

**MEETING MINUTES
LONG RANGE PLANNING COMMITTEE
February 2, 2010**

A meeting of the Long Range Planning Committee Meeting was held on **Tuesday, February 2, 2010 at 1:00 P.M.** in the Council Chambers of City Hall, 819 Superior Avenue, Tomah, WI.

Vice-Chairperson Brad Kortbein called the meeting to order at 1:00 p.m. Present: Joanne Westpfahl, Steve Austin, Barbara Clinard, Brad Kortbein, and Gary Kirking. Absent: Pete Peterson, Scott Lawry, Rick Carlson, and Ed Thompson. Also present: City Administrator Jim Bialecki, Building/Zoning/Planning Dir. Shane Rolff, City Treasurer Julia Rusch, Parks and Recreation Dir. Joe Protz, and City Clerk JoAnn Cram. Scott Harrington of Vandewalle & Associates and David Drach of Canadian Pacific were also in attendance. Also present; DNR Representatives Tom Kendzierski and Loren Brumberg, and Paul Wydeven from the Department of Transportation.

The meeting was called to order by Vice-Chair Brad Kortbein.

Elect Chairperson to Fulfill Remaining Term of Tom Wierschem. Tom Wierschem has submitted a formal resignation from the committee effective immediately. Joanne Westpfahl nominated Rick Carlson for Chairperson, second by Steve Austin. Barb Clinard nominated Brad Kortbein for Chairperson, second by Gary Kirking. Motion by Austin, second by Clinard to close the nominations. Motion passed without negative vote. Written Ballots were cast and Brad Kortbein was duly elected Chairperson. Steve Austin nominated Rick Carlson, second by Barb Clinard for Vice-Chair as the Vice-Chair was previously Brad Kortbein. Motion by Austin, second by Westpfahl to close the nominations. Motion passed without negative vote. Rick Carlson was duly elected Vice-Chairperson.

Approve Meeting Minutes of January 5, 2010. Motion by Westpfahl, second by Clinard to approve the minutes of the January 5, 2010 Long Range Planning Committee meeting. Motion passed without negative vote.

Report on Recent Contacts and Progress Regarding the CP Site Redevelopment. Scott Harrington of Vandewalle & Associates advised that since the last meeting, a conference call was arranged between Amtrak and Canadian Pacific. A summary of the meeting will be provided to the Committee by Scott Harrington. The \$500,000 of stimulus funds will be divided among many Amtrak stations and is not solely for use at the Tomah facility. Amtrak plans to spend a fairly minimal amount of money on this station by making some minor upgrades. Amtrak advised they typically have other funds available and would be interested in talking further when the City makes a final determination on the location and plans if the City proceeds with the transportation hub. City Administrator Bialecki advised he attempted a meeting with the Empire Builders Group out of La Crosse. Walgreens still has an interest in the property. There has also been a major industrial inquiry made for a project that needs rail. The Veteran's housing project, Apex Management out of Madison is very interested in doing this project and they plan on producing a tentative project plan. Department of Transportation representative Paul Wydeven advised that there are two routes being considered at this time. More definitive answers will be provided shortly. At present, they are proposing six stops each day if the route goes through Tomah. A meeting will be held Friday morning at 7:30 a.m. in La Crosse hosted by Empire Builders and Rail Coalitions.

Discussion of Draft White Papers for Four Redevelopment Concepts. Four larger development concepts have been produced so far. Some have more opportunity than others but they also work very well together. This can be a mix of uses over time that work well together. The concepts include: The Tomah Intermodal Transportation Hub and Regional Welcome Center; the Tomah Wellness Village; Tomah Institutional & Regional Food project; and the Technology Campus.

The Tomah Intermodal Transportation Hub & Regional Welcome Center. The high speed rail would be in addition to the Amtrak Service. The high speed rail would go from Milwaukee or Madison to the Twin Cities and would have its own trains and be operated separately. The station would be located on the railroad property and could be shared with the bus service which currently is serviced by Greyhound and the Jefferson Lines. Amtrak, Jefferson, Greyhound or High Speed Rail wouldn't have enough utilization to hire a person to have a manned ticket counter separately, but by combining them they may be able to

justify a position. A new facility could be built (5,500 sq. ft.) which could also house the Chamber of Commerce and the City Bus Garage. If the Greyhound Depot is to be included, they would request that a restaurant be located in the area of the transportation hub since Tomah is their meal stop. Evaluation continues on the requirements for Amtrak and High Speed Rail and hopefully options will be available when plans become more specific. A more detailed implementation will be provided prior to the next meeting.

The Technology Campus – there is a major fiber optic line that runs down the corridor. The company that owns the fiber optic line has advised they will provide more specific information on the line. Tomah is very accessible and well situated to attract any company that would be working with a large amount of data. There are military installations in and around the community that work with a large number of contractors and this may attract services here. Connectivity and location in relation to these larger centers could market and attract companies that would have well paying jobs associated with them. Utilizing the fiber optics for web based higher education opportunities was also addressed. The concept of renewable energy power system is also important. Having a system on site would be one less thing that a data center would have to construct as backup power. Data centers often times require climate control and reliable power supplies. There is a lot of funding available at the state level for renewable based power development. There are a large number of potential partners interested in this site which is very important.

The Tomah Institutional & Regional Food Project (TIRF). This concept connects Western Wisconsin's food economy cluster with the region's large institutional food providers. We have cranberries, dairy, and other various crops and a lot of agriculture surrounding the area. The TIRF initiative will leverage this combination of a regional food industry cluster and numerous large institutions to create a center for food processing, food research, and food waste utilization that is targeted toward institutional food provisioning. The TIRF will focus on helping large institutions in the region provide food in a way that is more sustainable, more efficient, more economical and more regionally focused. The program will link with educational programs, partner with the institutions themselves and will evaluate opportunities to utilize food waste from these institutions in a digester system that will create green energy in the City of Tomah.

The Tomah Wellness Village will focus on integrating complementary health-related businesses and services in one centrally located site. The project will intertwine traditional healthcare services and retail, alternative medicine, housing, and fitness into an integrated project with a focus on health. (A pharmacy, medical supply store, specialized medical services, alternative medicine, private health club or community fitness and recreation center, senior / veterans housing and coordination with the intermodal transportation hub project. The intermodal transportation hub project works well with the Wellness Village concept by potentially creating stronger regional connections that will help people access the service provided at the site.

Remediation also needs to be addressed as there are approximately 15 sites on this property with issues that have been or need to be dealt with. There has been significant work done to characterize this issue and begin some mediation on it. There may be some sites that just won't work well with residential. There may be additional cleanup required for residential that may not be cost effective. A more clear understanding of the 'hot spots' needs to be provided so that the City can address some of those issues.

Discussion of the Timeframe, Project Deliverables, and Next Steps in the CP Site Redevelopment Process. We need to identify where the funding may be and decide what needs to be done to make this project happen. The purchase price of the land needs to be determined. A concept plan needs to be developed for the site. There are some entitlement issues regarding zoning that need reviewing to make sure the zoning is in place. We also have to make sure that there is community buy-in for the project.

Discussion of February 2, 2010 Public Meeting Format. Hopefully the meeting tonight will be well attended. Seventy-five (75) people are anticipated to attend the power point presentation at the TeePee which captures everything done up until this point. The four general concepts and what they are will be

reviewed and how we arrived at these four items. The next steps in the process will be discussed. This meeting is designed to gather feedback from citizens. General questions and answers will be addressed at the end of the meeting. David Drach of the Railroad will provide food at the event. The media has done a good job of advertising the event. A PDF of the power point will be put on the City's website (www.tomahonline.com) in the near future for people that are unavailable to attend tonight.

Representatives from the Dept. of Natural Resources were available for questions from the Committee. Redevelopment can be part of the solutions in the trouble spots. Several project managers have worked on this long term project. Most of the issues have been identified and quite a few of them have already been addressed. This is classified as a "mature" site. There is still one big area out there but the redevelopment becomes the remediation and that is where we're at right now. The CP Environmental department is preparing a consolidated site map that shows the general lateral extent of all fifteen sites is being worked on and a summary table that goes with that to include the DNR site file number identifying the issues and what's been done so far. There may be some additional remedial actions to make certain things work. A mapping system is available from the DNR that has all the sites. The railroad has completed a survey in the early stages that shows the areas of concerns and has worked with the DNR proactively for many years to address these issues. This is a good time to revisit the map.

Schedule Future Meeting Dates. The next meeting date will be March 2, 2010 at 1 p.m. The March meeting will potentially be the last meeting for the CDBG grant process and Vandewalle & Assoc. will be wrapping things up at that time. A subcommittee meeting will be held prior to the March meeting but has not been scheduled at this time.

The Wisconsin Downtown Action Council has selected Tomah for the location of it's next meeting on March 19th. This will address Tomah's downtown issues and will be from 9:30 p.m. to 2 at the Teepee on March 19th.

Motion by Clinard, second by Kirking to adjourn. Motion passed without negative vote. Meeting adjourned at 2:23 p.m.

Respectfully submitted,

JoAnn Cram, City Clerk