. Based on income guidelines, present maximum rents based on household size and Area Median Income.
3. Based on the average rents by unit type from the *General Occupancy Rental Market Analysis Section*, present information on income-qualified renter households.
4. Based on the median home resale value from the *For-Sale Housing Market Analysis Section*, present information on income-qualified owner households.
5. Identify the number of cost-burdened households (i.e. households paying more than 30% of their income on housing) in the Market Area. Present cost burdened information for renters and owners.

I. Conclusions and Recommendations

1. Quantify demand for housing (subsidized, affordable and market rate) in the Town to 2030 based on employment and household growth projections, pent-up demand, turnover/mobility, and estimated needs.
2. Identify potential target markets for each type of housing product recommended.
3. Identify unmet market niches and discuss the primary deficiencies in the current market situation including supply, costs and market.
4. Prioritize housing needs and action steps to implement recommendations.
5. Suggest an appropriate housing mix by product type (rental, ownership), price points and discuss the target markets for each.

6. Suggest appropriate development concepts in the short-term (developments needed by 2025) and long-term (to 2030), including number of units, unit mix, sizes, sale prices or monthly rents, and in-unit features and common area amenities.
7. Discuss the need for public/private partnerships to achieve housing development goals and support economic development to meet Town housing goals.
8. Provide recommendations on other challenges and opportunities that relate to housing development in the Market Area and in La Pointe.

L. Meetings and Client Contact

1. One kick-off meeting with Client (in person or via conference call/video conference).
2. Two update meetings to review report status, identify challenges and/or concerns.
3. Review of the Draft analysis (via conference call/video conference) that would address report findings.
4. Formal presentation (in person) to appropriate governing body.
5. Report Preparation.

Cost for Housing Needs Assessment (Staff Time)

\$13,140.00

GIS MAPPING

Maxfield Research and Consulting, LLC will present key data visually and spatially through GIS mapping. However, Maxfield Research will require assistance from the Client to obtain parcel level data and assessor's data. We will provide a detailed data request list that will outline the mapping and data needs.

COST PROPOSAL

The work outlined under the Scope of Services for the **Housing Needs/Workforce Housing Study** will be performed for Thirteen Thousand One Hundred Forty Dollars (\$13,140.00), including out-of-pocket expenses, postage, data purchases, and an electronic PDF version, but excluding costs for travel to conduct field work, estimated at \$700.00. All travel is billed at our direct cost and includes items such as mileage, meals and lodging).

Work completed on the assignment would be billed to the Client monthly as costs are incurred. Any additional research or meeting time requested by the Client beyond that set forth in the accompanying Scope of Services will be billed at our normal hourly rates for staff time (\$65 to \$165).

The following fee proposal provides a detailed summary of staff hours needed to complete this project. The fee proposal includes a breakdown of costs by project task and Maxfield Research and Consulting, LLC staff assigned to the project.

FEE PROPOSAL HOUSING NEEDS ASSESSMENT/WORKFORCE HOUSING STUDY-TOWN OF LA POINTE, WI						
Project Task	Maxfield Research and Consulting, LLC Staff					Cost by Task
	Mary Bujold President	Joe Hollman Sr. Analyst	Andrew McIntyre Associate	Admin. Assistant Support	Maxfield Research Total	
A. Project Kick-off & Windshield Survey	8	0	0	0	8	\$1,280
B. Review of Past Studies	0	4	0	0	4	\$600
C. Demographic Analysis	2	0	10	0	12	\$1,170
D. Employment Trends	0	4	6	0	10	\$1,110
E. Housing Characteristics and Condition	0	0	8	0	8	\$680
F. For-Sale Housing Market Analysis	2	4	0	0	6	\$920
G. General Occupancy Rental Analysis	2	2	10	0	14	\$1,470
H. Housing Affordability	0	4	4	0	8	\$940
I. Conclusions and Recommendations	6	7	8	0	21	\$2,690
J. Meetings and Report Preparation	8	0	4	1	13	\$1,685
K. Mapping & GIS	0	0	7	0	7	\$595
Total Hours	28	25	57	1	111	
(times) Hourly Rate	\$160	\$150	\$85	\$65		
Total Cost for Staff Time	\$4,480	\$3,750	\$4,845	\$65	\$13,140	
(Plus) Travel Cost (estimate)*					\$700	
Total Cost for Staff Time	\$4,480	\$3,750	\$4,845	\$65	\$13,840	

**Printing cost billed at our direct cost estimated at \$85 per copy, if printed copies are needed.

** Mileage billed at IRS mileage rate of \$0.625 per mile.

WORK PRODUCT

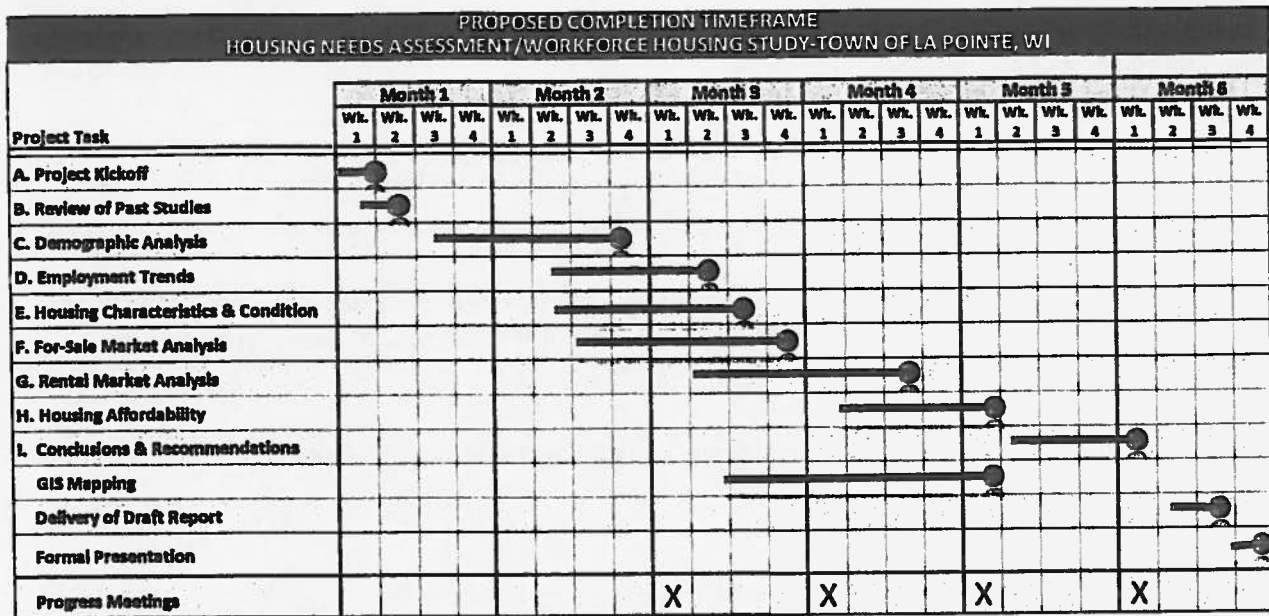
Findings will be presented in an electronic PDF format. Bound copies are optional and would be billed at our direct printing cost estimated at \$85 per copy.

The Housing Needs Assessment is accepted by many lenders, limited partners, investors or governmental bodies who require such documentation to satisfy their financing criteria.

COMPLETION TIME

The work outlined under Scope of Services will be completed in draft form 120 days of the execution of this agreement or by March 31, 2023, whichever is earlier, unless delayed by unexpected emergencies, forces beyond the control of the parties, or by written agreement of the parties.

A final report would be issued within two to three weeks of receiving all comments and feedback from the Client.



PAYMENT

All invoices are payable to Maxfield Research and Consulting, LLC within fifteen (15) days of receipt of an invoice showing the work completed and the direct costs for expenses. A finance charge of one and one-half percent (1.5%) per month will be added to the unpaid balance of each invoice not paid within thirty (30) days.

All invoices are sent via email. A current email address needs to be supplied to Maxfield Research for billing purposes. A final invoice will be sent with the release of the draft report.

DISCLAIMER

The objective of this research assignment is to gather and analyze as many market components as is reasonable within the time limits and projected staff hours set forth in this agreement.

We assume no responsibility for matters legal in character. The property/land is assumed to be free and clear of any indebtedness, liens or encumbrances; and good and marketable title and competent management are assumed, unless otherwise stated.

If building plans or site plans are included in the report, they are to be considered only approximate and are submitted to assist the reader in visualizing the property. We assume no responsibility for the accuracy of any building or site plans.

Certain information and statistics contained in the report, which are the basis for conclusions contained in the report, will be furnished by other independent sources. While we believe this

information is reliable, it has not been independently verified by us and we assume no responsibility for its accuracy.

The conclusions in the report are based on our best judgments as market research consultants. Maxfield Research and Consulting, LLC disclaims any express or implied warranty of assurance of representation that the projections or conclusions will be realized as stated.

The result of the proposed project may be achieved, but also may vary due to changing market conditions characteristic of the real estate industry, changes in facts that were the basis of conclusions in this report, or other unforeseen circumstances.

This agreement will be construed according to the laws of the State of Minnesota.

TERMINATION

This agreement may be terminated upon written notification of either party to the other. In the event of termination, the Client will pay Maxfield Research and Consulting, LLC for staff hours performed at the firm's normal hourly rates, plus all expenses incurred through the date of termination.

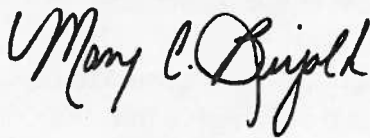
If this proposal meets with your approval, please sign and return one copy to the offices of Maxfield Research and Consulting, LLC.

The costs outlined in the Scope of Services shall remain in effect for a period of 90 days from the date listed at the top of this contract.

Agreed to this _____ day of _____ 2022.

MAXFIELD RESEARCH AND CONSULTING, LLC

TOWN OF LA POINTE



(Signature)

Mary C. Bujold

By: _____
(Print Name)

President

Its: _____
(Print Title)



TOWN OF LA POINTE
PO Box 270
LA POINTE, WISCONSIN 54850
715-747-6913

GOVERNMENT AGENCY TAX EXEMPT
- All Sales are Tax Exempt -

Purchase Order Form

Date of Request 10/3/2022 Is this Expenditure Currently in the Budget? ☒ Y ☐ N
Person's Name Michael Kuchta If not, where will funds come from? _____
Budget Line Item # 56300-05 Currently in budget line item \$ 16,705.00
Project Name Housing needs assessment Date Needed 10/3/2022
Purpose Identify quantity, type(s), affordability of potential workforce housing
Amount Estimate \$ 13,840.00 Checked State Purchasing Website ☐ Y ☒ N
Date Town Board approved: _____ SDS Needed? No
Actual Cost _____ Actual Purchase Date _____

Purchasing policy requires attaching 3 vendor quotes/estimates. Circle Selected Vendor:

Vendor #1 Maxfield Research Amount \$ 13,840.00
Vendor #2 Tracy Cross & Associates Amount \$ 22,900.00
Vendor #3 Windward Group Amount \$ 12,000.00

Why did you pick this vendor Scored highest on committee evaluation

Chairperson _____ Date _____
Supervisor #2 _____ Date _____
Supervisor #3 _____ Date _____
Supervisor #4 _____ Date _____
Supervisor #5 _____ Date _____
Town Administrator _____ Date _____

NOTE: Complete one Purchase Order for each vendor on a multi-vendor project.

CONTRACT PROCESSING

\$1,500 - \$5,000 - Signed by Town Administration ☐ YES ☐ NO
\$5,001 - Signed by Town Board ☐ YES ☐ NO Date Contract to TB _____
Publishing/posting Needed? ☐ YES ☒ NO If yes, date(s) _____



Island Association Inc. - General Fund Grant Application

1. Name of Organization: La Pointe Affordable Housing Advisory Committee (AHAC)
2. Amount Requested: \$9,840 Date of Request: 10/5/22
3. Title/Name of the Project: La Pointe AHAC Housing Needs Assessment
4.
 - a. Primary Contact Person: Katie Sanders, Committee Chair
Cell: 651-485-7149
Email: katiemsk@gmail.com
Website: <https://www.townoflapointewi.gov/>
 - b. Secondary Contact Person: Marie Iannazzo, Vice-Chair
Email: marieoiannazzo@gmail.com
5. List the members and officer positions of your organization's governing body: Attached
6. List the individuals responsible for implementing the project: Attached
7. List other funding sources that will be used to support this project:

Grant: \$1,000 Michael Madeline Island Fund
Grant: \$3,000 Grutzner Madeline Island Fund
8. What are your project's future funding plans? This particular project will not require further funding. Our committee will continue to request operational and financial support from the Town Board and continue grant writing for specific future phases of resolving the housing crisis on Madeline Island.
9. Size of your organization's endowment, if any: N/A (municipality)

Attachments

10. Project Narrative – Please give a clear description of the project for which assistance is being sought, what it is designed to achieve, how this will be accomplished and the time period in which it will be achieved. How will you measure the success of the project? Attached
11. Please submit a complete budget for the project. Attached
12. Include a financial statement from the previous fiscal year of your organization and a current operational budget. Attached: 2021 Form CT filed with the Wisconsin Department of Revenue; the AHAC's line-item (highlighted) in the Town's monthly budget report
13. Include a copy of your organizations IRS 501(c)(3) acceptance letter. The AHAC was created by the Town of La Pointe, which is classified as a 170(c)1 government organization.

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Island Fund Narrative:

Summary: This is a funding request to assist in paying for a Housing Needs Assessment on behalf of the La Pointe Affordable Housing Advisory Committee (AHAC).

The goal of the AHAC is to help people bridge the housing gap by forming public, private, and nonprofit partnerships that can create decent, entry-level housing on the island that is affordable and structured to remain that way.

After a competitive RFP bidding process, the AHAC is recommending that the Town Board enter a contract with Maxfield Research and Consulting of Roseville, MN to accomplish the following goals:

- Help the AHAC determine how much year-round workforce housing is necessary to fill the existing gap in La Pointe
- Determine who would utilize that housing
- Determine what kind of housing meets their needs
- Determine what kind of housing they can afford
- Determine what kind of housing is financially buildable and sustainable in La Pointe

The Maxfield timeline will provide actionable information in these categories by March 2023. Defining clear priorities, and a clear way to achieve them, will determine the success of this project.

Like much of the Chequamegon Bay area, La Pointe's housing needs outstrip the availability of housing resources. Housing prices and tight supplies mean a median-income household in the Chequamegon Bay region cannot afford a median-priced home on Madeline Island – if they can find one at all. For La Pointe, housing complications are compounded not just by the nature of island living, but also by the high concentration of seasonal activities; often it is more profitable for property owners to supply short-term vacation rentals instead of year-round housing. As La Pointe businesses and organizations attempt to attract new workers and families to help sustain our economy and community, the AHAC expects to undertake different feasibility studies, in consultation with regional experts. The information from the housing needs assessment will help us answer the fundamental questions listed above and move forward in building the kinds of affordable housing that the island needs most and are economically feasible. Obtaining this grant will make it possible to gather the hard data that will help us focus on solutions that have the biggest impact, and gather data that will attract developers, financial resources, and other partnerships.

As a Town-appointed committee, we believe our work is part of creating a sustainable Madeline Island. We owe future residents, leaders, business owners, front-line workers, and professionals a portal of entry. The most effective way to do that is by providing four walls and a roof to allow people the stability and possibility of becoming part of a welcoming community. The Housing Needs Assessment is a crucial step in determining how to move into a more active phase of creating necessary housing for La Pointe.

Budget:

Housing Needs Assessment by Maxfield Research & Consulting: \$13,840
(website <https://maxfieldresearch.com>)

Committed funding:

Michael Madeline Island Fund: \$1,000

Grutzner Madeline Island Fund: \$3,000

Proposed: Island Association Inc. General Fund: \$9,840

This is a one-time project cost with a termination/completion of March 2023. There are no ongoing fees or maintenance to sustain the specific project.