



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Redevelopment Authority

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Thursday, April 27, 2023

4:00 PM

Council Chambers

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#### Call to Order

Chair Adam Hatfield called the meeting to order at 4:00pm.

#### Roll Call

**Present:** 6 - Karen Dunn, Edward R Przytarski, Michael Sigman, Adam Hatfield, Gus Fimple, Julie Henline

**Excused:** 1 - Vacant 1

#### Approval of Minutes from the March 23, 2023 meeting.

A motion was made by Przytarski, seconded by Fimple, that these minutes be APPROVED. The motion carried by voice vote.

#### Agenda Items:

- 1 [23-0467](#) Consideration and possible action on extension of Planning Option Agreement with Merge Urban Development.  
**Attachments:** [Merge Extended Term Option Agreement Draft 03-24-2023.pdf](#)  
A motion was made by Dunn, seconded by Henline, that the General Item be APPROVED. The motion carried by voice vote.
- 2 [23-0468](#) April 2023- Monthly Report from River Point District Project Manager.  
**Attachments:** [April 2023 Final 04-23-2023.pdf](#)  
[RPD Phase 3 - Design Proposal 3.10.2023.pdf](#)
- 3 [23-0469](#) April 2023- Monthly Financial Update.  
**Attachments:** [April 2023 Financials.pdf](#)
- 4 [23-0240](#) Update on edits to Plan Development District- Specific document for River Point District.  
**Attachments:** [RIVER POINT DISTRICT\\_PUD UPDATES-DRAFT 20230406 \(1\).pdf](#)
- 5 [23-0418](#) Amended Resolution transferring City-owned parcels to the Redevelopment

Authority of La Crosse for the development of River Point District.

**Attachments:** [Proposed Amended Resolution for F&P 5.4.2023](#)  
[Resolution](#)  
[Staff Report](#)  
[CPC Staff Report 5.1.23; 23-0418.docx.pdf](#)  
[CPC Recommendation Report - 5.1.2023](#)

**A motion was made by Dunn, seconded by Henline, that the Resolution be APPROVED. The motion carried by voice vote.**

6 [23-0470](#) Update on La Crosse Public Market.

**Attachments:** [Site Analysis for Public Market in the City of La Crosse.pdf](#)  
[La Crosse Public Market Business Plan - Final 1.25.2021.pdf](#)  
[La Crosse Public Market Feasibility Study 1-2-19.pdf](#)

7 [23-0471](#) Consideration and possible action on Planning Option Agreement with Three Sixty Real Estate Solutions 5, 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.)*

**A motion was made by Przytarski, seconded by Fimple to go into closed session. The motion carried by roll call vote. Sigman was unavailable online for the vote, but he did join us in closed session.**

**A motion was made by Przytarski, seconded by Fimple that this agreement be APPROVED. The motion carried by voice vote.**

8 [23-0472](#) Consideration and possible action on Planning Option Agreement with RyKey Properties.

*(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.)*

**A motion was made by Henline, seconded by Fimple that this agreement be APPROVED AS AMENDED, with lot 9 being the only lot in the agreement. The fee would stay at \$5,000. The motion carried by voice vote.**

## Adjournment

**A motion was made by Fimple, seconded by Henline to adjourn the meeting. The motion carried by voice vote.**

**Chair Adam Hatfield adjourned the meeting in closed session at 5:22pm.**

**Redevelopment Authority Members:**

**Adam Hatfield, Edward Przytarski, Gus Fimple, Karen Dunn, Michael Sigman and Julie Henline.**