



Meeting Minutes

Economic Development Commission

Thursday, January 26, 2017

8:30 AM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order by Mayor Tim Kabat at 8:32 a.m.

Mayor Kabat left the meeting at 9:30 a.m. after agenda item 3 and Council Member Dick Swantz chaired the remainder of the meeting.

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

Excused: 2 - Vacant 1, Debbie McKenney

Others present: Council Member Ostrem, Doug LaFleur, Pete Johnson, Stephen Matty, Andrea Schnick, Sara Olson.

Approval of Minutes

A motion was made by Padesky, seconded by Morrison, to approve the November 17, 2016 meeting minutes. The motion carried 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 reviewed the ordinance signed in 2013. She noted why this ordinance should be reviewed and updated, noting specifically the recommendation to change 10% of the project cost to 10% of the increased assessed value on page 9 of the TIF application. Commissioners noted on page 2 the terms of office could be changed. The commission was supportive of the proposed changes and asked staff to bring documents to the next meeting to vote.

2. Consideration of DuraTech TIF application

Andrea Schnick introduced Doug LaFleur and Pete Johnson from Duratech. Doug and Pete outlined their plan for building expansion. Andrea will be reviewing the Ehlers report and will prepare a staff report for next month.

3. Consideration of La Crosse Plow Building TIF application

A small working group of EDC members and staff have been communicating with the Clearys on their TIF application. They will arrange an additional meeting with the applicant before the February meeting.

4. Update on Buzz's Bike Shop (showings, tax credit status)

Andrea Schnick provided an update on the building. No historic tax credits are available at this time, as the application has been denied twice. Staff has shown the building to prospective tenants several times; some uses included an artist space, commercial space, catering space or reopen Buzz's Bikes with a different owner. Andrea will review a need for an elevator. Andrea has inquired with HSR about redoing the outdated A&E analysis, but the cost is \$5000 so has not been completed. Andrea will investigate options to take down the 802 portion of the building. The City has invested about \$320,000 into the property. Andrea will check what the current assessment is. She noted DeBoer was needed to clean up dead pigeons. Andrea will also investigate what it would take to have the building removed from the Local Register of Historic Places.

5. TID 13 Amendment Update

Andrea Schnick provided an update. The Joint Review Board finalized the TID 13 amendment, noting that the City Plan Commission added some verbiage on page 17 of the Project Plan allowing for more flexibility.

6. [17-0067](#)

Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 13, City of La Crosse, Wisconsin.

Attachments: [CPC -- Res TID 13.doc](#)
[TID 13 Project Plan 2017.1.19.pdf](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report 1-30-16](#)

A motion was made by Kader, seconded by Padesky, that this Resolution be APPROVED. The motion carried by voice vote.

7. [17-0068](#)

Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 14, City of La Crosse, Wisconsin.

Attachments: [CPC -- Res - TID 14.doc](#)
[TID 14 Project Plan 2017.1.19.pdf](#)
[CPC Recommendation Report 1-30-17](#)
[CPC Report 1-30-17](#)

A motion was made by Padesky, seconded by Hicks, that this Resolution be APPROVED. The motion carried by voice vote.

8. Update on Economic Development outreach

*Andrea Schnick has met with the following businesses/organizations:
Wisconsin Women's Business Initiative Corporation (WWBIC)
La Crosse County*

*CouleeCap
UW-L Small Business Development Center (SBDC)
City of Madison - Michael Miller, Business Development Specialist
Centro Latino
African American Mutual Assistance Network
Hmoob Cultural and Community Agency*

9. Update on discussion with Storrs Center development, Mansfield, CT

Andrea Schnick noted the Storrs Center development in Mansfield, CT has a lot of parallels with our Riverside North. Their 47 acre development included a town center and housing. They won awards in the Planning magazine and also received about \$25M in grants. Planning staff had a conference call with their city planner and their downtown executive director.

10. Code of Ethics review

All members had reviewed the Code of Ethics in advance of the meeting. Council Member Swantz will submit certification to the Clerk.

Next Meeting Date/Agenda Items

The next meeting is February 23, 2017.

Adjournment

A motion was made by Kader, seconded by Hicks, to adjourn the meeting. The motion carried by voice vote. The meeting was adjourned by Council Member Swantz at 9:56 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.