



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Redevelopment Authority

Thursday, November 19, 2020

4:00 PM

Video conference via Lifesize

In efforts to reduce the spread of COVID-19, the meeting will 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/4796132/658f87a0-b06b-4858-969b-f4a0e7abba62>

If you wish to speak on an agenda item, you can do so as part of the virtual meeting. Contact the Department of Planning and Development 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 and Development, 400 La Crosse Street, La Crosse WI 54601. Questions, call Andrea Trane at 608-789-8321.

Call to Order

The meeting was called to order by Chair Adam Hatfield at 4:01pm

Roll Call

Excused: 1- Cassie Woodward
Present: 6- Adam Hatfield, Andrea Richmond, Edward R. Przytarski, Karen Dunn, Michael Sigman, John Kovari

Approval of Minutes of the October 22, 2020 meeting

A motion was made by Richmond, seconded by Dunn, to approve last meeting's minutes. The motion carried by voice vote.

Agenda Items:

1. [20-1500](#) Consideration and possible action on options for borrowing and legal engagement for Phase I and II of infrastructure work for River Point District with presentation from Ehlers.

Attachments: [La Crosse RDA - TID 18 Financing Discussion 10.22.20.pdf](#)
[La Crosse RDA - TID 18 Financing Discussion 11.19.20.pdf](#)
[River Point District Financing Memo to RDA 11.19.2020.pdf](#)

Motion made by Richmond, seconded by Dunn to accept the recommendations as presented to move forward with a direct bank loan for financing for Phase 1,

fill, and to engage Council for a debt issuance by RDA. The motion carried unanimously.

2. [20-1645](#)

Resolution transferring City-owned property to the Redevelopment Authority of La Crosse for the development of River Point District.

Attachments: [Resolution](#)
[Map of Redevelopment Projects of the RDA.doc](#)
[Map of parcels to be transferred](#)
[RiverPointDistrictParcelsMap_WithImagery_112020](#)
[RiverPointDistrictParcelsMap_WithImagery_112020 \(002\)](#)

Action taken on items 20-1645 and 20-1654 will be done together. A motion was made by Richmond, seconded by Przytarski, to approve transfer of parcels to RDA. The motion carried unanimously.

Kovari commented that in future meetings, the RDA should consider serving as the Land Bank for the City, to secure future investments.

[20-1654](#)

Resolution transferring City-owned property to the Redevelopment Authority of La Crosse for the development of River Point District.

Attachments: [Resolution transferring land from City of RDA.docx](#)
[RiverPointDistrictParcelsMap_WithImagery_111920.pdf](#)
[RiverPointDistrictParcelsMap_111920.pdf](#)
[Resolution updated 11.19.2020](#)

See action on item 20-1645.

3. [20-1659](#)

River Point District update for November 2020.

Attachments: [November 2020 update from WiRED.pdf](#)

No action needed to be taken for this item.

4. [20-1658](#)

November 2020 - Monthly update on the financials of the Redevelopment Authority

Attachments: [Financials 11-17-2020.pdf](#)

No action needed to be taken for this item.

5. [20-1508](#)

Consideration and possible action on engagement with real estate broker for River Point District.

(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 Committee and/or Council may reconvene in open session.)

A motion was made by Kovari, seconded by Richmond, to convene in closed session. The motion carried by roll call vote.

6. [20-1509](#) Consideration and possible action on engagement with market research firm for River Point District.
(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 Committee and/or Council may reconvene in open session.)
7. [20-1507](#) Consideration and possible action on contract extension for WiRED Riverside North, 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 Committee and/or Council may reconvene in open session.)
- A motion was made by Sigman, seconded by Richmond, to reconvene in open session.**

Adjournment

A motion was made by Richmond, seconded by Dunn, to adjourn. The meeting adjourned at 6:08pm.

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.