



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Economic Development Commission

Monday, July 31, 2017

8:30 AM

3rd Floor Conference Room

Special Meeting - Rescheduled from 7/27

Call to Order, Roll Call

The meeting was called to order by Mayor Tim Kabat at 8:30 a.m.

Present: 6 - Paul Medinger, Tim Kabat, Terry Hicks, David Morrison, Debbie McKenney, Martin Gaul

Excused: 1 - Al Louis

Others present: Council Member Padesky, Julie Mitchell, Ryan Johnson, Paul Borsheim, Marvin Wanders, Mark Schmitt, Joe Katchever, Tami Plourde, Terri Urbaneck, Andrea Schnick, Jason Gilman, Sara Olson.

Approval of Minutes

A motion was made by Gaul, seconded by Medinger, to approve the July 5, 2017 special meeting minutes. The motion carried 6-0 by voice vote.

Agenda Items:

1. [17-0953](#) Resolution authorizing the City of La Crosse to: (1) Partner with The Western Wisconsin Workforce Development Board, Inc and the Coulee Region Business Center to apply for a Local Technical Assistance Program grant to the U.S. Department of Commerce - Economic Development Administration to fund the preparation of a feasibility study that analyzes future business development service alternatives including workforce training in the Coulee Region Business Center, and (2) Provide \$15,000 in unencumbered, unrestricted non-federal cash match for the application.

Attachments: [EDA Local Technical Assistance Grant letter](#)
[Resolution](#)

Julie Mitchell introduced the item which is a collaboration between The Western Wisconsin Workforce Development Board, Inc. and the Coulee Region Business Center.

A motion was made by Gaul, seconded by Hicks, that this Resolution be APPROVED. The motion carried 6-0 by voice vote.

2. [17-0981](#) Resolution considering the application of RMD Development, L.L.C. for an Upper Floor Renovation Program Loan for 800-802 Rose Street.

Attachments: [Amortization Schedule](#)
[Application](#)
[Articles of Organization](#)
[Resolution](#)
[Cover Letter](#)
[RFP Response](#)
[Staff report](#)

Ryan Johnson reviewed the project planned at 800-802 Rose Street. Andrea Schnick highlighted the terms outlined in the staff report.

A motion was made by Gaul, seconded by Hicks, that this Resolution be APPROVED. The motion carried 6-0 by voice vote.

3. [17-0987](#) Resolution authorizing the City of La Crosse to submit an application to Wisconsin Economic Development Corporation (WEDC) for the Community Development Investment (CDI) Grant Program.

Attachments: [Resolution](#)
[Application](#)
[Grant Information](#)

Joe Katchever and Tami Plourde of Pearl Street Brewery presented design concepts for a prospective new location at the former PACAL site. The new location would provide space for four times the production they currently do, a full restaurant, a performance venue and two banquet rooms. The \$10 million project would increase their workforce to 37 salaried jobs and an unknown number of hourly jobs. They are planning to seek historic register status for a portion of the building. The sale of the parcels needed is still being negotiated.

Andrea Schnick noted that the City would apply for the WEDC grant on behalf of Pearl Street Brewery.

A motion was made by Medinger, seconded by Gaul, that this Resolution be APPROVED. The motion carried 5-0 by voice vote with Morrison abstaining.

4. [17-0850](#) Resolution approving Tax Incremental Financing application for The Hub on 6th.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1) (e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)

Attachments: [Resolution](#)

Andrea Schnick referenced the confidential Ehlers memo that the EDC members received.

A motion was made by Hicks, seconded by Medinger, that this Resolution be APPROVED with a \$1,342,103 pay-go TIF grant from TID 11 with 85% to the developer and 15% to the City, and a \$500,000 TIF loan from TID 11 at 2%

interest and 10 year pay-off. The motion carried 5-1 by voice vote with Morrison voting no.

5. [17-1006](#)

Review of Gorman and Company statement of progress to date for disbursement of loan funds.

Attachments: [RooseveltSchool June17Dr#10 DrBk Construction Completion Status](#)

Jason Gilman commented that this step is to release the remaining \$150,000 to Gorman and Company upon their completion of Roosevelt School Apartments.

A motion was made by Gaul, seconded by McKenney, to APPROVE disbursement of loan funds to Gorman and Company. The motion carried 6-0 by voice vote.

6. [17-0966](#)

Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7, City of La Crosse, Wisconsin.

Attachments: [JRB CPC -- Agendas Resolution](#)
[CPC Report 7/31/17](#)
[Project Plan - 2017.7.27 \(DRAFT\)](#)

This item will be addressed at the next EDC meeting. No action was taken.

7. [17-0383](#)

Resolution authorizing sale of Lot 8 in the La Crosse International Business Park to Werner Electric.

Attachments: [Resolution](#)
[Letter of Intent](#)
[Commercial Offer to Purchase Draft](#)
[CPC Report 7/31/17](#)

A motion was made by Gaul, seconded by Medinger, that this Resolution be APPROVED. The motion carried 6-0 by voice vote.

Next Meeting Date/Agenda Items

The next meeting is August 24, 2017.

Adjournment

A motion was made by Medinger, seconded by McKenney, to adjourn the meeting. The motion carried 6-0 by voice vote. The meeting was adjourned at 9:17 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.