

# LA CROSSE COUNTY ECONOMIC DEVELOPMENT FUND, INC.

October 4, 2012

Administrative Center – Room 3220

<b>MEMBERS PRESENT:</b>	Steve Doyle, Steve O'Malley, Gary Ingvalson, Patti Balacek, Don Brenengen, Dirk Gasterland, Sharon Hampson, David Lange, Debra McKenney, Joe Veenstra, Tina Wehrs
<b>MEMBERS EXCUSED:</b>	Ray Ebert, Tara Johnson, Michael Richards, John Wettstein
<b>OTHERS PRESENT:</b>	Brian Fukuda, Karl Green, Amy Peterson, Charlie Handy, Jim Hill, Peter Fletcher, Brian Law, Terri Pavlic

## CALL TO ORDER

The meeting was called to order at 7:30 a.m. Debra Mckenney from Wells Fargo, the new member of the La Crosse County Economic Development Fund, was introduced and introductions were made of other committee members.

## PUBLIC COMMENT

There was no public comment.

## APPROVAL OF MINUTES FROM SEPTEMBER 6, 2012

**MOTION** by Gasterland/Veenstra to approve the La Crosse County Economic Development Fund minutes of September 6, 2012. **Motion carried unanimously.** (Ebert, Johnson, Richards, Wettstein excused)

## PUBLIC HEARING- SOUTHWEST WISCONSIN HOUSING CONSORTIUM-CDBG HOUSING PROGRAM

Included in the packets is a public hearing notice that was published in all 11 counties of the Southwest Wisconsin Housing Consortium. This public hearing is required to be eligible to apply for CDBG Housing funding. Brian provided a general overview of the CDBG program and discussed all necessary subjects for the public hearing to ensure we comply with the public participation plan. The discussion included:

1. Identification of total potential funds for economic development, public facilities, and housing programs.
2. Eligible CDBG activities
  - a. Economic Development
  - b. Public Facilities
  - c. Housing
    1. Rehabilitation
    2. Homebuyer Assistance
    3. Special Housing Projects
3. Presentation of identified housing and community development needs
4. Identification of housing and community development needs by public
5. Presentation of activities proposed for CDBG application, including potential residential displacement.
6. Citizen input regarding proposed and other CDBG activities

There is \$6.3 million in housing funds from the CDBG program for the entire state. The Southwest Wisconsin Housing Consortium's share should be approximately \$850,000. Of that amount, as the lead county, we will be able to use approximately \$110,000 for the administration of the program. The consortium has decided to focus efforts on owner-

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occupied mortgages, rental rehabilitation mortgages, and homebuyer assistance loans throughout the member counties.

### **RESOLUTION RE: ADOPTION OF CITIZEN PARTICIPATION PLAN**

The attached resolution was drafted and recommended by staff to be adopted by La Crosse County, as the lead county for the Southwest Wisconsin Housing Consortium. This resolution would then go to the Executive Committee and the County Board. **MOTION** by Veenstra/Lange to approve. **MOTION** by Lange/Ingvalson to amend the resolution in the 4<sup>th</sup> "Whereas" paragraph to state "Citizen" Participation Committee, not City Participation Committee. **MOTION** on amendment **carried unanimously**. (Ebert, Johnson, Richards, Wettstein excused) **MOTION** on resolution as amended **carried unanimously**. (Ebert, Johnson, Richards, Wettstein excused)

### **RESOLUTION RE: APPROVAL OF SUBMISSION OF GRANT APPLICATION ON BEHALF OF THE SOUTHWEST WISCONSIN HOUSING CONSORTIUM**

This resolution authorizes La Crosse County to proceed with the grant application, which is due at the end of this month. **MOTION** Hampson/Balacek to approve. **MOTION** by Lange/Ingvalson to amend fiscal note. "No financial obligation" should be removed. The following language should be added: "In addition it is expected that La Crosse County will receive approximately \$110,000 for the administration of this grant". **MOTION** on amendment **carried unanimously**. (Ebert, Johnson, Richards, Wettstein excused) **MOTION** on resolution as amended **carried unanimously**. (Ebert, Johnson, Richards, Wettstein excused)

### **2013 ECONOMIC DEVELOPMENT FUND BUDGET**

Included in the packet was the 2013 Economic Development Fund Budget for review and comment. This will go on to the Executive Committee and then to the County Board. This consolidates all economic development activities for the county. Steve O'Malley discussed the line items of the Economic Development Fund budget. This item will be put on next month's agenda. **MOTION** by Ingvalson/Hampson to recommend. **Motion carried unanimously**. (Ebert, Johnson, Richards, Wettstein excused)

### **LAKEVIEW BUSINESS PARK FINANCIAL REPORT**

Brian Fukuda discussed the Lakeview Business Park in West Salem and also the TIF annual report for West Salem TID #1 for year-end December 31, 2011. The total project cost to date is \$2,654,373; Total revenue (grants & tax increments) \$1,394,573; Total current debt on project as of end of 2011 is \$1,258,800; Anticipated annual increment revenue: \$163,180; Annual operating expenses: \$22,000; Annual interest expense: \$29,458; Increment revenue toward principal payment: \$111,722; Years to pay off debt is approximately 11 years; Estimated TIF retirement is 2022.

### **RESOLUTION RE: CREATION OF LA CROSSE COUNTY BUSINESS ASSISTANCE GRANT PROGRAM**

Last month comments on this proposed grant program were made and an amended proposal is attached, along with a resolution. **MOTION** by Doyle/Veenstra to approve. **Motion carried unanimously**. (Ebert, Johnson, Richards, Wettstein excused; Balacek abstained)

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### **PRESENTATION OF NATHAN HILL BUSINESS PARK CONCEPT**

For the past few years, the County, LADCO, the City of La Crosse and the City of Onalaska staff have been discussing the possibility of the development of a business park in the area around the landfill. This park would fill a need for large industrial parcels served by significant sanitary sewer capacity. Charlie sent around a map which showed a small section of a proposed route by the Badger Coulee Transmission Line. The parties involved are concerned that the potential future economic development options would be negatively affected by this proposed route. A letter is being sent to the PSC requesting to not put the line on this route. Also, a plan amendment to the City of Onalaska Comprehensive Plan is being requested, as well as information to the DOT who is proposing a reconstruction of Hwy 16 in 2016 or 2017. Jim Hill discussed the extremely positive nature of these conversations, as a collaborative effort, which is contrasted by the annexation dispute in the adjacent areas that occurred in the past.

### **COMMUTER BUS ROUTE UPDATE**

Peter Fletcher from the MRRPC provided an update on the commuter bus route connecting La Crosse, Vernon, and Crawford Counties. The project started a couple of years ago, and will begin service this November. There will be three 20-passenger commuter buses running. The main focus is to provide daily commuter service getting people to and from work and also senior transportation, as well as the general public. Current fares are proposed at \$3.00 one way including transfers and there are four round trips per day on each of the proposed routes (early morning, mid-morning, mid-afternoon and evening). There was discussion about stops, businesses served, etc.

### **UPDATE ON COUNTY OWNED PROPERTIES**

Brian Fukuda informed the committee that the rezoning petition for the 4<sup>th</sup> and Jackson property went before the City Planning Commission and was recommended for approval, with the condition that it will go on for a site plan review as well as to the Neighborhood Association for their vote. It is moving forward, and hopefully we will be able to sell to Dr. Bentz for his chiropractic office.

Charlie indicated that the City may be doing some sanitary sewer work on Park Plaza after debate/discussion on their Capital Improvements Budget. There was another recent potential developer who hit a funding roadblock but we continue conversations with them.

### **NEXT MEETING – November 1, 2012**

**ANNOUNCEMENT:** Oct. 25<sup>th</sup> (in the afternoon) the Outdoor Recreation Alliance will host a summit which will double as the County's Collaboration Conference and is focused on taking advantage of our natural recreation areas. Brian encouraged everyone to attend.

### **FUTURE AGENDA ITEMS**

- 2013 Economic Development Fund Budget
- EDF Funding for Commuter Bus Route - Update
- Goal setting
- Indicators update
- Bylaws

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**ADJOURN**

There being no further business, **MOTION** by Ingvalson/Lange to adjourn the meeting at 8:50 a.m. **Motion carried unanimously.** (Ebert, Johnson, Richards, Wettstein excused; Balacek abstained)

The above minutes may be approved, amended or corrected at the next Committee meeting.

**Approved November 1, 2012, Terri Pavlic, Recorder**