



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Community Development Committee

Tuesday, March 10, 2020

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:02pm.

Roll Call

Others present: Pamela Strittmater and Josh Wied.

Present: 6 - Tim Kabat, Barb Janssen, Linda Lee, Mike Lemmon, Phillip A. Ostrem, Elaine Yager

Excused: 1 - Adam Hatfield

Approval of Minutes

A motion by Lee, seconded by Yager, to APPROVE the previous meeting minutes. The motion carried by voice vote.

Agenda Items:

[20-0317](#)

Resolution authorizing 2020-2024 Consolidated Plan & 2020 Action Plan in connection with the CDBG and HOME Programs.

Attachments: [Resolution.docx](#)
[Executive Summary](#)
[Consolidated Plan](#)
[2020 Activities and Allocation Amounts.pdf](#)
[Goals2.pdf](#)
[Community Needs Survey Results Summary.pdf](#)

Caroline Gregerson gave an overview of the resolution. Gregerson provided an executive summary of the plan stating plans to expend eight million dollars over the next five years. Gregerson stated she has an intern working on collecting comments on the plan. Mike Lemmon asked about the available number of spots in goal number 6. Dawn Reinhart stated that the 7 River Alliance has data on childcare information on their website. Mayor Kabat suggested raising the number of spots available. "We should attack the child care problem with a great deal of focus to attempt to solve it" - Mike Lemmon. Phil Ostrem agreed with Mike Lemmon with raising available spots. A motion by Ostrem, seconded by Lemmon, to approve the plan with the change of the

available spots on goal number 6 from 25 to 50 available spots. The motion carried by voice vote.

[20-0415](#)

Action on Request to Modify House Plans for 905 5th Ave S

Attachments:

[Action Request to Modify Houseplans 905 5thAve.docx](#)

[Adjustment to front porch - 905 5th Avenue South.msg](#)

Gregerson provided an overview of the request with a staff recommendation of denial. Janssen asked for an explanation for how a swing would fit on the porch. Yager stated the current state of the porch looks unfinished and stated she does not see a porch swing would add value to this house. Janssen asked if the city has requirements for hand rails. Josh Wied, owner of Wied Investments, stated that a corbel would be added to the front of the house and landscaping would also be completed. He also stated there was a miscommunication on the color of the home, due to his inability to attend the meeting. A motion by Janssen, seconded by Ostrem to deny the request. The motion carried by voice vote.

[20-0416](#)

Approval of City of La Crosse Lead Safe Homes Program Policies and Procedures

Attachments: [LSHP_City_Policy-Procedures Manual.pdf](#)

Gregerson gave an overview of the policy. Ostrem asked how many clients we would serve. Gregerson stated the goal is eight clients and if they meet that goal staff can go back and request more funding. Gregerson stated at this point staff has had two responses from the mailing sent out by the County. Lee asked if the kids who have lead poisoning are living in rentals. Gregerson confirmed. Kabat asked for more information about the reasoning for a 3-year forgivable loan. Gregerson stated it is to help avoid flipping units and stated there are requirements for landlords to continue to rent to low-moderate income families for 3 years after work is completed. Gregerson stated that contractors working on these projects will be monitored by the state. Lee asked if staff have identified contractors that would work on these projects. Gregerson stated staff is providing a lead abatement training at the end of the month.

Pamela Strittmater from Apartment Association voiced concerns about the program not solving the problem due issues on timing, deadlines for work to be completed (30 days), Fair Housing standards for marketing to certain people, and dead restrictions that the tenants have to sign. Pamela asked about Couleecaps Lead Abatement Program. Gregerson stated this program is no longer around.

Gregerson stated staff can provide a FAQ section. Gregerson listed the seven protected classes and stated income is not a protected class but the source of income is a protected class. Yager stated a landlord can designate a property as affordable housing for low-moderate income persons. Ostream asked how staff would monitor how a landlord is marking to low-moderate income persons.

A motion by Yager, seconded Lee, to approve with staff revisiting the issues on

timing, deadline for work to be completed (30 days), Fair Housing standards for marketing the properties, and review agreements that tenants are required to sign. The motion carried by voice vote.

[20-0354](#)

Action on Housing Renovation Application #Reno2120.

Attachments: [Board Summary Housing Renovation Reno2120.pdf](#)

A motion by Janssen, seconded by Yager, to APPROVE. The motion carried by voice vote.

[20-0355](#)

Action on Housing Rehabilitation Application #130119.

Attachments: [Board Summary Housing Rehab 130119.pdf](#)

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

[20-0356](#)

Subordination Request for Housing Rehabilitation client #129319.

Attachments: [03-20 HRP subordination request Client 129319.docx](#)

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

[20-0357](#)

Action on counter offer to purchase 1121 Avon St.

Attachments: [Action on CounterOTP 1121AvonSt.docx](#)
[Action on CounterOTP 1121AvonSt.pdf](#)

A motion by Ostrem, seconded by Yager, to APPROVE per staff recommendation. The motion carried by a vote of 5-1 with Janssen voting no.

Excused: 2 - Janssen, Hatfield

Adjournment

A motion by Lee, seconded by Lemmon, to ADJOURN the meeting. The motion carried by voice vote. The meeting adjourned at 5:16 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.