

ALL OF OUR IDEAS PRESENTED TO THE DESIGN TEAM FRIDAY EVENING

Friday, November 6th, 2015

UW-Extension Baileys Harbor Design Team Visit

Public Input Results (grouped and duplicate responses consolidated)

Attendees were asked to individually write down answers to the six questions listed below. Once results were transcribed onto posters and hung on the walls, attendees were then asked to vote for their single favorite response to each question from all the responses which had been generated. Votes received are shown in parentheses after the responses.

In this summary, exact duplicate responses were consolidated and shown as, for example, “community x 2,” meaning two people wrote “community” as their response to the question. If exact duplicate responses both received votes during the voting exercise, the votes received were added together. Responses were then grouped under topic headings.

1. What characteristics do you love most about Baileys Harbor and what are you most proud of?

HUMAN COMMUNITY

- Peaceful, friendly, quiet community (20)
- Small-town personality (10)
- Community involvement (friendly people) (4)
- Sense of community (4)
- Beauty of small town (3)
- Community – supportive, pride (3)
- Real community with variety of people (3)
- Community x 2
- Close-knit
- Community feel (2)
- Small-town feel, knowing people (1)
- Small-town feeling
- Small-town feel x 4 (2)
- Small community living on lake ... By choice
- Small-town feel – less commercialized
- Small community
- Small-town atmosphere (Ridges, friendly people) – not a tourist town
- Small-town charm
- Small town
- Real community
- Community – neighbors
- Home
- People x 2
- Safety (2)
- Safe place to live
- Volunteers (1)
- Working together
- Community passion
- Community interest

- Participation
- Mindful of ecology
- More active lifestyles/different
- Rally during hard times
- Problem solvers
- Friendly and generous
- Friendly x 3
- Friendly people x 4
- Nice people/folks
- Friendly place
- Proud
- Proud of history
- Welcoming
- Open-minded (1)
- Baileys Harbor is quiet and honest
- Families
- Family
- New energy that attracts young people (3)
- Year-round population (1)
- Leadership, awareness
- Least amount of political intrigue in county
- Historic feel, energy
- History x 3
- Heritage

NATURAL RESOURCES

- Natural environment (17)
- Nature, open space (5)
- Natural beauty (3)
- Natural capital (1)
- Nature preserves
- Nature x 2
- Natural area
- Natural/scenery
- Quiet nature and natural resources
- Environmental interest, open space, beauty, and uniqueness
- Preservation
- The beauty
- Beautiful setting
- Scenery x 2
- Open space
- Great views
- Dark night-time sky (1)
- Cool climate
- Solitude, natural areas, the Ridges (2)
- The Ridges x 5 (1)
- Land Trust

WATER

- Beaches, lakes, marina
- Beaches x 3 (6)
- Beautiful beaches
- Water, beaches, beauty (2)
- Waterfront access (3)
- Water access
- Shoreline/water property
- Shoreline/harbor
- Water view/harbor
- Lakefront
- On the lake
- The harbor x 2
- Water x 3
- Bay
- Lake Michigan
- Close to Lake Michigan
- Water sports
- Kite-surfing
- Fishing village
- Boat dock
- Close to dock – town hall

LOOK AND FEEL OF THE TOWN

- Maintains the “older” Door County “look” (2)
- Does not look like Sister Bay/Fish Creek (lighthouses)
- Architecture, buildings
- Buildings
- Looks nice
- Simple downtown
- Business/housing balance downtown
- Not commercialized (1)
- Non-commercial – not over-developed
- Storefront fo??? (?illegible word) remaining (?not legible) (GCHI0232.jpg)
- Quaintness x 2
- Quaint
- Businesses
- Local businesses
- Lack of chain stores (1)
- Hard-working businesses
- Hardware, brew, food in walking distance (3)
- Great restaurants x 2 (1)
- Two coffeeshops
- Nelson’s (1)
- Brewery
- Cornerstone (1)
- The Cornerstone – our “Cheers” (1)
- Sensible growth

- Growth/community progression
- Slower-paced than larger communities
- Quiet side, lakefront nature center (1)
- Lack of traffic
- Less tourist (quiet outside)
- Keep it the quiet side
- Quiet side
- Quiet x 4
- Calm/quiet
- Solitude
- Small
- Privacy

SPECIFIC AMENITIES

- Library, marina, parks, green site, beaches, green space (3)
- Library x 3
- Town hall
- Town hall available for rent
- Parks x 2
- Monkey bars (1)
- Cana Island Lighthouse (3)
- Local culture
- Local sports
- Sports
- Baseball team
- Events
- 4th of July parade (3)
- 4th of July (1)

MISC.

- Nothing

2. What Baileys Harbor issue or concern makes you most anxious?

ECONOMIC DEVELOPMENT AND HOUSING

- Lack of young family job opportunities (25)
- Lack of living wage jobs (6)
- Lack of employment opportunities
- Future viability of businesses to employ workers
- Job security
- Stores that are closed/empty storefronts (6)
- Lack of new businesses (3)
- Empty storefronts (1)
- Main business district (1)
- Businesses that are closing/too seasonal (1)
- Closing businesses
- Lack of storefront
- Lack of business growth

- Lack of business development plan
- Viability of businesses
- Fear of losing Nelson's
- Lack of workforce (1)
- Shortage of year-round workers
- Few young families (1)
- Retaining young people (1)
- Not enough young people
- Shortage of family activities (1)
- Lack of affordable housing, especially for young people/young families (4)
- Lack of housing (2)
- Lack of affordable housing
- Lack of seasonal and year-round housing
- Lack of housing for employees
- Affordable housing
- Afford housing
- Aging in place and staying here
- Cost of living
- Foreclosures
- Longevity of Baileys Harbor

UNPLANNED/UNDESIRABLE DEVELOPMENT

- Development that will change the "feel" of Baileys Harbor (22)
- Over-development x 4
- Over-development by use of grants
- Uncontrolled development (2)
- Growth without good design (1)
- Growing too large/over-development (let's plan proper growth)
- Unplanned growth
- Random over-development
- Unneeded development
- Development that will not keep up with community
- Development (?)
- Development?
- Overall development type
- Loss of quiet side (don't want to be Dells; uncontrolled growth)
- Development – loss of the "quiet side" and quaintness
- Too much change – destroy character
- Loss of character
- Grow too large too fast
- Speed of future development
- Getting too big
- Too much growth
- How and where to grow
- Cell phone towers, uncontrolled development (want to stay a small town)
- Lack of planning about waterfront – access (3)
- Over-development of condos (2)
- The building of condos (1)

- Condos taking over waterfront (1)
- People trying to build condos (spread away from town center) (1)
- Too much condo growth!
- Rezoning to condos
- Rezoning
- Over-commercialism!
- Strip malls
- Urban sprawl – loss of hardware store, etc.
- Density of housing units
- Subdividing to smaller lots
- Don't want to be like the bay side (1)
- Afraid that our peaceful town will become another Sister Bay
- Too touristy (will be like Fish Creek)
- Too many tourists
- Tourists
- Tall structures blocking views
- Don't let businesses obstruct views
- Sustainability (2)

INFRASTRUCTURE/AMENITY ISSUES

- Managing repercussions of severe weather – blizzards, floods (4)
- Storm knocking out power
- No grocery store (3)
- Grocery store (2)
- Lack of grocery store
- Loss of sustaining businesses (e.g., bank, grocery store) (1)
- No bank (1)
- Lack of local renewable energy (1)
- Lack of high-speed internet (1)
- Internet
- Internet outside town
- No cable service (1)
- Lack of bike trails – more/safer (1)
- Lack of walking trails
- Lack of waterfront park
- Marina future/dredging (2)
- Decline Baileys Harbor dock
- Waterfront access
- Water access
- Road construction

DEGRADATION OF NATURAL RESOURCES

- Groundwater contamination (8)
- Sustainability – especially water quality
- Health of the lake/land due to farm chemicals
- Condition of beaches
- Shore erosion
- Development negatively affects natural resources (5)

- Environmental
- Keeping natural environment
- Night sky (1)

ATTITUDES

- Lack/resistance to community growth (8)
- Resistance to change (1)
- Natives wish to maintain the status quo
- Not open to new ideas
- People that want to keep it a “sleepy” community
- People don’t want to grow
- The willingness to change the town
- Getting greedy

POPULATION ISSUES

- Year-around population
- Increasing population
- Aging population x 2
- Youthfulness of Baileys Harbor
- Influx of losers and drugs (3)
- Over-taxed volunteers/lack of
- Fear of loss of community
- Retaining history
- Keeping friendly – authentic

GOVERNMENT, TOWN FINANCES

- Lack of vision (in government)
- Tax revenue to support infrastructure
- Unnecessary spending
- Increasing non-taxable property (1)
- Too much focus on conservation will hurt Baileys Harbor down the road
- Good ol’ boys get things done but sometimes outside the rules

NO CONCERNS

- All is good!
- Nothing

3. It’s 2030. What makes Baileys Harbor unique in Door County?

ECONOMIC DEVELOPMENT AND HOUSING

- Year-round economy! (16)
- Mixed economy (not just tourism) (14)
- Good mix of tourism, sustainability, business (8)
- Hip-young-old-new variety of business (7)
- High-speed internet (4)
- No internet, tv cable, etc.
- Year-round jobs (1)
- More opportunities for people in winter (open year-round businesses) (1)
- Booming winter life

- Businesses open all year (especially brewery!)
- A few small businesses paying living wage (1)
- Creative business/owner
- Community-supported businesses
- Workforce housing (town-initiated) (1)
- Affordable housing (1)
- Most affordable place to live in Door County (1)
- Energy independence (1)
- Cooperation to develop natural beauty
- Promote quiet side
- Emphasis on silent sports
- Recreational
- Hopefully growth includes prosperity
- No concerns for health, safety, welfare
- Great land management
- No empty condos

SPECIFIC AMENITIES

- Destination for the Ridges – stay to enjoy water and shopping (4)
- Food trucks (3)
- Cornerstone
- Brewery (1)
- A bank (1)
- Grocery store x 2
- New Nelson Center skyscraper
- Nelson’s department store
- Nelson’s hardware
- Parks (1)
- Waterfront access (1)
- No commercial east side of 57
- Waterfront lively and busy
- Water – beach development
- Beautiful harbor areas
- Safe harbor (1)
- The harbor
- Perfect blend of lodging and restaurants without being too crowded
- Have a shopping center (2)
- Beautiful shops (1)
- Shopping
- Shops
- Restaurants
- More restaurants
- Dining
- Community center for informal gatherings
- Still having a library (despite tech changes)
- A skatepark
- Gyms
- Water slide

- Room at the cemetery
- Boulevards down main street
- Bike lane along 57, all the way up (1)
- No 4-lanes through town
- Family-oriented activities (1)
- Arts and performance venues
- Festivals
- Large kiteboarding tournament, with community support
- July 4th “family” festival

LOOK AND FEEL OF THE TOWN

- Unspoiled: views, access to lake... (6)
- Still quiet side (3)
- Hope it is still the quiet side! (1)
- It is still the quiet side
- It is still quiet
- Historic preservation and design standards (2)
- Keep historic roots while being sustainable
- History
- Retains history, people, preservation
- Planned development of town
- Cohesive, attractive, has kept its character
- Upscale, classy, still small-town feel
- Still in a time warp (1)
- Retro vibe
- Still looks like New England fishing village (still the same place) (1)
- Retains local town feel (1)
- Still small town
- Small-town personality
- Small-town charm
- Hasn't changed: still quaint and friendly (2)
- Same thing that made it great today (1)
- Looks the same as now with no new development
- Looks the same
- Same feel as today
- Stay mostly the same
- Same
- Stagnant
- Homey
- Authentic
- Little or no development
- Still no skyscrapers
- No new condos
- Isn't too crowded
- Not as crowded as Green Bay side
- Too many people in summer

NATURAL RESOURCES

- Preserve the environment (2)
- Diversity – flowers/wildlife
- Natural beauty x 2
- Nature
- Natural attractions
- The Ridges x 3 (10)
- Premiere wildlife center
- Lake Michigan, Cana Island, and Ridges (1)
- Ridges and protected land
- Many open and protected spaces (1)
- Amount of reserved/protected land
- Eco-tourism destination (9)
- Activities connected to nature
- The most land for hiking/education (protected)
- Wells are not polluted like those in Kewaunee County (5)
- Better water quality
- Clean water
- Dark sky (1)
- Shoreline
- Still can fish!
- Fresh fish
- Worries about too much conservation (?illegible word follows) (GHCI0263.jpg)

HUMAN COMMUNITY

- Young families with kids (4)
- More youth/young families
- Family-oriented
- Mixed population demographic (2)
- Elderly
- More full-time residents
- Independent spirit (2)
- Most everyone knows each other (1)
- Strong local community
- Community pride
- Resourcefulness
- Great town board

MISC.

- Too old to answer

4. **There are many perspectives in Baileys Harbor (locals, natives, tourists, farmers, seasonal, etc.). What can we all agree needs to be done for the future of Baileys Harbor?**

IMPROVE ECONOMIC DEVELOPMENT AND HOUSING OPPORTUNITIES

- Business development that enables jobs and prosperity while keeping small-town feel (32)
- Sustainable smart growth without getting bigger (4)

- Vibrant community
- Organic growth only
- Growth and security for all
- Keep growing
- Keeping ahead of the tourism curve (innovate) (4)
- Friendly business climate supporting unique positive growth
- Keep up with technology
- Keep up with the economy
- Protect economic growth
- Year-round job opportunities (2)
- Promote jobs/businesses (1)
- New businesses
- Grow small business
- Jobs
- Year-round jobs
- Living wage for permanent residents
- How to expand beyond nature and gov't. jobs
- Balance business community – maintain charm
- Balanced tourism
- Non-tourist-based jobs
- Community-sustaining businesses (e.g., grocery store)
- Keep corporate America out
- Year-round economy support
- Business to support community
- Local business support
- Workforce
- More workers
- Sustain dynamic workforce with small-town feel
- New business/new families
- More jobs and housing
- Keep and attract young families (15)
- Young families year-round (2)
- Attract younger folks (2)
- More locals
- More youth
- Year-round town for more than tourists and retired, so young can stay
- Mixed housing
- Affordable housing x 4
- Affordable housing for families
- Housing for workers (6)
- Employee housing
- More assisted living for aging

PROTECT BUT PROVIDE ACCESS TO NATURAL RESOURCES

- Maintain beauty and green space and natural resources (16)
- Clean water X 2 (6)
- Safe water
- Safe drinking water X 2

- Sustainability – land, water, sky (2)
- Nature (1)
- Nature in forefront
- Ecologically and environmentally top of our game
- Preserve the environment (clean air and water) (1)
- Preserve a clean and healthy environment
- Preserve natural resources
- Preserve natural beauty (1)
- Preserve the natural area and plan activities and venues that reflect natural beauty
- Expand nature trails and outside activities
- Keep natural places open and accessible
- Nature/water access
- Water access
- Waterfront and open spaces (1)
- Safe beaches maintained (2)
- Shoreline
- Don't cut down the trees

ATTRACT/DEVELOP DESIRED AMENITIES

- Internet (5)
- Keep a vital downtown (services, gas, recreation, groceries, library, etc.)
- Grocery store, bank, etc. (5)
- Grocery store X 3 (4)
- Need grocery store
- Grocery store – full scale
- Bank (1)
- Parking
- More retail and businesses (1)
- Walkable and bikeable community (2)
- Walkable community – sidewalks to major locations
- Bike lane along 57
- Skatepark (1)
- Art school (1)
- Central condo development
- No strip malls or large farming operations (just small farms, no CAFO) (1)
- No CAFOs (concentrated animal feeding operations – “mega” farms)
- Dog park (3)
- Decorative street lights (1)
- Deep water marina
- Next generation – more kids to do
- Better on-line presence
- Maintain public spaces for use by everyone (1)
- Support town infrastructure
- Keep it clean (1)
- Planning to be a destination – not quiet side (1)
- Keep developing events to highlight community
- Future development

- Don't be a beer town
- Keep local business and preserve land
- Keep transients and crime out (1)
- Destination for all groups
- Amenities
- Keep roads repaired
- Adequate public services
- Educational opportunities for youth
- Better network infrastructure
- More tourist events

RESPECT EACH OTHER AND OVERALL TOWN CHARACTER AS WE GROW

- Planned growth (2)
- Planned development/quality of life
- Reasonable planning, not too ambitious!
- Self-aware marketing
- Protect its current size, charm, and visual appearance (1)
- Preserve small-town charm (1)
- Small community that continues to attract tourists
- Preserve heritage with smart growth
- Preserve history and community nature
- Maintain appearance of buildings
- Maintain small-town feel
- Quiet and pleasant
- Not to be overrun by tourists/don't lose local character
- Everyone needs to listen to each other before major changes
- Go slow on major changes
- Cooperation and respectful listening
- Support by everyone
- More community input/transparency (1)
- Transparency in communication of public policy
- Open lines of communication
- Volunteerism
- More community involvement
- Involve the youth more
- Welcoming new residents – if not born here, you're different (1)
- More tourist-friendly
- Open-minded – race, culture, education
- Tolerance and cooperation
- Get along/work together
- Live in harmony

5. What kind of project would motivate you to get involved?

ECONOMIC DEVELOPMENT AND HOUSING

- Year-round thriving community (6)
- Attract small businesses (8)
- Encouragement of more businesses to come here (4)

- Business development (3)
- Helping shape commercial of town (1)
- Build economy/revenues but stay quiet
- Career building for community
- Business management
- Use statistics for tech-based businesses
- Better pay
- Arts x 2 (2)
- Farm to table (1)
- Brewery (1)
- Health care in Baileys Harbor
- Attractive, affordable housing (8)
- Affordable, creatively designed housing on 8/40 acres with Frisbee and multi-use trails (6)
- Affordable housing (1)
- Fair priced housing
- Lower income housing

TRAILS AND OTHER RECREATION

- Trail system (8)
- Multi-use recreational trails (2)
- Walking/bike trails
- Off-road bike/ped path
- Bike trail
- Bike trails (2)
- Installing bike lanes along 57 (1)
- Hiking trail along lake/trail maintenance
- Horse trails (2)
- Build horse-riding trails
- Sports trail system
- Park and recreation
- Sporting tours, running tours (1)
- Sport field
- Water recreation
- Snorkel-able reef building
- Skatepark

NATURE/NATURAL RESOURCE FOCUS

- Nature-related activities (Ridges) (8)
- Science discovery center (2)
- Dark skies (2)
- Dark sky
- Keeping nature preserve well-maintained (1)
- Nature preservation
- Projects involving nature
- Involves nature
- Nature x 2
- Water conservation

- Kangaroo Lake water quality (1)
- Land restoration – tree planting
- Writing a text on birdwatching
- Involvement in library, Land Trust, and Ridges

DOG-FOCUSED

- Dog park x 3 (13)
- Dog-friendly places (1)
- Dog-friendly restaurants and bars

BEAUTIFICATION/GARDENING

- Maintain beauty of village (6)
- Beautification of public spaces (2)
- Beautification x 2 (1)
- Public art (1)
- Public arts
- Lakefront beauty (2)
- Keeping Baileys Harbor clean
- Landscape improvements
- Potted plants around town
- Plant flowers
- Gardening
- Gardening/community
- Community garden

YOUTH/FAMILY FOCUS

- Something for kids (4)
- Anything beneficial to teens (4)
- Something for kids and teens (2)
- Family-friendly project
- Young people

INFRASTRUCTURE IMPROVEMENTS

- Improvements to the marina (2)
- Internet (1)
- An app for a smart phone
- Sidewalks on F
- Modernizing specific aspects of the community
- Church and cemetery club
- Upgrade fire station
- Planning project in library
- Add past presidents to streetlight post
- Development of outdoor spaces
- Daily bus to Green Bay (1)
- Energy efficiency/alternative energy (1)
- Self-sustaining energy for town (1)
- Sustainable energy
- Helping family needs in heating

HISTORICAL FOCUS

- Project that benefits the majority and historical (2)
- Design standards for downtown development (1)
- New town development protection
- Historical preservation
- History (1)
- Preserving history (projects) (1)
- Historical research about history and development of Hwy 57

COMMUNITY-WIDE PROJECT/PARTICIPATION

- Community
- Anything community-based
- Common interest, people they like, needed, make a difference
- Natives and new residents work together equally
- Working with young and old
- Challenging project
- Something to increase property values (2)
- Response to this meeting

EVENT PLANNING/ASSISTANCE

- Education opportunities/activities (1)
- Lectures/movies/speakers at town hall
- Helping to teach people (1)
- Festivals/events
- More festivals with beer tents
- Entertainment
- Foods
- Drinks
- Holiday parties
- Creating winter activities
- Clean up at Halloween

ALREADY INVOLVED OR DON'T WANT TO/CAN'T BE INVOLVED

- Already involved (1)
- I'm not sure
- Too busy working
- None, I like privacy (3)
- None: I'm 85

6. You find a genie in a bottle at Anclam Beach. What is your ONE wish for the future of Baileys Harbor?

ECONOMIC DEVELOPMENT AND HOUSING

- Sustainable year-round economy (18)
- Year-round economy/sustainability (1)
- Year-round economy
- Sustainable economy with bartering for service
- Sustainable community (1)

- Balancing environment with business (9)
- Thriving economy, but not at the cost of our public land
- More business (1)
- More business opportunities
- More businesses stay open all year (6)
- New businesses (1)
- More artists and craftpersons (2)
- Vibrant downtown (1)
- Thriving downtown businesses
- Bustling town
- Full employment (1)
- More jobs and affordable housing
- Continue to be affordable place for locals to live
- Affordable housing with public art
- Adequate housing (2)
- Sustained, intelligent growth (10)
- Grow but do it well and think it out
- Find a town we like and follow their blueprint (1)
- Slow down the growth
- Handle future well without losing past
- Prospers and strategically grows
- Unified marketing message
- To prosper
- That it doesn't die

SPECIFIC AMENITIES

- Internet (8)
- We can have cable TV (2)
- Phone service
- Full service town – grocery, medical, housing for young and old (7)
- Grocery store x 4 (2)
- Cinema/movie theatre (2)
- As much public waterfront as possible (3)
- Preserve waterfront (1)
- Public access to lake (forever)
- Waterfront view/access
- Complete water access – with trail
- Cleaner beaches
- A clean beach
- Keep beachfront clean
- Clean beach water
- Dog-friendly beach
- Keep the harbor clean (1)
- Improved boating/docking facilities
- Public transportation to Green Bay and beyond (1)
- Trails connecting parks (1)
- Horse trail!
- Public art

- Local food, goods
- Community garden
- Casino
- No casino
- Water park x 2
- Nelson's Hardware still here
- Cornerstone to stay open
- DC Brewing Company still strong
- Bigger brewery
- Something for everyone
- Shoulder-season activities
- Things to keep young people here
- More activities for children/teens
- Arts culture
- Energy independence
- Sustainable community – generating power (1)
- Harness free energy from underwater turbines at Death's Door (3)
- Green development
- Reducing waste

HUMAN COMMUNITY

- Diverse population (seniors, young families, etc.) (8)
- Year-round families
- Attract young families x 2 (2)
- Children come back to raise family (1)
- Young families move to Baileys Harbor
- Fewer out of town visitors
- Small, friendly, and involved community (4)
- Strong, self-sufficient community (3)
- Younger people involved in local government
- Increase volunteerism
- Small-town friendly
- Neighborhoods friendly
- Full support to move Baileys Harbor forward (1)
- Community coordinator
- Peace and happiness for all
- Never lose friendliness and openness to strangers
- Happy residents and generations working together
- Baileys Harbor moments – a. standing in street talking with friends (etc.)

LOOK AND FEEL OF THE TOWN

- The beauty is maintained and small, friendly town environment is kept (2)
- Keep small-town charm (1)
- Keep small-town feel
- Small-town feel
- Retain small/natural feel – quiet side
- Retain quiet side (2)
- Stay quiet (1)

- Quiet and clean
- Clean well maintained
- Safe, peaceful place to live
- Stays nice and beautiful as is now (with better internet) (2)
- Don't change too much (not Fish Creek) – leave our little town (leave Baileys Harbor alone)
- Not to get too glitzy – keep our sincerity and level-headedness
- Leave it the way it is (1)
- If my grandfather came back, it would still look same
- Keep Baileys Harbor and Lake Michigan a pristine vacation destination (2)
- A place visitors still want to come
- Vibrant, quaint town – award-winning “best of”
- Quaint
- Diversity
- Historic
- Individual feel
- Development that does not go “amuck”
- Get rid of eyesore buildings (2)

NATURAL RESOURCES

- Natural resources
- Preserved natural resources (2)
- Continued ecology preservation (2)
- Hope community can instill to value and protect natural beauty
- Commitment to a clean environment
- Purity of environment
- Preserve the view
- Keep water and wells clean
- Strong financial Ridges (5)
- Ridges
- Dark sky (2)

MISC.

- Fair property tax
- Budget surplus
- Money grow on trees
- No taxes
- Warmth year-round
- Find oil or gold
- Soft rock so no blasting for foundations