



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Community Development Committee

Tuesday, April 9, 2019

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:04 P.M.

Roll Call

Present: 7 - Tim Kabat, Barb Janssen, Linda Lee, Mike Lemmon, Adam Hatfield, Phillip A. Ostrem, Elaine Yager

Approval of Minutes

A motion made by Ostrem, second by Hatfield to APPROVE the previous meeting minutes. The motion carried by voice vote.

Agenda Items:

1. [19-0432](#) Resolution approving Analysis of Impediments to Fair Housing Choice (AI) Plan and authorization of phased implementation.

Attachments: [Resolution](#)
[Executive Summary](#)
[La Crosse Regional AI - 0313](#)

Jeremy Grey from Mosaic gave a presentation on the Fair Housing Choice Plan. Caroline Gregerson stated that the Plan goes to the Judiciary & Administration Committee on Thursday April 11, 2019 to be voted on. Gregerson also stated that the Resolution will be adopting the plan and amendments can be brought to the Community Development Committee. Mayor Kabat opened the meeting to public comments. Andrew from New Horizons stated he would like to see more research going forward on the representation of African American homeowners. Cale, a local pastor, stated the TBRA vouchers can only be used outside the city and would like to see the Housing Authority to reopen the Section 8 vouchers which have been closed for 4-5 years. Cale stated the Housing Authority encourages people to give up voucher and move into high rise. Cale also mentioned that it seems Onalaska doesn't want to help with the transportation issues. Cale stated there are a lot of jobs in Onalaska but the bus route doesn't go to most places in Onalaska. Caroline Gregerson stated it is in the plan to do more coordination with the landlords in the area to open opportunity. A motion made by Ostrem, second

by Janssen to APPROVE the resolution. The motion carried by voice vote.

2. [19-0530](#) Amendment to 2019 Goals and Allocations

Attachments: [4-19 Amendment to Action Plan.docx](#)

Caroline Gregerson gave an overview and stated that CommonBond did not get their tax credit funding. The proposed is to fully fund Couleecap project, make an amendment to current loan amount for the Kane Street Garden Terrace for the greenhouse to be \$75,000 (contingent on a greenhouse getting built as originally proposed.) A motion was made by Janssen, second by Lemmon to APPROVE as amended. The motion carried by voice vote.

3. [19-0531](#) Approval of policy revisions to Housing Renovate Program.

Attachments: [4-19 Approval of Revisions to Housing Renovation Program.docx](#)

Caroline Gregerson gave an overview on the Renovate program. Kevin Conroy stated the reason for doing this is to give more control over the program, instead of it being first come first serve this will allow staff to rank the projects to determine who has the most need. Kevin Conroy stated there has been 7 completed projects, including 1 person who has already paid off their loan, and two projects to be completed still. Caroline Gregerson stated she would like to reopen the program in May or June and advertise to homeowners through email or postcards. Barb Janssen stated she had concerns with the 6 week timeframe that it might be too short of a time to complete project. Kevin Conroy stated part of the intent of having the 6 week time frame is to motivate to get the projects moving forward. A motion was made by Janssen, second by Lee to APPROVE the revisions. The motion carried by voice vote.

4. [19-0532](#) Request for extension to Vacantland Agreement.

Attachments: [Request for extension to Vacantland Agreement 25thSt.pdf](#)

A motion was made by Janssen, second by Ostrem to APPROVE the extension of 6 weeks from April 25. The motion carried by voice vote.

5. [19-0533](#) Action on acquisition of 1332 Caledonia Street.

Attachments: [4-19 Action on Acquisition of 1332 CaledoniaSt.docx](#)

Dawn Reinhart gave an overview on acquisition. Reinhart stated there are current tenants in the house and would offer 90 day notice to vacat. Tenants are on a month to month lease. Reinhart stated the sale price of \$70,000. Janssen asked if the seller would come down from \$70,000 and Reinhart stated it was unlikely since the current owner just purchase the property a few years ago for \$65,000. A motion was made by Ostrem, seconded by Yager to APPROVE for the sale price of \$70,000. The motion carried by voice vote.

6. [19-0516](#) Action on Acquisition of 517 Kane Street

Attachments: [4-19 Action on Acquisition of 517 Kane St.docx](#)

Dawn Reinhart gave an overview of the acquisition, stating the seller has accepted her offer of \$20,000. A motion was made by Janssen, second by Ostrem to APPROVE the acquisition for the sale price of \$20,000. The motion carried by voice vote.

7. [19-0534](#) Action on Housing Rehab Applications.

Attachments: [Board Summary Housing Rehab 127818.pdf](#)
[Board Summary Housing Rehab 127918.pdf](#)

Kevin Conroy gave an overview on the applications. A motion was made by Janssen, second by Ostrem to approve the 16th street application for \$35,000. The motion carried by voice vote. A motion was made by Janssen, second by Yager to approve the Market street application for \$30,000. The motion carried by voice vote.

8. [19-0535](#) Update on acquisition of 4th Street.

Dawn Reinhart gave an overview stating that the seller wants the 2019 assessed value to sell. She states that the new assessed value will cause an increase in acquisition value. She also states that its been 10 - 15 years since someone has been inside to assess the 4 locations. The seller is allowing the city assessor to go through properties. Dawn Reinhart stated she would hopefully have more information by the next meeting and that she would not be moving forward until she has more information.

Adjournment

A motion was made by Ostrem, second by Janssen to ADJOURN the meeting. The motion carried and the meeting adjourned at 5:23 P.M.

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.