

## Memorandum

**To:** Mayor and Council  
**From:** Tom Baker, Jeff Simonson, John Wenzel  
**Date:** August 18, 2015  
**Re:** Update: Kuersten Property

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**Purpose:** The purpose of this meeting is to keep Council apprised of work being done related to the Kuersten property.

**Works in Progress:**

1. Real Estate Transaction – David McConaughy has been communicating with the seller’s representatives on mutual execution of contract and a variety of disclosure information. Staff has a notebook to keep track of this information. Lyle will submit the earnest money check to the title company prior to August 17<sup>th</sup>.
2. Site Considerations –
  - a. On August 7<sup>th</sup> the Mayor, Jeff Simonson, John Wenzel and I toured the property to understand property boundaries and the general amount of material on the site. The Mayor’s goal is to understand how the land needs to be graded, what cuts and fills would be necessary, how much gravel could be generated, and how we need the ground or terrain would be left or shaped to be ready for a project. The Mayor sees this as critical information for the Town to prepare an RFP so that contractor bids can be requested. These bids will give Council an understanding of the value of the material on the site and how long it will take to move the material and prepare the site. This, of course, is important for our financial planning.
    - i. Jeff is having his staff digitize existing information to give us a good base map. At the meeting, Jeff will explain what other work needs to be done and seek authorization from Council to proceed.
    - ii. We have obtained permission from the property owner to allow Public Works to dig six to eight test holes on site. The purpose of these test holes is to give the engineers information regarding soil profile and location of bedrock to determine if or how much fill is required to protect utilities from frost. This, of course, will go into the equation to determine how much gravel we can take off the site and what potential revenue can be expected from this gravel.
3. Land Use Considerations – As you know, I have followed up on a number of leads from both Mary and Frank. Regarding the Plante Moran Feasibility Study (High Level Market Feasibility Study) for a Chicago area project that included an assessment of the needs for skilled nursing, assisted living, and assisted living memory care. The study identified several trends (unknown whether these trend apply beyond their study area) – skilled nursing facilities are downsizing due to lack of demand; aging in place is a trend for the future but is influenced by several

factors: the availability of home and community services, proximity of children living in the area (aging people want to live near family, which means a community with housing that is affordable for families is likely a factor in attracting health and wellness facilities); and hospitals are contracting out services for the aged and focusing on higher profit services internal to the hospital.

4. **Project Organization/Roadmap** – The Mayor, John Wenzel and I met with Don Ensign, a local developer and planner. Don is working with Bob Gibson on a mixed use development in Lakota. Don also developed a plan for retirement housing (social model) in Carbondale that has not been built. Don offered some pro bono assistance to help us think through a roadmap to get us to the market/feasibility stage of the project.