

LA CROSSE COUNTY ECONOMIC DEVELOPMENT FUND, INC.

La Crosse County Administrative Center, Rm. 3220

Thursday, January 7, 2010

7:30 a.m.

MEMBERS PRESENT: Steve Doyle, Don Brenengen (7:36), Vicki Burke, Gary Ingvalson (7:38), Dirk Gasterland, Tara Johnson, Dennis Manthei, Bill Shepherd, Joe Veenstra, John Wettstein

MEMBERS EXCUSED: Steve Burgess, Audrey Kader, Steve O'Malley, Mary Jo Werner

MEMBERS ABSENT: None

STAFF & GUESTS: Greg Flogstad, Brian Fukuda, Karl Green, Jenny Kuderer, Tim Kabat, Margaret Norden, Sharon Hampson, Steve Cahalan

CALL TO ORDER/ROLL CALL

Chair Doyle called the meeting to order at 7:35 a.m.

PUBLIC COMMENT

None requested.

APPROVE MINUTES OF DECEMBER 3, 2009

Dennis Manthei pointed out notations where motions were carried with a split vote, but the minutes stated the motion was carried unanimously. **MOTION** by Manthei/Gasterland to approve the Minutes of December 3, 2009, as corrected. **Motion carried unanimously.** Burgess, Kader, O'Malley, Werner excused.

TIF POLICY

Brian Fukuda presented guidelines from the Wisconsin Statutes, Western Technical College, and the Wisconsin Department of Revenue for Joint Review Board members. He stated there are more municipalities that are considering using TIF's, and it would be helpful to the representative on the Joint Review Board to have standards to base decisions on. Gary Ingvalson is the County's representative, and he stated that the Board looks at both jobs and tax base, but there needs to be flexibility because different municipalities have different priorities. Ingvalson also stated that the municipality's attorney's opinion is an important consideration. There was lengthy discussion regarding the "but for" clause, (i.e. but for the TIF, the development would not take place), and how the county prioritizes differently from entities such as the technical college or school districts that are not making the same investment. Discussion was also held about factors to consider, such as development in a blighted area, and complex urban projects where developers are looking for incentives. Chair Doyle asked staff to draft a policy for consideration at the February, 2010, meeting.

HOUSING PROPOSAL ON COUNTY FARM

Charlie Handy introduced William Seno, who has proposed purchasing approximately 2.5 acres of County land in West Salem for a tax credit eligible income qualified apartment building. Seno distributed information about the senior housing he has built in other small communities. The County would pay for utilities installation in extending Garland Street, thus making additional land available for development. Handy stated there is Department of Commerce grant money for brownfield development if low income housing is involved, and that the type of development coincides with land use in the master plan. The next step will be to take the plan to the Village Board. Supervisor Johnson stated she would like the input of the Public

Works and Infrastructure Committee, and the Aging and Long-Term Care Committee. **MOTION** by Johnson/Brenengen to direct staff to continue investigating the housing proposal by William Seno. **Motion carried unanimously.** Burgess, Kader, O'Malley, Werner excused.

POLICY STANDARDS FOR FUTURE LOAN PRESENTATIONS

A subcommittee is meeting with staff to discuss what information should accompany applications for revolving loan funds. Their recommendations will be brought back to the committee.

STIMULUS FUNDING IN THE REGION

Greg Flogstad provided a summary of federal stimulus funding that showed grants and loans by municipality and by business. La Crosse County has been awarded \$15,750,755 out of \$4.2 billion awarded throughout the state.

AGENCY REPORTS

Jenny Kuderer, LADCO, reported that there will be a series of events to promote high speed rail on the Empire Builder Route, including an Amtrak trip to a Milwaukee Bucks game on January 23-24, 2010.

NEXT MEETING – FEBRUARY 4, 2010, AT 7:30 A.M. Chair Doyle spoke about the sudden passing of board member Joan Curran, and that there has been interest expressed by Gundersen Lutheran in a replacement from their facility.

FUTURE AGENDA ITEMS

None suggested.

ADJOURNMENT

MOTION by Manthei/Gasterland to adjourn. **Motion passed unanimously.** Burgess, Kader, O'Malley, Werner excused. Meeting adjourned at 8:46 a.m.

Approved, February 4, 2010, Margaret Norden, Recorder