

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

La Crosse County Administrative Center, Rm. 3220

Thursday, May 6, 2010

7:30 a.m.

**MEMBERS PRESENT:** Steve Doyle, Jill Billings, Don Brenengen (exc. 8:22), Steve Burgess (7:43, exc. 8:22), Vicki Burke, Dirk Gasterland, Gary Ingvalson, Tara Johnson, Audrey Kader (7:43), Dave Lange (for Bill Shepherd), Dennis Manthei, Steve O'Malley, Mary Jo Werner, John Wettstein

**MEMBERS EXCUSED:** Bill Shepherd

**MEMBERS ABSENT:** None

**STAFF & GUESTS:** Brian Fukuda, Margaret Norden, Dave Lange, Greg Flogstad, Travis Parish, Brian Weber, Dave LaFond, Sharon Hampson, Steve Cahalan, Larry Kirch

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

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

### **PUBLIC COMMENT**

None requested.

### **APPROVE MINUTES OF APRIL 1, 2010**

**MOTION** by Manthei/Gasterland to approve the Minutes of April 1, 2010. **Motion carried unanimously.** Burgess, Kader excused.

### **RCM, LLC (PLATINUM PRESS) – CHAPTER 11 BANKRUPTCY**

Dave Lange provided an update on the Platinum Press loan. Platinum Press is now out of business. RCM has now filed bankruptcy. The County has a second position mortgage on the RCM property; Harris Bank has the first mortgage. The owners, d/b/a RCM, LLC, have purchased another press, and are making another attempt to have a successful operation.

**NOTE:** The Chair took the following agenda items out of order.

### **REVOLVING LOAN FUND UPDATE**

Brian Fukuda and Greg Flogstad provided handouts showing current status of all three revolving loan funds and their existing loans. Fund 1 has a cash balance of \$78,836, Fund 2 has a cash balance of \$47,040, and Fund 3 has a cash balance of \$202,082.

### **AUTHENTICOM REQUEST FOR RELEASE OF KATYHRYN PERTZCH PERSONAL GUARANTEE**

A request was made by the owner of Authenticom to remove a guarantor on the loan due to the dissolution of their marriage. Brian Fukuda stated that Authenticom is current on their loan and has expanded its business. **MOTION** by Johnson/Gasterland to release Kathryn Pertzch as a personal guarantor from the Authenticom loan. Upon further discussion, the matter was held over to the June 3, 2010, meeting. **MOTION** by Burgess/Werner to hold over 30 days for further information, i.e. financial statements of both guarantors. **Motion carried unanimously.**

### **PRESENTATION OF TIF DATA**

Karl Green's presentation was referred to the June 3, 2010, meeting.

**AUTHORIZATION OF PAYMENT TO VILLAGE OF WEST SALEM OF TID #1  
RESERVOIR CONTRIBUTION**

Brian Fukuda reported that payment in the amount of \$215,292.79 to the Village of West Salem is requested as part of the reimbursement of the reservoir. It will be paid out of grant proceeds. It is tied to funds already received from the EDA.

**MOTION** by Kader/Burke to authorize payment to Village of West Salem of TID #1 Reservoir Contribution. **Motion carried unanimously.**

**PARK PLAZA UPDATE**

Waterplace One agreed to lease the Park Plaza site at a higher amount than in 2009, and is paying \$10,000 per year, and is also removing the Bikini Yacht Club and the fuel tanks. Site preparation is proceeding with a goal of finishing in 2011. There have been ongoing discussions with the City of La Crosse about utilities.

**PRESENTATION OF PROPOSED CITY OF LA CROSSE TIF POLICY – LARRY  
KIRCH**

Larry Kirch, City of La Crosse Planner, presented a Power Point with information on the City's draft policy for Tax Incremental Financing (TIF). He gave a history of TIF's in La Crosse, which date back to 1978, and the downtown and Valley View Mall TIF's. Initially, TIF's were used primarily for discounted land price or industrial parks. They are now balancing redevelopment objectives. There has been \$4.8 million in loans, and 30 businesses created. They also have loans for upper floor renovations. They work with the Department of Commerce on tax credits. Other projects include working with the Arts Council, a development plan for North La Crosse, and a Highway 53 corridor study. Kirch pointed out that businesses will seek incentives for relocating, such as tax credits, TIF's, and job training grants. The City's proposal is only to do gap financing. They will provide favorable loans and guidance on eligible projects, but will not provide funds for job creation, which can be available from state and federal governments. They will, however, require new jobs for any proposed TIF. The goal is to do a better job of ensuring developers adhere to agreements. Discussion was held regarding segregated funds with a revolving fund only for business development.

**SKIPPERLINER INDUSTRIES, INC – CHAPTER 128 BUSINESS LIQUIDATION  
CLOSED SESSION (8:22 a.m.)**

Steve O'Malley stated that the closed session was being held to discuss strategies and options so that public interest would be protected.

**MOTION** by O'Malley/Ingvalson to go into closed session pursuant to s. 19.85(c) Wis.Stats. when considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, TO WIT: RCM, LLC (Platinum Press) CHAPTER 11 BANKRUPTCY AND SKIPPERLINER INDUSTRIES INC. CHAPTER 128 BUSINESS LIQUIDATION. **Motion carried unanimously.**

**NOTE:** Don Brenengen and Steve Burgess were excused from the closed session.

**MOTION** by Kader/Wettstein to approve retention of outside counsel to assist La Crosse County Corporation Counsel if deemed appropriate by Corporation Counsel.

**Motion carried unanimously.** Brenengen, Burgess excused.

**OPEN SESSION (9:00 a.m.)**

**MOTION** by Kader/Ingvalson to reconvene open session. **Motion carried unanimously.** Brenengen, Burgess excused.  
No other discussion took place in closed session. No action except as noted.

**NEXT MEETING – JUNE 3, 2010, AT 7:30 A.M.**

**FUTURE AGENDA ITEMS**

None suggested.

**ADJOURNMENT**

**MOTION** by Ingvalson/Gasterland to adjourn. **Motion carried unanimously.**  
Brenengen, Burgess excused. Meeting adjourned at 9:02 a.m.

**Approved,** June 9, 2010, Margaret Norden, Recorder