



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Redevelopment Authority

Thursday, July 27, 2023

4:00 PM

Council Chambers

Call to Order

Vice Chair Barb Janssen called the meeting to order at 4:01pm.

Roll Call

Michael Sigman was not present until the third item on the agenda.

Present: 6 - Karen Dunn, Barb Janssen, Edward R Przytarski, Michael Sigman, Gus Fimple, Julie Henline

Excused: 1 - Adam Hatfield

Approval of Minutes from the June 29, 2023 meeting.

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

Agenda Items:

- 1 [23-0862](#) Consideration and possible action on Third Extension to the Option to Purchase Agreement with MSP.
Attachments: [Third Extension to the Option to Purchase Agreement.docx](#)

A motion was made by Przytarski, seconded by Dunn, that this 6 month extension be APPROVED. The motion carried by voice vote.
- 2 [23-0879](#) Request of MSP for an exception to the off-street parking requirement for the The Driftless Development located in the River Point District.
Attachments: [MSP Request- Cover Letter](#)
[Apartment Site Plan](#)
[Townhomes Site Plan](#)

A motion was made by Henline, seconded by Fimple, that the Request for Variance be APPROVED. The motion carried by voice vote.
- 3 [23-0883](#) July 2023- Monthly report from River Point district Project Manager.
Attachments: [July 2023 Report.pdf](#)

Michael Sigman joined the meeting virtually during this item.

4 [23-0803](#) July 2023 - Monthly Financial Update.

Attachments: [June 2023 Financials.pdf](#)

5 [23-0815](#) Resolution transferring parcels owned by the Redevelopment Authority to the City of La Crosse.

Attachments: [Resolution](#)

[Map](#)

[Amendment VI to the Redevelopment Plan](#)

[Staff Report](#)

[Deed RDA to City - Riverpoint Transfer 7-20-23](#)

[Exhibit A - legal description 7-20-23](#)

[CPC Staff Report 073123; 23-0815](#)

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

6 [23-0876](#) Development Agreement - Annual compliance report and determination.

 *Riverside Center III, LLC

 *Doerflinger's Second Century, Inc.

Attachments: [Riverside Center Memo](#)

[Doerflinger Memo](#)

A motion was made by Przytarski, seconded by Fimple, that this Review be APPROVED and payment made per staff recommendation. The motion carried by voice vote.

7 [23-0630](#) Consideration and possible action on proposal from Rykey on G2 and G3.

(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 Dunn, seconded by Przytarski, to go into closed session. The motion carried by roll call vote. The RDA remained in closed session for the remainder of the agenda.

Yes: 6 - Janssen, Przytarski, Fimple, Henline, Dunn, Sigman

Absent: 1 - Hatfield

8 [23-0624](#) Consideration and Possible Action on Proposal for G2 and G3 from Red Earth and Planning Option Agreement.

(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.)

Attachments: [Red Earth Planning Option Agreement.pdf](#)

A motion was made by Fimple, seconded by Dunn to accept the Planning Option Agreement for Red Earth. The motion carried by voice vote.

9 [23-0842](#)

Consideration and possible action on Planning Option Agreement with Gemutlichkeit Foundation.

(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 Fimple, seconded by Dunn to counter offer the Planning Option Agreement to a 6 month term for \$2,500, returning with an update at 3 months; the next 6 month extension would also be \$2,500. The motion carried by voice vote.

Adjournment

Vice Chair Barb Janssen adjourned the meeting at 6:36pm in closed session.