



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Economic Development Commission

Thursday, December 13, 2018

8:00 AM

5th Floor Conference Room

Call to Order

The meeting was called to order by Chair Mayor Tim Kabat at 8:00am.

Roll Call

Present: 6 - Paul Medinger, Tim Kabat, David Morrison, Debbie McKenney, Martin Gaul, Al Louis

Absent: 1 - Vacant 1

Others present: Tim Ewers, Andrea Schnick, Tara Fitzgerald, Anna Helget, Jason Gilman

Approval of Minutes

*A motion was made by Louis, seconded by Gaul, that the minutes be APPROVED.
The motion carried by voice vote.*

Agenda Items:

1. [18-1692](#) Resolution approving loan terms of the CDBG-Small Business Development Loan with Pearl Street Brewery.
(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](#)

A motion was made by Gaul, seconded by Medinger, that this Resolution be REFERRED to the Economic Development Commission January 2019 meeting. The motion carried by voice vote.

2. [18-1698](#) Consideration and possible action of Tax Increment Financing application by Pearl Street Brewery.
(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.)

A motion was made by Gaul, seconded by Medinger, that this Resolution be REFERRED to the Economic Development Commission January 2019 meeting. The motion carried by voice vote.

3. [18-1675](#) Resolution considering the application of Ocean Fin, LLC for the Upper Floor Renovation Loan Program at 422 Cass Street.
(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: [Cover letter](#)
[Resolution](#)

A motion was made by McKenney, seconded by Gaul, that this Resolution be APPROVED with the payments deferred for 6 months. The motion carried by voice vote.

4. [18-1616](#) Resolution terminating Tax Incremental District #9.

Attachments: [Resolution](#)
[TID 9 closure staff memo 12.13.18](#)
[EDC Ltr 12-13-18](#)

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

A motion was made by Gaul, seconded by Louis, to convene in closed session to discuss 18-1617 and 18-1619. The motion carried by roll call vote.

After the discussion, a motion was made by Gaul, seconded by Medinger, to reconvene in open session. The motion carried.

5. [18-1617](#) Consideration and possible action on Real Estate Purchase Agreement with Scannell Properties, LLC for a portion of Lot 27 in the International Business Park.
(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: [Declaration of Protective Covenants](#)

When the meeting reconvened in open session, a motion was made by Gaul, seconded by McKenney, that this Resolution be REFERRED to the Economic Development Commission. The motion carried by voice vote.

6. [18-1618](#) Consideration and possible action on offer to purchase from Curran Properties, LLC for a portion of Lot 27 in the International Business Park.
(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: [Declaration of Protective Covenants](#)

When the meeting reconvened in open session, a motion was made by Gaul, seconded by McKenney, that this Resolution be REFERRED to the Economic Development Commission. The motion carried by voice vote.

7. [18-1619](#) Request by 2219 Lofts Limited Partnership for Certificate of Completion.

Attachments: [Preliminary certificate of completion letter](#)
[AIA Certificate of Substantial Completion](#)
[Certificate of Occupancy 12.27.16](#)
[Development agreement checklist](#)
[Certificate of Completion 12.13.18](#)

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

Adjournment

A motion was made by Louis, seconded by McKenney, to ADJOURN. The meeting adjourned at 9:10am.

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.