



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Economic Development Commission

Thursday, June 27, 2019

8:30 AM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 8:30am.

Roll Call

Present: 6 - Paul Medinger, Tim Kabat, Angela Seeger, David Morrison, Debbie McKenney, Martin Gaul

Excused: 1 - Al Louis

Others in attendance: Andrea Schnick, Jason Gilman, Trent Milliken, Paul Curran, media.

Approval of Minutes

A motion was made by Gaul, seconded by McKenney to APPROVE the minutes of the May 23, 2019 meeting. The motion carried by voice vote.

Agenda Items:

1. [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](#)

Mr. Paul Curran provided an overview of La Crosse Seed Co., which was sold to Danish company DLF, which is interested in expanding in La Crosse. La Crosse Seed has been located in La Crosse for 100 years. There are currently 60 employees with the potential to grow to 80 or 90 if they expand. Mr. Curran would own the property. Mr. Curran provided a draft letter for a purchase agreement. The lease with DLF would be a minimum of 10 years.

A motion was made by Gaul, seconded by Medinger, to convene in closed session. The motion carried by roll call vote.

A motion was made by Gaul, seconded by Medinger, to reconvene in open session.

A motion was made by Medinger, seconded by Gaul, to APPROVE that Staff work with Mr. Curran on the offer to purchase the 8 western acres of this site at a purchase price of \$800,000, and updating the draft letter/purchase agreement to verify utility access and the request to connect to the site, shortening the loan period for the \$400,000 and to verify the covenant requirement for construction timing. The motion carried by voice vote.
2. [19-0871](#) Resolution authorizing the transfer of funds from Tax Incremental District No. 7 to the City of La Crosse Redevelopment Authority.

Attachments: [Resolution](#)

A motion was made by Seeger, seconded by Medinger, that this Resolution be APPROVED. The motion carried by voice vote.
3. [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](#)
[Closeout confirmation](#)
[EDC Resolution 18-1682 signed](#)

Andrea provided an overview noting HUD's limitations on timing of deployment of funding.

A motion was made by McKenney, seconded by Seeger, that this Resolution be NOT ADOPTED. The motion carried by voice vote. Morrison abstained.

4. [19-0918](#) Resolution modifying the collateral on the Upper Floor Renovation Loan with State & West, 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: [Resolution](#)
[Staff Memo](#)
[EDC Resolution 19-0918 signed](#)

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

5. [19-0915](#) Resolution approving an amendment to the Project Plan and boundaries of Tax Incremental District No. 17, City of La Crosse, Wisconsin.

Attachments: [Resolution](#)
[Exhibit A - Map](#)
[Boundary amendment with TID 6 overlap](#)
[Project Plan - 2019.6.19](#)

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

Adjournment

A motion was made by Gaul, seconded by McKenney, to ADJOURN.

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.