

**LA CROSSE COUNTY BOARD OF SUPERVISORS PLANNING MEETING  
PROCEEDINGS; MONDAY, JUNE 05, 2017**

The La Crosse County Board of Supervisors Planning Meeting was held on Monday, June 05, 2017 in the Administrative Center, Room 1700. The County Clerk, Ginny Dankmeyer, took attendance. 16 supervisors were present when Chair Mike Giese called the meeting to order at 6:00 P.M. and those otherwise present, excused or absent are noted in the roll call detail:

<b>District Name</b>	<b>Attendance</b>
1 Richmond, Andrea	Present
2 Geary, Ralph	Present
3 Weidenbach, Doug	Excused
4 Freedland, Maureen	Absent
5 Rosa, Keyla	Present
6 Plesha, Roger	Excused
7 Hampson, Sharon	Excused
8 Jerome, Peg	Absent
9 Gundersen, Jerome	Present
10 Cable, Kim	Present
11 Scheller, Patrick	Absent
12 Holtze, Dave	Present
13 Tryggestad, Tina	Excused
14 Larson, Margaret	Present
15 Kruse, Monica	Excused
16 Ferries, Dan	Present
17 Giese, Mike	Present
18 Berg, Laurence	Present
19 Cornforth, Rick	Present
20 Doyle, Steve	Present
21 Burke, Vicki	Excused
22 Barlow, Patrick	Present
23 Nikolay, Matt	Excused
24 Pfaff, Leon	Excused
25 Ebert, Ray	Present
26 Hesse, Dan	Present
27 Wehrs, Tina	Present at 06:05 PM
28 Tyser, Kathie	Present
29 Johnson, Tara	Excused

**PLEDGE OF ALLEGIANCE**

**COMMUNICATIONS AND ANNOUNCEMENTS:**

**County Board Chair Report - Tara Johnson**

- Supervisor Conference Reports – none offered

**Administrator Report - Steve O'Malley**

**PROCLAMATION JUNE 2017 - PARKS AND NATURAL RESOURCES MONTH**

**WHEREAS**, the County Parks system and our Natural Resources are an integral part of the La Crosse County Community; and, **WHEREAS**, the quality of our Parks and Natural Resources provides safe and healthy places for residents and visitors to recreate and enjoy;

(24-17/18)

and, **WHEREAS**, residents and visitors are encouraged to educate themselves and adopt responsible lifestyles that preserve the beauty and value of our Parks and Natural Resources; and, **WHEREAS**, La Crosse County employees from the Facilities Department and the Department of Land Conservation serve to educate, protect, maintain and enhance the quality of our Parks and Natural Resources; **NOW THEREFORE BE IT RESOLVED**, that the La Crosse County Board does hereby proclaim the Month of June 2017 as La Crosse County Parks and Natural Resources Month and urges all residents to join in recognizing the valuable contribution made by County employees dedicated to the welfare of our Parks and Natural Resources for the benefit of our residents and visitors of La Crosse County.

Motion by P. Barlow/D. Holtze to approve passed on a unanimous voice vote with 16 ayes, 3 absent - M. Freedland, P. Jerome and P. Scheller, 10 excused - L. Berg, V. Burke, S. Hampson, T. Johnson, M. Kruse, M. Nikolay, L. Pfaff, R. Plesha, T. Tryggestad and D. Weidenbach.

- United Way Presentation: Asset Limited, Income Constrained, Employed in La Crosse by Mary Kay Wolf and Community Impact Director Liz Evans.
  - ALICE stands for Asset Limited, Income Constrained, Employed. The report describes a household survival budget, ALICE threshold, ALICE Income assessment, and Economic Viability Dashboard. A single adult would need \$23,196 to survive and a 2 adult/2 children household would need \$54,804. In Wisconsin, 42% of households have income below the ALICE Threshold. Consequences of living below threshold is living in substandard housing, living farther away from job, homelessness, substandard childcare, no child care, substandard public education, underinsured or no insurance, less healthy or not enough food, low wages or no wages, and minimal or no savings. ALICE shows in La Crosse County that housing affordability is poor; job opportunities is fair; and community resources are good. City of La Crosse is 54% below ALICE threshold.
  - All resources need to be utilized; local, state, federal, community, and faith-based to assist. Business solutions: regular hours and predictable schedules will have a predictable income and scheduled child care, partner with community colleges, invest in training and workforce development, carpool stipend, and listen and engage.
  - Policy Solutions: earned income tax credit and child tax credit, portable benefits and benefit pools, and early childhood development. Full report can be found at [www.unitedwayalice.org/wisconsin/](http://www.unitedwayalice.org/wisconsin/) On June 21, United Way is hosting a Poverty Simulation at Altra Federal Credit Union Operation Center from 3-6pm.
- West Salem Tax Increment District Statue and Update on Rockland Meadow Park Estate presented by Charlie Handy and Brian Fukuda
  - Phase 1 County Mini TIF: Recognizing the need for rail served industrial land, the county economic development fund started to develop the County Farm for that purpose. The County Board sold 75 acres to EDF to be paid \$3,190.50/acre after land is sold to private developers. Approximately \$2.2 million initial development cost. \$625,000 in grants from DOC & DOT.
  - Phase 1 Current Status: Sold 63 acres at an average of \$18,696/acre. Current balance owed to County general fund is approximately \$8,950. Mini TIF generates \$16,415/year. There is 13.82 acres yet to sell and is listed at \$28,000 - \$38,000/acre.
  - Phase 2 TIF & Revenue sharing: To extend the business park it was necessary to use TIF. The County worked with Dan Kapanke to draft new legislation allowing the County to enter into revenue sharing agreements with municipalities. County and Village signed revenue sharing agreement, allowing County to serve as developer on the park using TIF incremental revenues. The Village created the TIF and agreed to pass all TIF incremental revenue to the County to develop the park. The TID was created effective January 1, 2007 with two amendments since then. Maximum life is November 21, 2026 and the expenditure period ends November 21, 2021. Current TID value is

(25-17/18)

\$14,211,200. Base value of \$4,910,800. Increment 2016 was \$9,300,400. At 2016 mill rate of 0.017544926, this generates about \$163,000/year in increment revenues.

- Phase 2 Current Financial Position: Expenses are \$3,697,603; tax increments collection \$1,217,712; other revenues (grants) is \$1,131,842. Current debt is \$1,348,050.
- Phase 2 Future Value in TID: Identity Works expansion and BTS group development. Expected new value is \$400,000 for Identity Works, \$2.1 million from BTS Group for a total of \$2.5 million over the next 4-6 years. Based on analysis and assumptions, TID is expected to retire in 2025. Additional increment could accelerate TID and additional expenditures could extend TID. Significant changes in mill rate would also impact the TID.
- Rockland Meadow Park Estate – Village of Rockland
  - In 2010 the County took 55 lots in tax foreclosure and 1 more in 2011. The County sold 19 lots between 2010 and 2016 with a \$2.2 million in tax base. In 2016 the county sold the remaining 37 lots to the Village of Rockland. Since that sale, the Village has sold 30 lots to private entities. This leaves 7 of the original 56 foreclosed lots that are still in public ownership.
- Bug Tussel Wireless presentation to PRD Committee
  - The CEO of Bug Tussel Wireless spoke at the PRD meeting and said his acquisition companies are no longer looking for locations in our area. He was seeing if we are interested in expanding broadband service. He also noted that he is not planning to file a lawsuit for denying a permit for a cell phone tower.
- Update on Downtown Parking situation
  - Bell Square and 3<sup>rd</sup> and Vine St parking ramps are nearing completion. The parking work group will be meeting to discuss parking options. 1<sup>st</sup> floor of 3<sup>rd</sup> and Vine parking ramp will be 1-3 hour parking which will be free using license plate technology. 85 stalls will belong to the County and maintenance will be paid for the stalls. Bell Square will be available in late September and 3<sup>rd</sup> and Vine parking ramp in late August.

**SUGGESTIONS FOR FUTURE AGENDA TOPICS – none offered.**

**ADJOURN**

Motion by A. Richmond/K. Tyser to adjourn at 7:07 PM passed on a unanimous voice vote with 17 ayes, 3 absent - M. Freedland, P. Jerome and P. Scheller, 9 excused - V. Burke, S. Hampson, T. Johnson, M. Kruse, M. Nikolay, L. Pfaff, R. Plesha, T. Tryggestad and D. Weidenbach.

**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, June 05, 2017 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 JUNE 2017.**