



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Community Development Committee

Tuesday, June 12, 2018

4:00 PM

3rd Floor Conference Room

Public Hearing on CAPER

Call to Order

The meeting was called to order by Mayor Tim Kabat at 4:00 p.m.

Roll Call

Adam Hatfield left the meeting at 4:55 p.m. Barb Janssen had a excused absence.

Others present: Delores Spies, Hetti Brown, Mai Chao Duddeck, Ashley Lacenski, Aaron Reimler, Isaac Hoffman, Kevin Clements, Kevin Conroy, Caroline Gregerson.

Approval of Minutes

A motion was made by Ostrem, seconded by Yager, to approve the May 8, 2018 meeting minutes. The motion carried 6-0 by voice vote.

Agenda Items:

Accept and file Consolidated Annual Performance Report (CAPER) for 2017-2018

Attachments: [Executive Summary](#)
 [CAPER](#)
 [Achievements to Date](#)

The Public Hearing on the CAPER included the following speakers:

Issac Hoffman

Ashley Lacenski, Couleecap

Aaron Reimler, Couleecap

Mai Chao Duddeck

Caroline Gregerson, Community Development Administrator, also reported about the CAPER.

A motion was made by Ostrem, seconded by Yager, to open the Public Hearing. The motion carried 6-0 by voice vote. Ashley Lacenski of Couleecap commented that this years funds enabled them to complete several rehabilitations on rental propertie and they are nearing completion of twindos at 5th and Mississippi. Isaac Hoffman, representing the La Crosse Family Collaborative stated that the funds helped serve many families this year obtain housing, services, and employment. Aaron Reimler of Coulee Co Started stated that the funds helped build up small businesses and pop-up shops. Mai Chao Duddek stated that the funds help three students of color pursue a teaching degree.

A motion was made to close the Public Hearing. The motion carried by unanimous consent.

Staff commented that this year the CAPER received a lot of press and attention.

A motion was made by Ostrem, seconded by Yager, that the Consolidated Annual Performance Report (CAPER) be RECEIVED AND FILED . The motion carried 6-0 by voice vote.

Request to amend developers agreement (Spies Construction) for development at 807-823 6th St S

Attachments: [Request to amend developers agreement for 6th St](#)
 [Developers agreement signed](#)
 [Twindo Plans](#)
 [Single Family Plans](#)

Spies Construction Stated that the winter weather led to delays on their project and they were requesting a 60 day extension for both twinhomes for completion (see attached). Staff stated that they recommended a deduction in the performance deposit should be taken out for the delay (\$25-\$100) per day.

A motion was made by Phil Ostrem, seconded by Linda Lee that the CDC grant an amendment to Spies for the dates requested. The motion passed by voice vote. A motion was made by Ostrem, seconded by Hatfield that the Developers Agreement be amended to charge Spies Construction \$25 per day for every day pass the deadline to complete the twinhome. The motion failed by the following vote: YES Hatfield, Ostrem, Lee NO Yager, Lemmon, Kabat

Housing Rehabilitation Program Subordination Request Client 103504

Attachments: [6-2018 HRP subordination request Client 103504](#)

A motion was made by Hatfield, seconded by Ostrem, that the Housing Rehabilitation Program client 103504 subordination request be APPROVED. The motion carried 6-0 by voice vote.

Action on Offer to Purchase 2223 East Ave S

Attachments: [6-18 Action on OTP 2223 East Ave S](#)

A motion was made by Yager, seconded by Ostrem, to accept Offer to Purchase #1 with option A and a second mortgage of \$17,900. The motion carried 6-0 by voice vote. The buyers were encouraged to seek other bank financing.

Action on Offer to Purchase for 2922 22nd St S

Attachments: [6-18 Action on OTP 2922 22nd St S](#)

A motion was made by Ostrem, seconded by Lee, to accept Offer to Purchase #1 on June 15th if no other offers are received on or before June 14th. They would be granted a second mortgage of \$5450 with AHP funds or \$11,450 second mortgage if they applied and were not granted AHP funds. The motion carried 6-0 by voice vote.

Action on Acquisition of 901 5th Ave S

Attachments: [6-18 Action on acquisition of 901 5th Ave](#)

A motion was made by Ostrem, seconded by Lee, that the acquisition of 901 5th Ave S be APPROVED. Staff was directed to start at \$91,900 and offer up to appraised value (\$109,000). The motion carried 6-0 by voice vote.

Action on 1003 5th Ave S

Attachments: [6-18 Action on acquisition of 1003 5th Ave](#)

A motion was made by Yager, seconded by Lee, that the acquisition of 1003 5th Ave S be APPROVED for \$76,300. The motion carried 5-0 by voice vote.

Action on acquisition of 1018 7th St S

Attachments: [6-18 Action on acquisition of 1018 7th St S](#)

A motion was made by Lee, seconded by Ostrem, that the acquisition of 1018 7th St S be APPROVED. Staff is authorized to offer up to \$80,000. The motion carried 5-0 by voice vote.

Action on 1121 Avon St

Attachments: [6-18 Action on acquisition of 1121 Avon St](#)

A motion was made by Ostrem, seconded by Yager, that the acquisition of 1121 Avon St be APPROVED. The motion carried 5-0 by voice vote.

Action on 1002 St Andrew St

Attachments: [6-18 Action on acquisition of 1002 St Andrew St](#)

A motion was made by Lemmon, seconded by Ostrem, that the acquisition of 1003 St Andrew St be APPROVED. Staff shall start offer at \$50,000 with maximum of \$75,000. The motion carried 5-0 by voice vote.

Action on acquisition of 2502 Onalaska Avenue

Attachments: [6-18 Action on acquisition of 2502 Onalaska Ave](#)

A motion was made by Ostrem, seconded by Lemmon, that the acquisition of 2502 Onalaska Avenue be APPROVED. The motion carried 5-0 by voice vote.

Adjournment

A motion was made by Ostrem, seconded by Lee, to adjourn the meeting. The motion carried 5-0 by voice vote. The meeting was adjourned at 5:20 p.m.

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.