



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Economic Development Commission

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Thursday, October 26, 2017

8:30 AM

3rd Floor Conference Room

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#### Call to Order

*The meeting was called to order by Council President Gaul at 8:35 a.m.*

#### Roll Call

**Present:** 5 - Paul Medinger, Tim Kabat, David Morrison, Debbie McKenney, Martin Gaul

**Excused:** 2 - Terry Hicks, Al Louis

*The Mayor arrived to the meeting at 9:31 a.m. Council Member Medinger left the meeting at 9:51 a.m.*

*Others present: Council Member Marshall, Roger Lowrey, Dave Herlitzke, Deak Swanson, Dale Berg, Marc Zettler, Tim Ewers, Luke Russell, Anna Maly, Andrea Schnick, Tara Fitzgerald, Ian Corder.*

#### Approval of Minutes

**A motion was made by McKenney, seconded by Medinger, to approve the September 28, 2017 meeting minutes. The motion carried by voice vote.**

#### Agenda Items:

1. [17-1548](#) Request by Ocean Fin, LLC (Le Chateau) for change in loan terms to Small Business Development Loan.

**Attachments:** [Ocean Fin memo to EDC](#)  
[Requested Amortization Schedule](#)  
[Staff Recommendation Memo](#)

**A motion was made by Morrison, seconded by Medinger, that this Request be APPROVED. The motion carried by voice vote.**

2. [17-1555](#) Resolution considering the application of Jeaneri, Ltd. for the Upper Floor Renovation Loan Program at 121 4th Street S.

**Attachments:**    [Application - Odd Fellows Temple](#)  
[Cover Letter](#)  
[A&E Analysis](#)  
[Resolution](#)

A motion was made by McKenney, seconded by Medinger, to convene in CLOSED SESSION. The motion carried by roll call vote.

The meeting remained in closed session for agenda items 2, 3 and 4. Once reconvened in open session, the following motion was made:

A motion was made by Medinger, seconded by Morrison, that the Resolution be APPROVED with the following terms: \$200,000 loan at 2% interest amortized over 15 years with the first year being interest-only payments and a final balloon payment due at year 10; and with the following conditions: 1) That collectively the three loans be viewed as one project for cross-collateralization; 2) That the City will be up to second position for mortgage collateral; 3) That approval is contingent on approval of stage 2 for historic tax credits; and 4) That a personal guaranty be provided.

3.     [17-1568](#)

Resolution considering the application of Jeaneri, Ltd. for the Upper Floor Renovation Loan Program at 125 4th Street S.

**Attachments:**    [Application - Reuter Mader](#)  
[Cover Letter](#)  
[A&E Analysis](#)  
[Resolution](#)

The meeting remained in closed session for agenda items 2, 3 and 4. Once reconvened in open session, the following motion was made:

A motion was made by Medinger, seconded by McKenney, that the Resolution be APPROVED with the following terms: \$200,000 loan at 2% interest amortized over 15 years with the first year being interest-only payments and a final balloon payment due at year 10; and with the following conditions: 1) That collectively the three loans be viewed as one project for cross-collateralization; 2) That the City will be up to second position for mortgage collateral; 3) That approval is contingent on approval of stage 2 for historic tax credits; and 4) That a personal guaranty be provided.

4.     [17-1569](#)

Resolution considering the application of Jeaneri, Ltd. for the Upper Floor Renovation Loan Program at 127 4th Street S.

**Attachments:**    [Resolution](#)  
[Cover Letter](#)  
[Application - Mendralski](#)  
[A&E Analysis](#)

A motion was made by Morrison, seconded by McKenney, to reconvene in OPEN SESSION. The motion carried by voice vote.

The meeting remained in closed session for agenda items 2, 3 and 4. Once reconvened in open session, the following motion was made:

A motion was made by McKenney, seconded by Medinger, that the Resolution be APPROVED with the following terms: \$200,000 loan at 2% interest amortized over 15 years with the first year being interest-only payments and a final balloon payment due at year 10; and with the following conditions: 1) That collectively the three loans be viewed as one project for cross-collateralization; 2) That the City will be up to second position for mortgage collateral; 3) That approval is contingent on approval of stage 2 for historic tax credits; and 4) That a personal guaranty be provided.

5. [17-1451](#) Resolution releasing funds for purchase of land from La Crosse County for International Business Park II.

Attachments: [Resolution](#)

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

6. [17-1469](#) Resolution authorizing the advance of funds for the Upper Floor Renovation Loan Program.

Attachments: [Resolution](#)

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

7. [17-1570](#) Consideration of Tax Incremental Financing Application by RWR Properties for Camp 20.

*(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, to convene in CLOSED SESSION. The motion carried by roll call vote.

A motion was made by Medinger, seconded by Gaul, to reconvene in OPEN SESSION. The motion carried by voice vote.

A motion was made by Gaul, seconded by McKenney, that this Application be APPROVED with the following terms: \$220,000 loan at 2% interest amortized over 15 years with the first three years being interest-only payments and a final balloon payment due at year 10.

## Next Meeting Date/Agenda Items

*The next meeting is Thursday, November 30, 2017 at 8:30 a.m.*

## Adjournment

A motion was made by Gaul, seconded by McKenney, to adjourn the meeting. The motion carried by voice vote. The meeting was adjourned at 10:20 a.m.

*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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*