



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Redevelopment Authority

Thursday, January 25, 2024

4:00 PM

Council Chambers

Call to Order

Chair Hatfield called this meeting to order at 4:01 PM.

Roll Call

Present: 5 - Barb Janssen, Edward R Przytarski, Adam Hatfield, Gus Fimple, Julie Henline

Excused: 2 - Karen Dunn, Michael Sigman

Approval of Minutes from the meeting on December 21, 2023.

A motion was made by Janssen, seconded by Henline that these minutes be APPROVED. Voice vote carried unanimously.

Agenda Items:

[24-0021](#)

Annual Code of Ethics Policy Review.

Attachments: [City of La Crosse Code of Ethics Policy](#)

All committee members have reviewed and agree to the Code of Ethics.

[24-0128](#)

Consideration and possible action on Planning Option Agreement with Roush Rentals, LLC.

Attachments: [Planning Option Agreement Roush Rentals.docx](#)

A motion was made by Janssen, seconded by Fimple that this Planning Option Agreement with Roush Rentals, LLC be APPROVED. Voice vote carried unanimously.

[24-0129](#)

Review of plans for RyKey Properties development.

Attachments: [Gateway RDA Presentation 24.01.25.pdf](#)

A motion was made by Janssen, seconded by Fimple that the plans as submitted, parking included, be APPROVED. Voice vote carried as follows, YES: Janssen, Hatfield, and Fimple. NO: Henline and Przytarski.

[24-0152](#)

Monthly update on River Point District from Project Manager for January 2024.

Attachments: [January 2024 report](#)

[24-0142](#)

Monthly financial report of the Redevelopment Authority for January 2024.

Attachments: [January Financials.pdf](#)
[January Financials - Updated.pdf](#)

[24-0112](#)

Resolution approving a development agreement for War Eagle, 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 Committees and/or Council may reconvene in open session.)

Attachments: [War Eagle Development Agreement](#)
[Exhibit A - Real Estate](#)
[Exhibit B - Project Description](#)
[Exhibit C - Restrictive Covenant](#)
[Exhibit D - Public Improvements](#)
[Exhibit E - Project Cost Breakdown](#)
[Exhibit F - Timeline](#)
[Exhibit G - Monetary Obligation Example](#)
[Exhibit H](#)
[Exhibit I - Sample Lookback Calculation](#)
[Legislative Staff Report - War Eagle](#)
[Short Circuit Slip 1.30.2024](#)

A motion was made by Fimple, seconded by Janssen that the development agreement with War Eagle, LLC be APPROVED. Voice vote carried unanimously.

Adjournment

Chair Hatfield adjourned this meeting at 4:50 PM.

Redevelopment Authority Members:

Adam Hatfield, Edward Przytarski, Gus Fimple, Karen Dunn, Michael Signman, Julie Henline and Barb Janssen