



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Redevelopment Authority

---

Thursday, September 19, 2019

4:30 PM

3rd Floor Conference Room

---

#### Call to Order

Adam Hatfield called the meeting to order at 4:30 pm.

#### Roll Call

**Present:** 5 - Edward R. Przytarski, Michael Sigman, Adam Hatfield, John Kovari, Cassandra Woodward

**Excused:** 2 - Andrea Richmond, Karen Dunn

#### Approval of Minutes

A motion by Sigman, second by Kovari to APPROVE the previous meeting minutes. The motion carried by voice vote.

#### Agenda Items:

1. **Riverside North, WiRED Development - Blair Williams update on the project schedule, monthly report, exclusive right to negotiate and timing for investment decisions.**

Blair Williams gave an update on the Riverside North project schedule and introduced the exclusive right to negotiate. Blair Williams advised to have an item on next months meeting about the right to negotiate and note it for closed session.

2. **Update on the Engineering work for Riverside North by Shore Elliot Hendrickson including fill for the site.**

Gilman gave an update on the progress and provided a hand out with the design costs for each phase listed out. Phase I, II, and III are estimated to be \$2.6 million, \$6.8 million, and \$9.9 million. Blair Williams stated phasing is important because it allows the first phase to create value to implement the next phase.

3. [19-1398](#) Consideration and possible action on the PDD Document.

**Attachments:** [20190906\\_FINAL\\_PDD.pdf](#)

Gilman stated there has been 3 or 4 renditions of this document and the final document includes information and edits. The final document has been submitted to the clerks office and will go to the Plan Commission on September 30th. Kovari requested changes to the document and asked if this

still can be implemented into the document. Hatfield suggested the committee get all feed back to Jason before September 30th. A special meeting was requested to take final action on the document for the morning of September 30th.

4. [19-1395](#) Consideration and possible action on a request for proposal for financial services for the Redevelopment Authority of the City of La Crosse.

**Attachments:** [Financial Services RFP.pdf](#)

Gilman stated Karen Dunn had reviewed the document and it is ready to go. A motion by Kovari, second by Woodward to approve. The motion carried by voice vote.

5. [17-1698](#) Update on Redevelopment Authority Financials

Tara Fitzgerald provided a handout and gave an overview. Kovari requested to have staff check into adding projected income for future.

6. **Redevelopment Opportunities**

Gilman stated the Bridgeview Zone Overlay District was approved. Gilman is holding a meeting with the Lower Northside and Depot Neighborhood Association about the Monitor Street Zone Overlay District. Gilman mentioned the Harry J Olson Senior Center would likely be a redevelopment site. Gilman stated 621 3rd St was for sale with an asking price of \$550,000 and an assessed value of \$280,000.

## Adjournment

A motion by Kovari, second by Woodward to ADJOURN. The motion carried and the meeting ended at 6:21 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*