



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Redevelopment Authority

Thursday, July 24, 2025

4:00 PM

Council Chambers

The meeting is conducted in person and virtually via the links below. To join the meeting click this link (or typing the URL in your web browser address bar):

<https://cityoflacrosse-org.zoom.us/j/86856083204?pwd=SHdPbGJuaFRUdUF6d3puRk4zZVN0QT09>

Meeting ID: 868 5608 3204; Passcode: RDA23; Dial by your location: +1-646-558-8656

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

Approval of Minutes from the July 2nd, 2025 meeting.

Agenda Items:

[24-1295](#)

Monthly update from Project Manager on River Point District.

Attachments: [July 2025-Reduced2.pdf](#)

[25-0742](#)

Update from 360 Real Estate Solutions on plans for 7 Copeland Ave.

Attachments: [6.16.25 Update 7 Copeland.docx](#)

[2025-08-15 30389 7 Copeland Architecture Exhibits.pdf](#)

[2025-08-15 30389 7 Copeland Site Plan Exhibits.pdf](#)

[25-0776](#)

Monthly Financial Update of the Redevelopment Authority for July 2025.

Attachments: [July Financials.pdf](#)

[25-0834](#)

Progress update from F Street.

[25-0835](#)

Progress update from RyKey Properties.

- [25-0836](#) Progress update from Roush Rentals.
- [25-0833](#) Annual Development Agreement Compliance Report and Determination: The Driftless Apartments, The Lofts, Riverside Center, & War Eagle.
Attachments: [Driftless Apartments & Townhomes](#)
[The Lofts](#)
[Riverside Center](#)
[War Eagle](#)

- [25-0837](#) Request for Expressions of Interest on Redevelopment Authority held lands not having options.
Attachments: [RFEI July-2025 Reduced.pdf](#)

- [25-0838](#) Consideration and possible action on Option to Purchase Agreement Extension with Roush Rentals on Lot 1 and 2. *(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.)*
Attachments: [Lot 1 and 2 Third Extension Draft.pdf](#)

- [25-0725](#) Consideration and possible action on Preliminary Term Sheet for public assistance to RyKey Properties for the Gateway Commons project, a mixed used development located on Lot 9 in the 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.)

- [25-0732](#) Consideration and possible action on Planning Option Agreement for Lot 6 with F Street.*(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.)*

Attachments: [Planning Option Agreement Lot 6 Extension with Non Exclusive Language.pdf](#)
[Planning Option Agreement Lot 6- 9 Month Extension.pdf](#)

- [25-0839](#) Consideration and possible action on Option to Purchase Agreement Extension with RyKey for Lot 9.*(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.)*
Attachments: [RyKey Fourth Extension-Lot 9 Draft.pdf](#)

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, Barb Janssen, Julie Henline, Gus Fimple, Karen Dunn, Michael Sigman, Ed Przytarski