

## **LA CROSSE COUNTY ECONOMIC DEVELOPMENT FUND, INC.**

County Administrative Center, Room 3220

Thursday, January 5, 2012

7:30 a.m.

**MEMBERS PRESENT:** Steve Doyle, Jill Billings (7:42 a.m.), Don Brenengen (7:31 a.m.), Steve Burgess, Vicki Burke, Dirk Gasterland, Gary Ingvalson, Tara Johnson, Audrey Kader (7:45 a.m.), Dave Lange, Dennis Manthei, Steve O'Malley, Michael Richards, Joe Veenstra, John Wettstein

**MEMBERS EXCUSED:** None

**MEMBERS ABSENT:** None

**STAFF & GUESTS:** Brian Fukuda, Charlie Handy, Karl Green, Margaret Norden, Ron Chamberlain, Greg Flogstad, Jeff Bluske, Sharon Hampson, Gregg Stangl, Jenny Kuderer, Larry Kirch, Nate Sampson

### **CALL TO ORDER/ROLL CALL**

Chair Doyle called the meeting to order at 7:30 a.m.

### **PUBLIC COMMENT**

None requested.

### **APPROVE MINUTES OF DECEMBER 1, 2011**

**MOTION** by Gasterland/Manthei to approve the Minutes of December 1, 2011.

**Motion carried unanimously.** Billings, Brenengen, Kader excused.

NOTE: The Chair took the following item out of order:

#### **SKIPPERLINER LOAN UPDATE**

Dave Lange had nothing new to report. There is an issue with the Town of Campbell, but the County agreement is not tied to resolution of that issue.

#### **UPDATE ON LAKEVIEW BUSINESS PARK**

Charlie Handy reviewed development at Lakeview Business Park and results of his conversations with business owners, as follows:

- No concerns by the property owners as to the management of the park.
- Kenrich is on schedule to add an addition which should meet their commitments;
- River Steel has purchased new equipment, and is remodeling to add offices; this investment may meet their commitment, but further study is needed.
- Amerhart reported doing well with warehousing construction materials in a down economy.

Handy stated that the tax base is at or higher than the TIF projection.

#### **UPDATE ON REVOLVING LOAN FUND**

Brian Fukuda and Greg Flogstad provided updated financial reports. He reported that Skipperliner is still in default, and Platinum Press has filed Chapter 7 bankruptcy. Authenticom paid off their loan early. CenturyLink reports directly to the State. The State CDBG fund has \$408,542 available for lending. There has been no activity in the federal EDA or County fund.

## **FRAC SAND MINING – HIGHWAY, LAND CONSERVATION, AND ZONING ISSUES**

The presentation was in follow-up to Karl Green's frac sand mining presentation that was given in October, 2011. Green gave a brief review of his previous presentation, and County department heads shared comments and concerns, as follows:

- Ron Chamberlain, Highway Department: He reported the Wisconsin Statutes provide some tools regarding weight limits and putting an agreement in place to have a monetary exchange with frac sand companies regarding road maintenance. He reported that the maximum legal weight of a frac sand truck would be equivalent to 9,600 cars.
- Gregg Stangl, Land Conservation Department: Stangl reported that frac sand mines would be regulated under County ordinance, and would have to have erosion control and storm water management practices in place. Stangl said they would be required to do land reclamation and have an acceptable plan in place, but he stated that scarring of the landscape should be expected since they remove large volumes of material.
- Jeff Bluske, Zoning, Planning and Land Information: Bluske reported that companies are currently in the prospecting phase, and will move to planning and review, then production. Conditional use permits will be used to regulate, and those permits will have conditions of approval. There have been no permit applications yet. He reported that proximity to rail lines will be an important factor in determining mine location.

## **RESOLUTION RE: APPROVE FUNDING SHARE FOR CONCEPTUAL ALTERNATIVE STUDY OF I-90 INTERCHANGE AT EXIT 3**

The Resolution states that the La Crosse Area Planning Committee has requested a delay from the Wisconsin Department of Transportation interchange project for Exit 3 of US53/I-90/STH 35 in order to assess options for economic development throughout the corridor. The Resolution approves a County share of up to \$5,000 for a Conceptual Alternative Study, contingent upon approval of the remaining funding shares, for a total of \$50,000. Steve O'Malley stated that the proposal for a study came out of a Housing Task Force discussion about underutilization of the waterfront. Since the DOT will be redesigning Exit 3 as part of a larger project, there is an opportunity to reorient the exit for better use of the entire area. The City of La Crosse would be the decision-making authority, and if the City approves a study, the DOT's project would be delayed for input regarding Exit 3. Discussion was held about land use options such as pedestrian trails, revitalization of Bridgeview Plaza, and redevelopment of the entire business area to make existing businesses more successful. **MOTION** by Burgess/Johnson to approve the Resolution Re: Approve Funding Share for Conceptual Alternative Study of I-90 Interchange at Exit 3.

**Motion carried unanimously.**

**NEXT MEETING – FEBRUARY 2, 2012, AT 7:30 A.M.**

## **FUTURE AGENDA ITEMS**

Housing Task Force update

Tax foreclosed property evaluation

Review and recommendation regarding sign ordinance

Lakeview business park financials

**ADJOURNMENT**

**MOTION** by Ingvalson/Billings to adjourn. **Motion carried unanimously.**  
Meeting adjourned at 8:42 a.m.

**Approved,** February 2, 2012, Margaret Norden, Recorder