



LEGAL DEPARTMENT

City of La Crosse, Sixth Floor City Hall
400 La Crosse Street, La Crosse, WI 54601
Ph: 608.789.7511 Fax: 608.789.7390
Email: attorney@cityoflacrosse.org

Stephen F. Matty
City Attorney

Krista A. Gallagher
Deputy City Attorney

Ellen R. Atterbury
Assistant City Attorney

ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2022

Riverside Center Development Agreements – Phases I, II, III

- Parties: This agreement is between the City of La Crosse, Redevelopment Authority of the City of La Crosse, and LCN UHS La Crosse (WI), LLC.
- Governing Bodies: Redevelopment Authority and the Board of Public Works.

Project Definition:

Phase I: Office building and restaurant.

Phase II: Office building and also resulted in community theater.

Phase III: Seven story building, three stories of commercial space, four levels of parking and the first floor of parking can be converted to commercial space.

Essential Terms:

- Cash Grants:
 1. Phase I – not applicable
 2. Phase II – agreement completed
 3. Phase III - \$100% of tax increment for tax years 2016-2025. Maximum amount is \$5.1 million. City retains 1% for administrative and professional services costs.

- Reverse TIF Payment:

Phase III: 99% to Developer:	\$330,866.97
1% to City:	\$ 3,342.09

Riverside Center Development Agreements – Phases I, II, & III
Annual Development Agreement Compliance – Tax Year 2022

- Tax Guarantee:
 1. Phase I: \$11.4 million as of tax year 2007 (2022 improvements \$13,708,000)
 2. Phase II: \$8 million as of tax year 2009 (2022 improvements \$14,244,600)
 3. Phase III: \$18 million as of tax year 2012 (2022 improvements \$17,068,900)

- Deficiency PILOT owed to City:

Phase III: \$18,230.94

- Net amount due to Developer: $\$330,866.97 - \$18,230.94 = \$312,636.03$

- Jobs: Originally maintain 2,000 jobs for ten years starting on December 31, 2016 for all three sites. After 2022 annual compliance review, new job guarantee number is 1,237. Annual job certification due June 15th. Report indicates 1,302 jobs.

RECOMMENDATION:

- BPW to determine if WIPFLI is needed for job audit. If not, disburse net payment.