

**LA CROSSE COUNTY BOARD OF SUPERVISORS PLANNING MEETING
PROCEEDINGS; MONDAY, AUGUST 11, 2014**

The La Crosse County Board of Supervisors Planning Meeting was held on Monday, August 11, 2014 in the Administrative Center, Room B410. The County Clerk, Ginny Dankmeyer, took attendance. 27 supervisors were present when Chair Tara Johnson called the meeting to order at 6:00 P.M. and those otherwise present, excused or absent are noted in the roll call detail:

District Name	Attendance
1 Richmond, Andrea	Present
2 Geary, Ralph	Present
3 Veenstra, Joe	Present
4 Freedland, Maureen	Present
5 Rosa, Keyla	Absent
6 Plesha, Roger	Present
7 Hampson, Sharon	Present
8 Jerome, Peg	Present
9 Caucutt, Nancy	Present
10 Cable, Kim	Present
11 Scheller, Patrick	Absent
12 Holtze, Dave	Present
13 Logue, Brian	Present
14 Schroeder, Jeffrey	Present
15 Kruse, Monica	Present
16 Ferries, Dan	Present
17 Giese, Mike	Present
18 Berg, Laurence	Present
19 Hoffman, Hubert	Present
20 Doyle, Steve	Present
21 Burke, Vicki	Present
22 Barlow, Patrick	Present
23 Nikolay, Matt	Present
24 Pfaff, Leon	Present
25 Ebert, Ray	Present
26 Hesse, Dan	Present
27 Wehrs, Tina	Present
28 Keil, Robert	Present
29 Johnson, Tara	Present

PLEDGE OF ALLEGIANCE

COMMUNICATIONS AND ANNOUNCEMENTS:

County Board Chair Report - Tara Johnson

- County Board Picnic Update – Supervisor Cable announced that the Annual County Board picnic will be on Friday, September 19, 2014 at Lake Neshonoc in West Salem. Food and cost are still being determined. A sign-up sheet will be passed around at the next monthly board meeting.

(72-14/15)

- Upcoming Education Opportunities regarding potential jurisdictional transfer of CTH C & STH 108 – Supervisor Freedland encouraged Supervisors to take a tour to see the highway conditions of CTH C & STH 108 and what needs to be repaired. An informational meeting will be held the next day. A sign-up sheet is being passed around.
 - CTH C & STH 108 Tour: September 2, 2014 at 9:00 A.M. – 11:00 A.M. or 5:00 P.M. – 7:00 P.M.
 - Public Informational Meeting: September 3, 2014 at 6:00 P.M. – Melrose/Mindoro High School Auditorium
- Supervisor Conference Reports
 - Supervisor Cable attended a Homeless Connect event at the La Crosse Center. The event was for the homeless or near homeless to help them get connected with a variety of resources available to them. Haircuts, showers and meals were offered. Twenty-eight vendors were there.

Administrator Report - Steve O'Malley

PROCLAMATION AUGUST 2014 - COUNTY AGING MONTH

WHEREAS, the County Aging Unit provides services, information and assistance to all county senior residents; and, **WHEREAS**, good nutrition is important to seniors and the community and is insured through two dining programs; and, **WHEREAS**, home-delivered meals provide an opportunity for a low cost first intervention to allow residents to remain living independently in their own homes; and, **WHEREAS**, quality of life of aging residents is insured through transportation programs, caregiver support, organized activities as well as assistance in filing forms and applying for benefits; and, **WHEREAS**, all staff of the La Crosse County Aging Department work together to provide a healthy and safe environment in the aging community. **NOW THEREFORE BE IT RESOLVED**, that the La Crosse County Board does hereby proclaim the month of August as Aging Month and urges all residents to join in recognizing the valuable contribution of persons dedicated to insuring that the aging residents of La Crosse have the opportunity to live a healthy and productive life.

Motion by R. Plesha/M. Kruse to approve passed on a unanimous voice vote with 27 ayes, 2 absent - K. Rosa and P. Scheller.

RESOLUTION NO. 26-8/14 RE: AUTHORIZATION TO APPOINT A NEGOTIATION TEAM TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH WEBER HOLDINGS FOR LOT C

WHEREAS, La Crosse County released a Request for Qualifications (RFQ) for potential developers of the La Crosse County Parking Lot C on March 28, 2014; and, **WHEREAS**, after a proposers conference on April 3, 2014, where 8 individuals representing 6 organizations attended, La Crosse County received three responses to the RFQ; and, **WHEREAS**, the Administrative Center & Downtown Campus Study Committee recommended that all 3 proposers advance to the step to receive a Request for Proposals (RFP); and, **WHEREAS**, the RFP was released on May 14, 2014 and 3 responses were received by July 15, 2014 from Weber Holdings, Doran Companies, and Three Sixty Real Estate Solutions LLC/Borton Construction/The Doerflinger; and, **WHEREAS**, on July 24, 2014, all 3 developers were interviewed by the Administrative Center & Downtown Campus Study Committee, with City of La Crosse staff present and involved, and the Committee deliberated and selected Weber Holdings as the developer for the County Parking Lot C project; and, **WHEREAS**, the proposal from Weber Holdings includes the following points:

- Accommodates Associated Bank needs and Associated Bank/STIZO/La Crosse County timeline
- Purchase price of \$500,000 - \$1,500,000
- Financing is secure
- Some parking both below and above ground on-site; plans flexible with regards to other parking needs

(73-14/15)

- Indicates a potential retail tenant, concentrated market-rate housing, and office space intended to accommodate approximately 500 health care jobs
- Includes design elements recommended by the Lot C Advisory Committee and concepts consistent with City and County Sustainable Communities policies.

NOW THEREFORE BE IT RESOLVED that the La Crosse County Board hereby authorizes County Board Chair to select a negotiation team to negotiate a development agreement with Weber Holdings for the sale and development of La Crosse County Parking Lot C; and, **BE IT FURTHER RESOLVED** that a proposed development agreement shall be brought back for approval to the La Crosse County Board no later than the November regular County Board meeting. **FISCAL NOTE:** Estimated \$5,000-\$10,000 for use of outside legal counsel.

EXECUTIVE COMMITTEE

Motion by S. Hampson/R. Plesha to approve. Discussion ensued. Chair Johnson spoke on the legacy of Lot C and what was originally on that lot. The County Courthouse was built there in 1903 and Montgomery Ward bought it from the County in 1964. It was then sold to State Street Partners who eventually sold it back to the County in 1991. Community Development Specialist Brian Fukuda gave a history of the meetings with the Administrative Center and Downtown Campus Study Committee. A market analysis of Lot C was done in October of 2013. A Lot C Advisory Committee was created that included members of the public to help look at all options for Lot C. In March 2014, a RFQ was released with three respondents. Each were then asked for a RFP and were then interviewed in July 2014. Supervisor Veenstra went over the proposal scoring criteria. Representatives from Weber Holdings reviewed their proposal which included a mixed-use development of residential units, bank, office space, market, cafe, green roof and parking stalls. Administrator O'Malley, Chair Johnson and representatives of Weber Holdings responded to questions from the Board. The motion to approve passed on a roll call vote with 25 ayes, 2 abstentions - B. Logue and M. Nikolay, 2 absent - K. Rosa and P. Scheller.

SUGGESTIONS FOR FUTURE AGENDA ITEMS

- Supervisor Barlow asked for an update on the Deputy County Administrator position.

ADJOURN

Motion by R. Keil/P. Jerome to adjourn at 7:18 PM passed on a unanimous voice vote with 27 ayes, 2 absent - K. Rosa and P. Scheller.

STATE OF WISCONSIN)

COUNTY OF LA CROSSE)

I, Ginny Dankmeyer , La Crosse County Clerk, in and for the County of La Crosse, Wisconsin, do hereby certify that the foregoing is a true and correct copy of the Journal of Proceedings of the La Crosse County Board of Supervisors at the La Crosse County Board of Supervisors Planning Meeting held Monday, August 11, 2014 and that it is the whole thereof. IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE OFFICIAL SEAL THIS DAY 12 OF AUGUST 2014.