



Meeting Minutes

Economic Development Commission

Thursday, February 23, 2017

8:30 AM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order by Mayor Tim Kabat at 8:33 a.m.

Present: 7 - Audrey Kader, Richard Swantz, Francis J. Formanek, Tim Kabat, Terry Hicks, Debbie McKenney, Gary Padesky

Excused: 2 - David Morrison, Vacant 1

Others present: Council Member Ostrem, Stephen Matty, Mark Schlafer, Rachel Ramthun, Jason Gilman, Andrea Schnick, Caroline Gregerson, Sara Olson.

Approval of Minutes

A motion was made by Padesky, seconded by Kader, to approve the January 26, 2017 meeting minutes. The motion carried 8-0 by voice vote.

Agenda Items:

1. [17-0085](#) Discussion of City's TIF policy and review of ordinance

Attachments: [2013-05-09, CC RES ORD 4757 Establishing the EDC and Econ Dev Incentivepdf](#)

Andrea Schnick introduced Rachel Ramthun, economic development intern, and reviewed a memo that was distributed to the members that Rachel prepared of research on other municipalities. Schnick recommends changing verbiage to 10% of increased tax valuation and also allowing flexibility in the wording when involves environmental abatement, historical renovation, etc. It was recommended to change item F on page 2 to a broader description of location. Swantz noted it is encouraging to have staff reviewing and updating the ordinance. Gilman echoed the need for limited variability for +/- 2% for unexpected circumstances (use "such as" and provide a list of examples). Kabat noted current language of living wage ordinance and residents of neighborhood/city. Kader noted labor force housing could be a requirement. Kabat and Schnick noted Milwaukee's Northwestern Mutual Tower. Kabat also noted TDM and need for participation in strategies. Gregerson noted the application fee could be reevaluated to incentivize smaller companies to apply. Gilman will report back on TDM next month. Staff will draft a revision with the provided feedback.

2. Consideration of DuraTech TIF application

A motion was made by Kader, seconded by Formanek, that the EDC supports a reverse TIF incentive of 10% or \$270,000 with a low-interest loan for the rest of the request up to \$550,000 and incorporating a job creation requirement into the agreement. The motion carried 8-0 by voice vote.

3. Consideration of La Crosse Plow Building TIF application

A motion was made by Kader, seconded by Padesky, to reaffirm the City's commitment to the Plow Building redevelopment and TIF application at \$1-\$1.2 million noting staff will send a letter to the applicant with a 30 day response requested. The motion carried 8-0 by voice vote.

4. Update on Buzz's Bike Shop (recent showings, crowdfunding opportunity)

Schnick noted that taking down the 802 portion of the building would jeopardize the shared wall. It is a formality to have the building removed from the Local Register, but they might push back. Two interested parties will be submitting an RFP before the next meeting. About \$300,00 would need to be invested to get the utilities up to speed. Schnick advised holding off on any action until we see where the two RFPs might lead. Bud Strupp, economic development intern, is researching crowdfunding to get the community and public invested in the project.

5. [17-0235](#) Review of Upper Floor Renovation Loan Program

Attachments: [UFRL Guidelines](#)
 [UFRL Application](#)
 [UFRL Brochure](#)

The city is expecting a few applications to be submitted in the next few months. EDC members will review the materials and provide feedback at the next meeting.

Next Meeting Date/Agenda Items

*The next meeting is March 23, 2017 at 8:30 a.m.
Agenda items will include Duratech TIF application, Plow Building TIF application, Upper Floor Renovation Loan program, Buzz's Bikes update, and potential hockey arena at Trane Plant 6 lot.*

Adjournment

A motion was made by McKenney, seconded by Swantz, to adjourn the meeting. The motion carried 8-0 by voice vote. The meeting was adjourned by Mayor Tim Kabat at 9:42 a.m.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.