



## Meeting Minutes

### Economic and Community Development Commission

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Wednesday, January 24, 2024

3:00 PM

Council Chambers

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#### Call to Order

Mayor Reynolds called this meeting to order at 3:00 PM.

#### Roll Call

**Present:** 6 - Douglas Happel, Linda Lee, Vicki Markussen, Mitch Reynolds, Colin Walsh, Gina Miller

**Excused:** 1 - Chris Kahlow

#### Approval of Minutes from the December 20, 2023 meeting.

A motion was made by Lee, seconded by Walsh that these minutes be APPROVED. Voice vote carried unanimously.

#### Agenda Items:

##### [24-0021](#)

Annual Code of Ethics Policy Review.

**Attachments:** [City of La Crosse Code of Ethics Policy](#)

All committee members have reviewed and agree to the Code of Ethics.

##### [24-0144](#)

Quarterly update from The Parenting Place on Childcare project.  
Review and potential approval of programs associated with "Financial Support to Facilitate workforce recruitment" in Year 2 ARPA Agreement:  
Child Care Professional Development Supports  
Employee Off-Boarding Program  
Business Stipends - Employer and Child Care Partnership Program

**Attachments:** [Child Care Professional Development Supports program](#)  
[Employee Off-Boarding Program](#)  
[City of La Crosse ARPA - Business Stipends to Support Employee Child Care.pdf](#)

A motion was made by Lee, seconded by Markussen that the three programs presented be APPROVED. Voice vote carried unanimously.

##### [24-0146](#)

Consideration and Possible Action on Affordable Housing Revolving Loan Program Development Agreement with The Driftless Apartments, LLC.

**Attachments:**     [24-0146 Development Agreement.pdf](#)  
[24-0146 Staff Report.pdf](#)

A motion was made Walsh, seconded by Happel that this agreement be APPROVED. Voice vote carried unanimously.

[24-0145](#)

Potential Action on Rehab Loan Client #30503.

**Attachments:**     [24-0145 Staff Report.pdf](#)

A motion was made by Lee, seconded by Miller that the staff recommendation of accepting the sale price of the lot and the remaining loan amount be forgiven be APPROVED. Voice vote carried unanimously.

[24-0112](#)

Resolution approving a development agreement for War Eagle, LLC.  
*(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 Committees and/or Council may reconvene in open session.)*

**Attachments:**     [War Eagle Development Agreement](#)  
[Exhibit A - Real Estate](#)  
[Exhibit B - Project Description](#)  
[Exhibit C - Restrictive Covenant](#)  
[Exhibit D - Public Improvements](#)  
[Exhibit E - Project Cost Breakdown](#)  
[Exhibit F - Timeline](#)  
[Exhibit G - Monetary Obligation Example](#)  
[Exhibit H](#)  
[Exhibit I - Sample Lookback Calculation](#)  
[Legislative Staff Report - War Eagle](#)

A motion was made by Happel, seconded by Walsh that this agreement be APPROVED. Voice vote carried unanimously.

[23-1500](#)

Consideration and possible action on term sheet of tax increment financing assistance for The Chalmers Residences, LLC.  
*(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:**     [The Chalmers Residences Project Summary](#)

Council President Kahlow joined the meeting.

A motion was made by Kahlow, seconded by Lee that the committee goes into closed session. Voice vote carried unanimously.

A motion was made by Kahlow, seconded by Lee that the term sheet presented by staff for The Chalmers Residences, LLC be APPROVED. Voice

vote carried unanimously.

The Mayor called for a vote to adjourn this meeting in closed session. Voice vote carried unanimously.

### **Adjournment**

The Mayor adjourned this meeting at 4:04 PM.

**Economic and Community Development Commission Members:  
Mayor Mitch Reynolds, Chris Kahlow, Doug Happel, Colin Walsh, Linda Lee, Gina Miller, & Vicki Markussen.**