



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Economic Development Commission

Thursday, August 25, 2016

8:30 AM

3rd Floor Conference Room

Call to Order, Roll Call

The meeting was called to order at 8:30 a.m. by Mayor Tim Kabat.

Present: 6 - Audrey Kader, Richard Swantz, Francis J. Formanek, Tim Kabat, David Morrison, Gary Padesky

Excused: 2 - Chong Cher Lee, Debbie McKenney

Absent: 1 - Terry Hicks

Others present: Justin Hass, Deak Swanson, Stephen Matty, Kelly Branson, Jason Gilman, Andrea Schnick, Sara Olson

1. Approval of Minutes

A motion was made by Formanek, seconded by Padesky, to approve the July 28, 2016 meeting minutes. The motion carried by voice vote.

Agenda Items:

2. [16-0467](#) Resolution approving a loan request from TID # 16 with the Fenigor Group, LLC for the renovation of the Historic Rubber Mills Building at 1501 St. Andrew 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 Committees and/or Council may reconvene in open session.)*

Attachments: [Development Agreement - EDC Approved 08-25-16](#)
[Exhibit A - B - D - E - F - EDC Approved 08-25-16](#)
[Exhibit G - EDC Approved 08-25-16](#)
[Resolution](#)
[Authority to Procure Loans](#)
[Agreement](#)
[Exhibit B](#)
[Exhibit F-Construction Schedule](#)
[Guaranty](#)
[Memo-Term Sheet](#)
[Promissory Note](#)
[Memo to Council re delinquent PP taxes](#)
[CPC Recommendation Report 5-31-16](#)
[CPC Staff Report 5-31-16](#)
[F&P sign up](#)
[CPC Recommendation Report 7-5-16](#)
[CPC Staff Report 7-5-16](#)
[CPC Recommendation Report 8-1-16](#)
[CPC Staff Report 8-1-16](#)
[CPC Staff Report 8-29-16](#)

A motion was made by Padesky, seconded by Kader, to convene in closed session. The motion carried unanimously by roll call vote.

A motion was made by Kader, seconded by Formanek, to reconvene in open session. The motion carried by voice vote.

A motion was made by Kader, seconded by Swantz, to proceed with the loan request subject to the following conditions: the applicant will provide personal financial statements of the four principal partners and corporate financial statements; and the loan amount is for \$500,000 and would not include the requested carrying costs. The motion carried 4-1 with Morrison opposed and Formanek abstaining.

3. Economic Development Initiatives and Policy Discussion for 2017

Jason Gilman provided to the EDC a list of items that will be included in the 2017 Planning and Development Department Operations Plan. He is seeking feedback over the next few months from commissioners on the plan.

Items included:

- 1. Inclusive Economic Development Policy*
- 2. Economic Gardening*
- 3. Labor (P-5) Policy*
- 4. The Internet of Everything (Mobile Applications and Streamlined Applications (LEAN))*

5. *Community Responsibility as a Measurable Pay Back*
6. *Minority Owned Business Incentives (Diversity Factor)*
7. *Start Ups*

Next Meeting Date/Agenda Items

We will continue to discuss Economic Development Initiatives and Policy Discussion for 2017 on future agendas.

Adjournment

A motion was made by Kader, seconded by Padesky, to adjourn the meeting. The motion carried by voice vote. The meeting was adjourned at 10:18 a.m. by Mayor Kabat.

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.