



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Housing Rehabilitation Review Board

Tuesday, April 11, 2017

5:15 PM

3rd Floor Conference Room

Call to Order, Roll Call

Present: 5 - Jai Johnson, Andrea Richmond, Robert Seaquist, Gary Padesky, Phillip A. Ostrem

Additional attendees: Dawn Reinhart, Tara Fitzgerald, Jason Gilman, Caroline Gregerson, Kevin Clements, Joshua Wiedenbeck, Cathy Fox, Dan Veglahn, Joe Hengel Jr, Sue Hengel

Approval of Minutes

A motion was made by Richmond, seconded by Padesky, that the minutes from the last meeting be APPROVED . The motion carried by voice vote

Agenda Items:

[17-0394](#)

Approval of Subordinations
HRP Client #123216
RHP Client #1117

A motion was made by Seaquist, seconded by Richmond, that Subordination for HRP Client #123216 be APPROVED . The motion carried by voice vote. A motion was made by Seaquist, seconded by Richmond, that Subordination for RHP Client #1117 be APPROVED . The motion carried by voice vote.

[17-0396](#)

Acquisition of 1120 Liberty Street

Seaquist that he was in favor of the acquisition and Richmond followed stating that she was not in favor and wanted to know why the property was not condemned and when was the last inspection. Staff stated that we cannot force inspection or condemnation. Ostrem asked what the price was. Staff responded that it is listed for \$72,600 and assessed at \$66,600. Staff stated that the 1st floor has been remodeled and that there are other offers on the unit. Both units pass HQS and can be rented out for section 8 vouchers. Property owner has verbally accepted for assessed value.

Source of Funds: CDBG Replacement Housing.

A motion was made by Seaquist, seconded by Ostrem to accept offer to purchase in the amount of \$66,600, assessed value. The motion carried with one no vote, Richmond.

[17-0397](#)

Acquisition of 1216 7th Street

Offers to purchase to start at \$50,000 and stop at staff discretion. Board advised staff to list as a sealed bid and to keep a firm deadline.

Source of funds: TIF14 Funds

A motion was made by Richmond, seconded by Padesky, that this Resolution be APPROVED . The motion carried by voice vote.

[17-0398](#)

Acquisition of 1402 Charles Street

Padesky stated that we may pay more than we want to, but in the long run the city benefits. Staff advised that we have not been through the property yet, but that if it is salvageable that we will salvage it.

A motion was made by Padesky, seconded by Richmond to acquire 1402 Charles Street for no more than \$50,000. The motion carried.

[17-0399](#)

Action on offer to purchase 511 9th Street

A motion was made by Seaquist and seconded by Richmond to counter offer the buyer in the amount of \$19,100. The motion carried.

[17-0400](#)

Action on offer to purchase 932 Hood Street

Staff started by updating that offer A has since countered at \$10,800.

A motion was made by Padesky, seconded by Richmond, that the floor be opened to the public. The motion carried by voice vote.

Dan Veglahn From Coldwell Banker (Offer A) stated that he stayed in conversation with the listing agent. He placed an offer at highest and best. He stated that he received an accepted offer with the understanding that it needed committee approval. He suggested that the offers not be made public record. He is asking for consideration to stick with initial offer of \$8,200.

Josh Wiedenbeck (Offer B) stated that he offered \$10,000 on his own. He stated that he received conflicting information from the listing agent and that he was concerned about processes. He stated that he has approval of Acquisition and Demo Grant of \$50,000 from the County.

Johnson asked Mr Wiedenbeck if he had the opportunity to counter the \$10,800. Mr Wiedenbeck stated that he did not have the opportunity, but that he would've liked to. Mr Veglahn stated again that the offers should be closed record.

Cathy Fox (Representing Listing Agent) stated that they have solutions moving forward. She suggested that we might give the offers one more chance for highest and best offer with 48 hours. Johnson asked if they were prepared to submit a sealed bid. Offer A stated that his offer holds.

A motion was made by Richmond, seconded by Ostrem, that the meeting be moved to closed session. The motion carried unanimously by roll call vote. After discussion, a motion was made by Padesky, seconded by Johnson, that the meeting return to open session. The motion carried by voice vote.

Decision to accept Offer B based solely on building design for final dollar offer was made. A motion was made by Seaquist, seconded by Ostrem, that this Resolution be APPROVED . The motion carried by voice vote.

[17-0401](#)

Action on acquisition of 1003 Island Street and 525 Kane Streets

Board advised staff to get the best price that they can up to \$35,000 for 1003 Island and up to \$41,000 for 525 Kane St. A motion was made by Richmond, seconded by Padesky, that this Resolution be APPROVED . The motion carried by voice vote.

Discussion of standard template for agenda items

Next Meeting Date/Agenda Items

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.