

City of La Crosse, Wisconsin

*City Hall
400 La Crosse Street
La Crosse, WI 54601*



Meeting Minutes

Thursday, December 19, 2013

9:00 AM

3rd floor conference room

Economic Development Commission

Call to Order, Roll Call

Agenda Items:

[13-0886](#)

Approve minutes from December 5, 2013.

Attachments: [12052013 Minutes](#)

A motion was made by Debbie McKenney, seconded by Chong Cher Lee, that these Minutes be APPROVED. The motion carried unanimously by voice vote.

[13-0887](#)

Overview of Armory Apartments development proposal. (Note: The Commission 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 Commission may reconvene in open session.)

Warren Loveland presented on the proposed Armory Apartment development. The proposed redevelopment would retrofit the old Bakalars building into a residential use. Items discussed during the meeting include

- *Public financing request*
- *Claw back or look back clauses*
- *Living wage requirements*
- *Development agreement timeline*

This application is under review by an outside consultant, and will be taken up at the next regularly scheduled meeting. No action taken at this time.

[13-0888](#)

Overview of Red Cloud Development proposal. (Note: The Commission 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 Commission may reconvene in open session.)

Amanda Novak, Paul Borsheim, and Marvin Wanders presented on the proposed Red Cloud development, commonly known as the Trane Plant 6 site. This proposed development would be mixed-use, with low income residential and other commercial uses such as a discount grocery store, dentist, and VA clinic. The development team is requesting public dollars for site preparation, new road, and funding for a low income housing component. A Tax Incremental District would need to be created for this development proposal. No action taken at this time.

[13-0889](#)

Small Business Development Loan - LIPCO payment deferral.

La Crosse Industrial Park Corporation (LIPCO) has been making interest only payments for a loan used at the Trane Plant 6 site. LIPCO requested to defer the interest only payments until the Trane Plant 6 site is sold.

A motion was made by Richard Swantz, seconded by Peg Jerome, that this item be APPROVED. The motion carried unanimously by voice vote.

[13-0890](#)

Introduction to Legislative Information Center.

Overview of the Legislative Information Center. No action taken.

Next meeting date/agenda items

Regularly Scheduled meeting January 23 at 8:30 am

A special meeting will be held at January 17th at 8:00 am. Items to be discussed include: overview of the Economic Development Commission Ordinance and an overview of Tax Increment Financing.

Adjournment

10:30 am

A motion was made by Richard Swantz, seconded by Peg Jerome, that this item be APPROVED. The motion carried unanimously by voice vote.

Notice if 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.