



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Economic Development Commission

Friday, January 25, 2019

8:30 AM

3rd Floor Conference Room

Call to Order

The meeting was called to order by Chair Mayor Tim Kabat at 8:30am.

Roll Call

Present: 4 - Paul Medinger, Tim Kabat, David Morrison, Martin Gaul

Excused: 3 - Vacant 1, Debbie McKenney, Al Louis

Approval of Minutes

A motion was made by Gaul, seconded by Medinger to approve the minutes of the December 13, 2018 meeting. The motion carried by voice vote.

Agenda Items:

1. [18-1669](#) Consideration and possible action of Tax Increment Financing application by CommonBond Communities for The Apartments at Red Cloud.
(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](#)
[CommonBond Information](#)
[Articles of Incorporation](#)
[Market Study](#)
[Timeline](#)
[Site Layout](#)
[Sources and Uses](#)
[Project Description](#)
[Rent and unit breakdown](#)

A motion was made by Medinger, seconded by Gaul, to approve the staff recommendation of a pay-go TIF award not to exceed \$189,077, contingent on WHEDA funding. The motion carried by voice vote.

2. [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](#)

3. [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](#)

A motion was made by Gaul, seconded by Medinger, that items 18-1617 and 18-1618 be REFERRED for 30 days and to direct staff to work with Curran Properties on the purchase of the western most acreage of the parcel and to discuss a discounted price for the extra land over 6 acres and to discuss the purchase of the remainder of the site with Scannell Properties. The motion carried by voice vote.

Adjournment

A motion was made by Medinger, seconded by Gaul, to adjourn. The motion carried by voice vote at 9:25am.

The next meeting is Thursday, February 28, 2019.

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.