

From: [Sue Palmer](#)
To: [Derith Smith](#); [Alacia Acton](#)
Subject: Fwd: zoom follow-up
Date: Monday, March 11, 2024 1:22:49 PM

I will have this read at the meeting.

----- Original Message -----

From: ED PEPLINSKI <epeplinski@comcast.net>
To: "s.palmer@villageofempire.com" <s.palmer@villageofempire.com>, "m.bacon@villageofempire.com" <m.bacon@villageofempire.com>, "c.webb@villageofempire.com" <c.webb@villageofempire.com>
Date: 03/11/2024 10:57 AM EDT

Subject: zoom follow-up

Good morning folks,

Thanks again for your time and discussion Thursday evening.

Just some follow-up thoughts.

I asked in my previous letter for new business topics to be added to the next scheduled council regular meeting:

Data and explanation of the process that arrived at the buy decision for Field Trip

I personally am satisfied to wait until the consultant shares more information.

My 2nd topic was a proposed cap on council only spending.

This topic I would still like to have move forward as a new business topic that residents can give input.

Chris, one of your comments probably encourages me the most.

FT became a village asset that likely goes up in value.

Yet the purchase also reduced the village tax revenue?

The other interested parties would likely have continued tax contributions and maybe added to village appeal?

Retail, professional services etc

As I review in my "business" mind the overall discussion, here are some of my additional thoughts

This project had funds allocated for some time, and might have benefited waiting for good supporting data and resident support and input.

Some info I have from a knowledgeable contractor source:

Office Building renovations \$140-300/SF

Rental of office space \$33-55/SF

Purchase of office space \$150-600/SF

This info is not local, but tied to pretty high cost areas.

Nor am I certain it directly applies to Leelanau

But it would be worth knowing similar data for Leelanau.

Does the village own Shelda Park?

Could a new larger, multi functional building be built there?

I checked around on some metal building websites and I think the new "barndominiums" are great options to look into.

On one site..I rolled up total build costs, not including land and site prep

Using the high end of their ranges it seemed like approx \$215/SF for total

costs

Divide that by your budget and you have a 2200+SF building.

The village could have everything NEW, including custom offices, meeting areas, and BIG space for whatever made best sense.

Perhaps we could ask for volunteers to help with some finish work and reduce costs even more?

I understand the exercise equipment at Shelda was funded by a grant?

I have only been there approx 6 times, but I never saw anyone using it.

I did see folks using the tennis courts.

Perhaps a great building there with indoor attractions would increase the parks overall use.

I urge you to consider options like this before spending any more on expansions or renovations on the Field Trip property.

Sincerely,

Ed Peplinski