



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Redevelopment Authority

Thursday, July 22, 2021

4:30 PM

Black River Beach House or Lifesize

If you wish to speak on an agenda item, you can do so as part of the virtual meeting. Contact the Department of Planning and Development at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing duffere@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning and Development, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

The meeting was called to order by Chair Adam Hatfield at 4:34pm.

Roll Call

Present: 5 - Andrea Richmond, Edward R Przytarski, Michael Sigman, Adam Hatfield, John Kovari
Excused: 2 - Karen Dunn, Cassandra Woodward

Approval of Minutes

[21-1081](#)

Approval of the Minutes from June 24, 2021.

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

Agenda Items:

- [21-1071](#) Consideration and possible action on proposal by SEH for Phase II Design and Bidding Services.

Attachments: [Phase II Street A Design Services Agreement for Professional Services.pdf](#)

A motion was made by Przytarski, seconded by Richmond, to approve the Phase II proposal with recommendation for the contract to be managed by City staff. The motion carried unanimously.
- [21-1102](#) Presentation and discussion with T. Wall Enterprises relating to River Point District.

Attachments: [T. Wall Track Record Booklet.pdf](#)

No action taken on this item.

3. [21-1072](#) Update on CBRE and consideration and possible action on use of Planning Option Agreement deposit funds.

A motion was made by Przytarski, seconded by Richmond, to APPROVE and set aside the deposit funds in a separate line item for now. The motion carried unanimously.

4. [21-1069](#) Monthly update on the financials of the Redevelopment Authority

Attachments: [Financials 07-15-2021.pdf](#)

No action taken on this item.

5. [21-1079](#) Discussion and possible action on operating budget and request for support.

A motion was made by Kovari, seconded by Przytarski, for the Executive Director to work with the Finance Department to draft an operating budget proposal for city support for approximately \$150,000. The motion carried unanimously.

6. [21-0890](#) Consideration and possible action on Planning Option Agreement with Merge, LLC relating to River Point District.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)

A motion was made by Richmond, seconded by Kovari, to convene in closed session. The motion carried by roll call vote unanimously.

The committee remained in closed session through the remaining agenda.

A motion was made by Richmond, seconded by Przytarski, to APPROVE Planning Option Agreement with Merge, LLC. Motion passed by voice vote unanimously.

7. [21-0920](#) Consideration and possible action on Planning Option Agreement with MWF Properties, LLC relating to River Point District.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)

A motion was made by Kovari, seconded by Richmond, to APPROVE the Planning Option Agreement with MWF Properties, LLC. The motion carried by voice vote unanimously.

8. [21-1074](#) Consideration and possible action on Planning Option Agreement with Red Earth, LLC relating to River Point District.

(Note: The Committee and/or Council may convene in closed session

pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)

A motion was made by Przytarski, seconded by Richmond, that this item be REFERRED to the Redevelopment Authority meeting in August. The motion carried by voice vote unanimously.

9. [21-1073](#)

Update on Public Market discussions.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)

No action taken on this item.

10. [21-1075](#)

Consideration and possible action on contract with WiRED Riverside North, LLC.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)

A motion was made by Richmond, seconded by Przytarski, to APPROVE re-engagement of contracted services with WiRED Riverside North, LLC through the end of 2021. The motion carried by voice vote unanimously.

Adjournment

Motion to adjourn made by Kovari, seconded by Richmond. Meeting adjourned at 6:59PM.

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.