



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final-revised

Redevelopment Authority

Wednesday, October 26, 2022

1:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/11133164/bf25392a-c72c-47c8-a792-6c8e0df79e09>

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment 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 tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Agenda Items:

- 1 [22-1336](#) Consideration and Possible Action on Amendment to Planning Option Agreement for F Street Group.
Attachments: [Second Amendment to the Planning Option Agreement_FSDG.pdf](#)
- 2 [22-1337](#) Consideration and Possible Action on Amendment to Planning Option Agreement for Red Earth LLC.
Attachments: [Second Amendment to the Planning Option Agreement_RedEarth.pdf](#)
- 3 [22-1338](#) October 2022- Monthly update from WiRED Properties on River Point District.
Attachments: [RDA_Update_10262022.1.pdf](#)
- 4 [22-1339](#) Consideration and Possible Action on forming an Association for River Point District.
Attachments: [RDA_Memorandum_Association.pdf](#)
- 5 [22-1334](#) Monthly Financials Update
Attachments: [October 2022 Financials.pdf](#)
- 6 [22-1340](#) Consideration and Possible Action on future meeting dates and times.

- 7 [22-1341](#) Consideration and Possible Action on WiRED contract.
- (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.)*
- 8 [22-1342](#) Consideration and Possible Action on Redevelopment Authority staffing options.
- (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.)*

Adjournment

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.

Redevelopment Authority Members:

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



City of La Crosse, Wisconsin

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Text File

File Number: 22-1336

Agenda Date: 10/26/2022

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number: 1

SECOND AMENDMENT TO THE PLANNING OPTION AGREEMENT

This Second Amendment is made to be effective as of October 26, 2022 by and between the Redevelopment Authority of La Crosse (“RDA”) and FSDG, LLC, (“Developer”).

Under date of August 6, 2021, the parties entered into the Planning Option Agreement (“Agreement”), and they now wish to amend that Agreement in certain respects as set forth herein. Capitalized terms used in this Second Amendment but not defined herein will have the meanings ascribed thereto in the Agreement.

NOW, THEREFORE, for good and valuable consideration, the parties mutually agree and state as follows:

1. The RDA agrees to award the developer an Extended Term
2. The Developer has paid Five Thousand Dollars (\$5,000) for their Extended Term
3. The Extended Term termination date is March 31, 2023

Executed to be effective as of the date set forth above.

Redevelopment Authority of La Crosse

Adam Hatfield, Chair

_____, Secretary

Developer

_____, Manager



City of La Crosse, Wisconsin

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Text File

File Number: 22-1337

Agenda Date: 10/26/2022

Version: 1

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File Type: General Item

Agenda Number: 2

SECOND AMENDMENT TO THE PLANNING OPTION AGREEMENT

This Second Amendment is made to be effective as of October 26, 2022 by and between the Redevelopment Authority of La Crosse (“RDA”) and Red Earth LLC, (“Developer”).

Under date of August 6, 2021, the parties entered into the Planning Option Agreement (“Agreement”), and they now wish to amend that Agreement in certain respects as set forth herein. Capitalized terms used in this Second Amendment but not defined herein will have the meanings ascribed thereto in the Agreement.

NOW, THEREFORE, for good and valuable consideration, the parties mutually agree and state as follows:

1. The RDA agrees to award the developer an Extended Term
2. The Developer has paid Ten Thousand Dollars (\$10,000) for their Extended Term
3. The Extended Term termination date is March 31, 2023

Executed to be effective as of the date set forth above.

Redevelopment Authority of La Crosse

Adam Hatfield, Chair

_____, Secretary

Developer

_____, Manager



City of La Crosse, Wisconsin

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Text File

File Number: 22-1338

Agenda Date: 10/26/2022

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

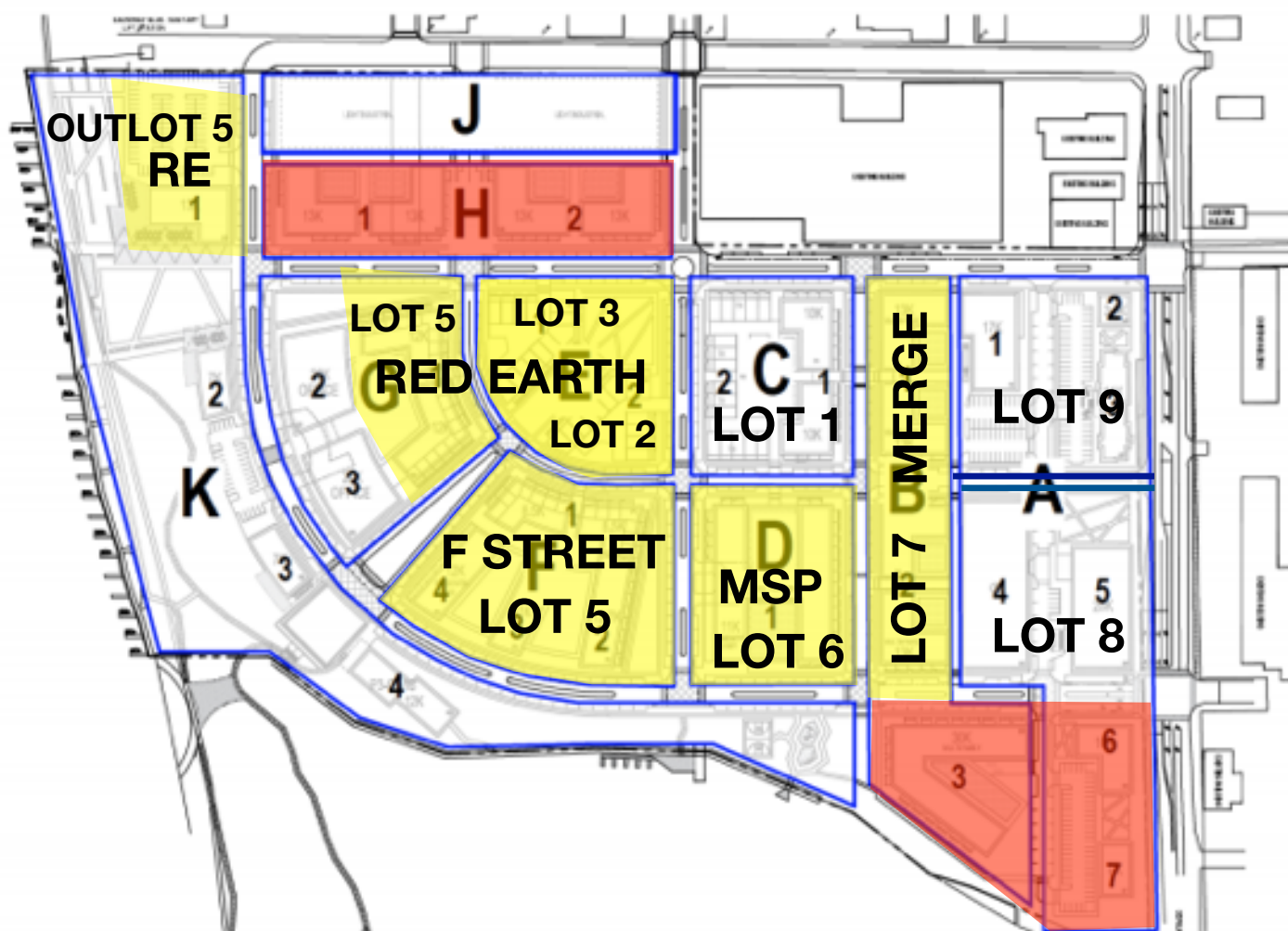
File Type: General Item

Agenda Number: 3

RIVER POINT DISTRICT | Progress Report: October 2022

SUMMARY	PROJECT MILESTONES	CONSTRAINTS/OPPORTUNITIES	TARGETED ACTIVITY
<p>The team has completed the Master Plan for River Point District and is actively engaged with developers regarding an exclusive right to negotiate purchase and use of specific parcels. Infrastructure design is underway, with construction anticipated to start in 2021 with delivery to developers anticipated in 2022. First deliveries of completed developments are anticipated in 2023.</p>	<ul style="list-style-type: none"> Master Plan completed 10/2019 MUPDD adopted Right to Negotiate document completed Phase 1 Civil design completed 2021 Phase 1 Infrastructure start 2021 First delivery to developers 2022 Phase 2 Civil Design completed Q1/2022 Phase 2 Infrastructure start Q1/2022 First development deliveries Q1-Q2/2023 Listing of the assets with CBRE RCLCO prepared a market research report 	<ul style="list-style-type: none"> <i>Geotechnical Requirements - extraordinary construction costs of \$15 - \$25 psf</i> SEH is handling the creation of the stormwater district Infrastructure delivery timing COVID-19's impact remains significant on hospitality, retail, and office developments 	<ul style="list-style-type: none"> Continued interest in C Block Continued interest in Copeland lots <ul style="list-style-type: none"> Hotel and retail buildings F Street extension and they're preparing materials for their TIF application Red Earth extension Merge is preparing materials for their TIF application Association memo

PARCEL INFORMATION								
Zones	Assigned	Square Footage	Proposed Use	Approx Units	Levels	Pessimistic	Realistic	Optimistic
A1	No	17,000	Retail		1	\$ 1,932,640	\$ 3,142,776	\$ 3,771,331
A2	No	3,600	Retail		1	409,265	665,529	798,635
A3	No	44,000	Hotel	100	4	4,024,242	9,959,057	11,950,868
A4			Parking Structure		3			
A5	No	50,000	Office		2	6,233,345	6,665,456	7,998,547
A6	Yes	10,000	Retail		1	1,136,847	1,848,692	2,218,430
A7	Yes	6,000	Retail		1	682,108	1,109,215	1,331,058
B1	Potential	55,100	Multifamily	55	3	6,856,580	8,019,562	9,623,474
B2	Potential	58,200	Multifamily	58	3	7,242,341	8,456,992	10,148,391
B3	3rd Party Owned	60,000	Multifamily	60	3	7,466,331	8,748,613	10,498,335
C1	Potential	50,000	Multifamily	50	3	6,221,942	7,290,511	8,748,613
C2	Potential	29,440	Townhomes	16	3	2,666,228	4,486,017	5,383,220
D1	Potential	92,500	Senior Housing	93	3	7,962,520	7,962,520	9,555,024
E1	No	23,920	Townhomes	13	2	2,166,311	3,644,889	4,373,867
E2	No	23,920	Townhomes	13	2	2,166,311	3,644,889	4,373,867
F1	Potential	42,500	Multifamily	43	3	5,288,651	6,269,839	7,523,807
F2	Potential	44,450	Multifamily	44	4	5,531,307	6,415,649	7,698,779
F3	Potential	55,000	Residential Tower	55	6	3,480,906	8,019,562	9,623,474
F4	Potential	132,000	Residential Tower	132	11	8,354,174	19,246,948	23,096,338
G1	Potential	60,000	Multifamily	60	3	7,466,331	8,748,613	10,498,335
G2	Potential	48,000	Office		3	5,984,012	6,398,837	7,678,605
G3	Potential	48,000	Office		3	5,984,012	6,398,837	7,678,605
H1	No	65,000	Mixed-Use	65	3	4,113,798	9,477,664	11,373,197
H2	No	65,000	Multifamily	65	3	8,088,525	9,477,664	11,373,197
K1	No	13,000	Commercial		1	1,477,901	2,403,299	2,883,959
K2	No	7,000	Commercial		1	795,793	1,294,084	1,552,901
K3	No	7,000	Commercial		1	795,793	1,294,084	1,552,901
K4	Yes	12,000	P3		1	1,364,216	2,218,430	2,662,116
TOTAL		1,122,630		922		\$ 115,892,428	\$ 163,308,229	\$ 195,969,875
TOTAL UNDER CONSIDERATION		775,190		666		\$ 65,459,662	\$ 91,581,376	\$ 109,897,651





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Text File

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In Control: Redevelopment Authority

File Type: General Item

Agenda Number: 4



MEMORANDUM

DATE: SEPTEMBER 27, 2022

TO: THE REDEVELOPMENT AUTHORITY OF LA CROSSE

FROM: BLAIR WILLIAMS

RE: FORMING AN ASSOCIATION FOR THE RIVER POINT DISTRICT LANDS OWNED BY THE RDA

When the city of Oak Creek and WISPARK (WE Energies real estate development company) were planning Drexel Town Square (“DTS”), they held the land in One West Drexel LLC (“OWD”). After Rinka developed the master plan, they created documents around that plan and they formed an Association that was, and is, dedicated to getting the buyers of that land to pay their fair share of the association’s costs. They named it Drexel Towne Square Owners Association, Inc. (“DTSOA”)

- We explored NID and BID for the River Point District land. We couldn’t form those without transacting the land
 - An Association is the replacement for NID and BID
- OWD was the Declarant of the association, not the city of Oak Creek
- The RDA could declare an Association, and they could be property tax exempt on the lands they have not yet sold

Assuming the RDA declares an Association (“River Point District Owners Association, Inc.” - “RPDOA”):

- The RDA will get all approval of the first-generation designs
- Ownership in the DTS Association is apportioned to acreage bought
 - Net acreage is to the thousandth
 - For example: if an owner owns 6.345 acres, they have 6.345 units
 - Votes are per unit

- The costs of the RPDOA association include Insurance, Landscape Maintenance, River Point District Advertising, and other costs
 - There are internal cost sharing mechanisms
 - Adjacent unit owners can share costs that are not in the annual budget

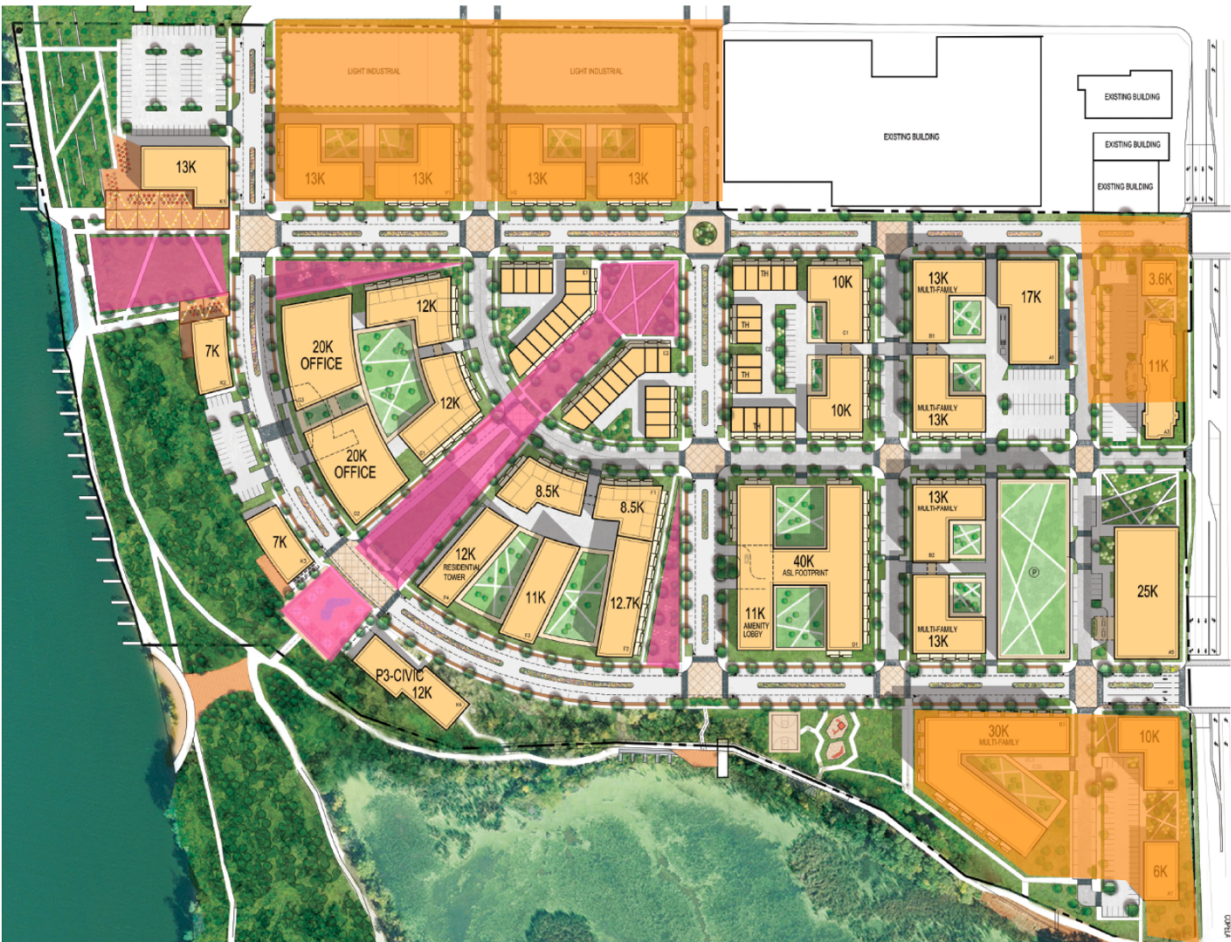
- DTSOA Operating Budget
- “Regular Assessments” mean the Association fees of the owners of units/lots

- The RDA would be the Declarant until enough properties are sold
- The Association will take on the responsibility to lead themselves after the Period of Declarant Control.
 - The Board of Directors of Association would need to appoint the members of the Architectural Committee

Proposed 2022 Budget	
Income	2022
Regular Assessments	148,949.10
Subtotal Income	148,949.10
Expenses	
Electrical	2000
Insurance	5000
Landscape Maintenance	60000
Monument Sign	4000
Real Estate Taxes	30
DTS Advertising	38000
Legal Fees	2000
Accounting Fee	1200
Miscellaneous Fees	150
Reserve Contribution	36569.1
Subtotal Expenses	148949.1
Total Net Income	-

- The RDA doesn't own all the land in River Point District's master plan
 - The land that it doesn't own wouldn't be in the RPDOA and wouldn't pay assessments to share in the costs of RPDOA
 - We haven't changed zoning for those properties
 - The owners would need to apply for a zoning change
 - If the city grants their zoning request, and if there's no TIF request for those properties, and their design matches the PDD exactly, the RPDOA has no financial recourse
 - If there's a TIF request for those properties, I think that the net present value of the condominium assessments should be a factor in that analysis
- Bernard Kearney III (Quarles & Brady) was the attorney that drafted the Bylaws and the Declaration to the DTSOA
 - His budget for the work on the River Point District is \$25,000 - \$30,000
 - He's assuming some back and forth with the RDA, Rinka, and surveyor as needed

- I project it will be in the \$20,000 - \$25,000 range
- Attached please find:
 - Bylaws
 - Amendment to Declaration
 - Declaration of Covenants, Conditions, Restrictions and Easements for Drexel Town Square
- I haven't heard plans for how the city is maintaining the 'green fingers'
 - There will be substantive costs for landscaping, snow removal, maintenance...
 - The Association would charge for these, and other, costs



GREEN FINGERS



LAND NOT RDA OWNED



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Agenda Number: 5

2022 RDA Projected Cash Flow

City of La Crosse RDA Projected 2022 River Point cash flow	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Cash flows from operating activities												
Operating Cash												
Master Developer	(\$15,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)
Marketing	(\$3,050)	(\$2,500)	(\$3,125)	(\$2,625)	(\$2,678)	(\$2,741)	(\$2,824)	(\$2,625)	\$0	(\$5,356)		
Property Maintenance								(\$420)		(\$390)	(\$240)	
Planning Option Agreement							\$3,000	\$5,000	\$5,000			
Other Receipts	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
Payments for Goods and Services	(\$150)	(\$5,679)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net cash from operating activities	(\$18,200)	(\$13,179)	(\$8,125)	(\$7,625)	(\$6,678)	(\$7,741)	(\$4,824)	(\$3,045)	\$0	(\$10,746)	(\$5,240)	\$145,000
Cash flows from investing activities												
Purchase of property												
Land Sale												
Loans granted, net			\$94,001									
Interest received - loans	\$39	\$39	\$39	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
Interest received - earned	\$45	\$40	\$47	\$43	\$45	\$44	\$47	\$47	\$38	\$38	\$38	\$38
Net cash used in investing activities	\$84	\$79	\$94,087	\$43	\$45	\$44	\$47	\$1,568	\$38	\$38	\$38	\$338
Net increase/decrease in cash	(\$18,116)	(\$13,100)	\$85,962	(\$7,582)	(\$6,633)	(\$7,697)	(\$4,777)	(\$1,477)	\$38	(\$10,708)	(\$5,202)	\$145,338
Cash at start of the period	\$50,623	\$32,507	\$19,407	\$105,369	\$97,787	\$91,154	\$83,457	\$78,680	\$77,202	\$77,240	\$66,532	\$61,330
Cash at end of the period	\$32,507	\$19,407	\$105,369	\$97,787	\$91,154	\$83,457	\$78,680	\$77,202	\$77,240	\$66,532	\$61,330	\$206,668

**December "Other Receipts" contingent upon Council approval.

2023 RDA Projected Cash Flow

City of La Crosse RDA Projected 2023 River Point cash flow	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Cash flows from operating activities												
Operating Cash												
Planning Option Agreement												
Project Management												
Other Receipts	\$80,000											
Payments for Goods and Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net cash from operating activities	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash flows from investing activities												
Purchase of property												
Land Sale			\$250,000									
Loans granted, net												\$50,000
Interest received - loans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
Interest received - earned	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38	\$38
Net cash used in investing activities	\$38	\$38	\$250,038	\$38	\$38	\$38	\$38	\$1,559	\$38	\$38	\$38	\$50,338
Net increase/decrease in cash	\$80,038	\$38	\$250,038	\$38	\$38	\$38	\$38	\$1,559	\$38	\$38	\$38	\$50,338
Cash at start of the period	\$206,668	\$286,706	\$286,744	\$536,782	\$536,820	\$536,858	\$536,896	\$536,934	\$538,493	\$538,531	\$538,569	\$538,607
Cash at end of the period	<u>\$286,706</u>	<u>\$286,744</u>	<u>\$536,782</u>	<u>\$536,820</u>	<u>\$536,858</u>	<u>\$536,896</u>	<u>\$536,934</u>	<u>\$538,493</u>	<u>\$538,531</u>	<u>\$538,569</u>	<u>\$538,607</u>	<u>\$588,945</u>

**January "Other Receipts" contingent upon Council approval.

2022 RDA Assets



Date of Statement:	3/31/2022	%	4/30/2022	%	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%	9/30/2022	%
ASSETS														
Cash - State Bank Checking	\$7,049	0.1%	\$1,000	0.0%	\$63,385	0.6%	\$6,000	0.1%	\$1,176	0.0%	\$14,045	0.1%	\$6,420	0.1%
Cash - State Bank MM	\$78,257	0.7%	\$75,675	0.7%	\$68,042	0.6%	\$61,345	0.5%	\$59,913	0.5%	\$42,511	0.4%	\$42,549	0.4%
Cash - SB MM <i>Restricted</i> (Industrial Park Sinking Fund - 16-1005 grant and loan programs/infrastructure and redevelopment)	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%
Cash - SB MM Restricted Planning Option Agreement Deposits	\$23,000	0.2%	\$23,000	0.2%	\$23,000	0.2%	\$23,000	0.2%	\$26,000	0.2%	\$30,580	0.3%	\$30,580	0.3%
Cash - SB MM Restricted Bond 2021 R-1	\$810,156	7.1%	\$810,331	7.1%	\$810,509	7.1%	\$867,071	7.6%	\$867,258	7.6%	\$867,444	7.6%	\$867,630	7.6%
Cash - Res 17-1484 LA Restrictcd (Riverside North) City Ledger	\$2,879	0.0%	\$2,879	0.0%	\$2,812	0.0%	\$2,812	0.0%	\$2,812	0.0%	\$2,744	0.0%	\$2,744	0.0%
Total Current Assets	\$1,071,341	9.4%	\$1,062,885	9.3%	\$1,117,748	9.7%	\$1,110,228	9.7%	\$1,107,159	9.7%	\$1,107,324	9.7%	\$1,099,923	9.6%
Land - Estimated Value	\$10,000,000	87.6%	\$10,000,000	87.6%	\$10,000,000	87.2%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%
Note Receivable - PSB (12/06/2023)	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%
Note Receivable - Fenigor (12/06/2023)	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%
Note Receivable - Doerflinger (05/27/2024)	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Note Receivable - Gorman (02/28/2034)	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%
Total Assets	\$11,421,341	100.0%	\$11,412,885	100.0%	\$11,467,748	100.0%	\$11,460,228	100.0%	\$11,457,159	100.0%	\$11,457,324	100.0%	\$11,449,923	100.0%

2022 RDA Liabilities & Net Position



Date of Statement	3/31/2022	%	4/30/2022	%	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%	9/30/2022	%
LIABILITIES														
Contract Commitment - WiRED Retainer	\$20,000	0.2%	\$15,000	0.1%	\$15,000	0.1%	\$10,000	0.1%	\$35,000	0.3%	\$30,000	0.3%	\$20,000	0.2%
Contract Commitment - Vendi Contract	\$11,375	0.1%	\$8,750	0.1%	\$6,072	0.1%	\$3,331	0.0%	\$8,500	0.1%	\$8,500	0.1%	\$5,875	0.1%
Contract Commitment - SEH	\$1,162	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%
Contract Commitment - Gerke	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%
Quarterly Payable - Stormwater Utility	\$201	0.0%	\$201	0.0%	\$134	0.0%	\$134	0.0%	\$134	0.0%	\$67	0.0%	\$67	0.0%
Total Current Liabilities	\$744,825	6.5%	\$736,151	6.5%	\$733,406	6.4%	\$725,665	6.3%	\$755,834	6.6%	\$750,767	6.6%	\$738,142	6.4%
WirRED Contract Sales Success Fees	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%
WiRED Contract Value Success Fees	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%
Total Liabilities	\$1,569,825	13.7%	\$1,561,151	13.7%	\$1,558,406	13.6%	\$1,550,665	13.5%	\$1,580,834	13.8%	\$1,575,767	13.8%	\$1,563,142	13.7%
Net investment in capital assets	\$10,000,000	87.6%	\$10,000,000	87.6%	\$10,000,000	87.2%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%
Unrestricted Funds	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Restricted Funds	\$986,035	8.6%	\$986,210	8.6%	\$986,321	8.6%	\$1,042,883	9.1%	\$1,046,070	9.1%	\$1,050,768	9.2%	\$1,050,954	9.2%
Unassigned Funds	(\$1,134,519)	-9.9%	(\$1,134,476)	-9.9%	(\$1,076,979)	-9.4%	(\$1,133,320)	-9.9%	(\$1,169,745)	-10.2%	(\$1,169,211)	-10.2%	(\$1,164,173)	-10.2%
Net Position	\$9,851,516	86.3%	\$9,851,734	86.3%	\$9,909,342	86.4%	\$9,909,563	86.5%	\$9,876,325	86.2%	\$9,881,557	86.2%	\$9,886,781	86.3%
Total Liabilities & Net Position	\$11,421,341	100.0%	\$11,412,885	100.0%	\$11,467,748	100.0%	\$11,460,228	100.0%	\$11,457,159	100.0%	\$11,457,324	100.0%	\$11,449,923	100.0%



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1340

Agenda Date: 10/26/2022

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number: 6



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1341

Agenda Date: 10/26/2022

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number: 7



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 22-1342

Agenda Date: 10/26/2022

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number: 8