



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes Economic Development Commission

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Thursday, September 25, 2014

8:30 AM

3rd Floor Conference Room

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### Call to Order, Roll Call

Kabat called the meeting to order at 8:30 AM.

**Present:** 7 - Audrey Kader, Francis J. Formanek, Peg Jerome, Tim Kabat, Chong Cher Lee, David Morrison, Debbie McKenney

**Excused:** 2 - Richard Swantz, Terry Hicks

### Approval of Minutes

Motion by Kader, seconded by Formanek, to approve the minutes. Motion passed unanimously.

### Agenda Items:

#### 1. Review and Recommendation on the Main Street Center Application Requesting Public Assistance

The applicant presented the proposed development and request for public assistance. Motion by Kader, seconded by Formanek, to go into closed session. Role call vote, motion passed unanimously. Motion by Kader, seconded by Jerome, to go into open session. Motion passed unanimously. This item will be referred until the next meeting, negotiations are still proceeding between the applicant and the City of La Crosse.

#### 2. Discussion and recommendation of Analysis and Recommendations of City of La Crosse TIDs

This item was referred to the next meeting.

#### 3. [14-1035](#)

Resolution approving Tax Incremental District Eleven Amendment Four and Project Plan, City of La Crosse, Wisconsin.

**Attachments:** [Resolution](#)  
[Project Plan DRAFT #2 9-22-14](#)  
[Project Plan - DRAFT #1 9-4-14](#)  
[CPC Ltr 9-29-14](#)  
[CPC Report](#)

Motion by McKenney, seconded by Formanek, to approve TID 11 Amendment  
4. Motion passed unanimously.

4. [14-0964](#)

Resolution approving the Term Sheet and Developer's Agreement with the Charmant Hotel, 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:**    [Charmant Hotel Development Agreement - Final Version 9-30-14](#)  
[Charmant Exhibits 9-30-14](#)  
[Resolution](#)  
[EDC Recommendation 8-28-14](#)  
[BPW Letter 08-25-14](#)  
[EDC Recommendation 8-13-14](#)

**Motion by Formanek, seconded by McKenney to go into closed session. Roll call vote, motion passed unanimously. Motion by McKenney, seconded by Formanek, to go into open session. Motion passed unanimously. No further motion was made at this time, negotiations are still proceeding between the applicant and the City of La Crosse.**

5. **Recommendation to amend TIDs 5, 7, and 9.**

This item was referred to the next meeting.

### Future Agenda Items

1. Review and Recommendation on the Main Street Center Application Requesting Public Assistance
2. Discussion and recommendation of Analysis and Recommendations of City of La Crosse TIDs
3. Recommendation to amend TIDs 5, 7, and 9.
4. Wisconsin Economic Development Corporation, Mark Tallman
5. La Crosse County Micro Loan Program
6. Policy Discussions:
7. Development Incentives Based on Project Cost or Guaranteed Value
8. TIF Revolving Loan Fund with Redevelopment Authority
9. Living Wage Ord.
10. Local Contractor/Subcontractor Provisions
11. Potential Changes to A&E Program and UFRL Program
12. Small Business Development Loan Program Status

### Next Meeting Date/Agenda Items

Thursday, October 23, 2014  
3rd Floor Conference Room  
8:30 AM

### Adjournment

**Motion by Jerome, seconded by Formanek, to adjourn the meeting. Motion passed unanimously. 11:00 AM**

*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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*