



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Neighborhood Revitalization Commission

Monday, June 3, 2019

6:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 6:00 PM.

Roll Call

Present: 10 - Tim Kabat, Linda Lee, Steve Nicolai, Ralph Geary, Jennifer Trost, Jim Bagniewski, Nora Garland, Larry Slezniow, Janet Allen, Christopher Woodard

Excused: 1 - Will Kratt

Approval of Minutes

A motion by Geary, second by Garland to APPROVE with correction from "Garland states" to "Garland reports". The motion carried by voice vote.

Agenda Items:

1. Review of a Pilot Program for the unrelated rule and rental conversions.

Gilman gave overview on slowing rental conversion. Suggestions included declaring GENA and WHNA high conversion areas and reinstitute inspection and registration in areas of high conversion. Gilman stated there could be a negative impact if done city-wide. Additionally, creating a gold star recognition program for landlords, consider a pilot unrelated rule area in GENA, require registered rentals to have a sign display with owner name and contact info, consider how the number of nuisance calls may trigger either loss of registration, consider limiting rental to 30% per block as Winona has. Mayor Kabat asked Nora Garland for an update on the Gold Star conversion with Student Association at UWL. Garland stated the students she was working with have graduated and she would like to speak to the advisor for the Student Association. Garland stated we may not have full consensus on having WHNA being in the pilot program because they did not have full staff at last meeting. Trost asked for more clarification on what needs to be done for act 317. Gilman stated they can declare either blighted OR high conversion. Gilman stated we can still only inspect 1 time every 5 years if this was put in place. Gilman stated Madison and University of Connecticut have done this in their area. Trost asked Gilman to go over how to talk about the unrelated rule. Gilman stated right now our family definition is based on HUD's Family definition. Under current ordinance it says family plus three, in proposed area it would be family plus two. Gilman stated this would make it more difficult to cash flow a house and

make it more economical for a family trying to purchase a house. Gilman doesn't do anything for renter who just rents to family, its more related to landlords who would rent by the bedroom. Slezniow asked if they heard any negatives from communities who do this? Gilman said not from the phone calls they made; however, from research they have found that putting city-wide would have negative effects on the poor and not having enough housing for students could show negative effects. Linda Lee stated that WHNA would be interested in having rental registration. Jim Bagnewski asked about the 30% per block. Gilman stated there are laws about amortizing under new rules and some places would be grand-fathered in. Gilman stated we maybe able to pair the 30% with other programs such as the rental conversion Caroline Gregerson is putting together. Gilman stated we have 1000 new units being planned right now and this will put some pressure on the current locations. Kabat asked what staff is looking for from the commission. Kabat stated the first two bullet points were in progress and asked the commission what else they would like to see. Bagnewski could the fourth and fifth points be put under the gold star program. Linda Lee asked could the sign for the rental be part of the registration. Kabat said we can see what would be considered as legal. Geary asked if they would have to hire additional staff for number 1. Kabat said no we have more staff now. Janssen asked if the inspections would be different. Kabat stated we would have to look into this and would like to move closer to HUD's standards. Slezniow likes the expansion of inspection, for the gold star would you be putting together a rubric, for inspections would that be public record, if not can it be? Kabat said we would have to look into what type of administrative process that would be. Gilman stated yes we would strive to create a rubric. Kabat challenge with gold star is who is going to administer and we want it to be something property owners and landlords seekout to make it worthwhile. Kabat asked what is the added value for having gold star. Linda Lee asked could you hook it to the inspection piece? Trost stated students are already doing this via word of mouth. Gilman suggested our inspection program is seperate and there should be a consumer driven component for this program as well and a combination of the two would be beneficial. Janssen state one thing she found effective is telling people to reach out to the inspections office to find a good tenant.

2. Neighborhood Data Collection Update.

Gilman gave an update on the La Crosse neighborhood Housing Data. Gilman stated when we roll out this new data we will not be doing the traditional binder with information, but staff discussed doing weekly video's. Gilman stated he will send out the electronic copy to each member. Linda Lee asked what years this data is from. Gilman stated this is current data and stated it will update in June. Larry Slezniow asked do you have retrospective information in similar format. Gilman said he would have to look into as to the same format. Larry Slezniow stated it would be interesting to see data of a few years and how things are changing.

3. La Crosse Neighborhood Development Corporation Update.

Gilman provided an overview. Community development corporations, we have a number of them in La Crosse, operate with development consortium to fill development need. Neighborhood development was created to help the neighborhoods and are looking at capital not being used by traditional non-profits to create more capacity by finding additional funds. Strategic plan

has come up with bullets, neighborhood-development liaison, capital source, identifying challenging needs not met by market, build neighborhood advocacy, and identify a niche. Neighborhoods can reach out to the CDC to help with neighborhood needs. City challenge grant from flood plain . have not signed yet. Gilman noted Cinnaire's experience in Wilmington, DE. Just got 55,000 tax credit for three cities they work in.

Adjournment

Kabat mentioned the parking utility is doing a study on parking and would like to ask J Flottmeyer for an update and upcoming meetings. Janssen asked for information on Renew La Crosse and public class open at Black River Beach to be posted on the website. Ralph Geary provided information on the Trinity Block Party coming up. George street may need repair, voted to give money from lighting and use to fix road instead and do lighting later year. A motion by Lee , second by Bagnewski to ADJOURN. The motion carried by voice vote. The meeting adjourned at 7:05 pm.

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.