



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes Redevelopment Authority

Thursday, July 24, 2025

4:00 PM

Council Chambers

Call to Order

Chair Hatfield called this meeting to order at 4:00 PM.

Roll Call

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

Excused: 1 - Michael Sigman

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

A motion was made by Przytarski, seconded by Henline to **APPROVE** these minutes. Voice vote carried unanimously.

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](#)

A motion made by Janssen, seconded by Dunn to APPROVE staff recommendation. Voice vote carried unanimously.

[25-0837](#)

Request for Expressions of Interest on Redevelopment Authority held lands not having options.

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

A motion was made by Przytarski, seconded by Janssen to APPROVE and proceed with the draft. Voice vote carried unanimously.

[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](#)

A motion was made by Janssen, seconded by Przytarski to go into closed session. Voice vote carried unanimously.

A motion made by Przytarski, seconded by Janssen to APPROVE a 6 month extension for lots 1 and 2. Voice vote carried unanimously.

[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.)*

A motion was made by Przytarski, seconded by Janssen to APPROVE. Voice vote carried unanimously.

[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](#)

A motion was made by Przytarski, seconded by Janssen to let this agreement EXPIRE. Voice vote carried unanimously.

[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](#)

Meeting went into Recess

A motion was made by Henline, seconded by Janssen to APPROVE a 12 month extension for Lot 9. Voice vote carried unanimously.

Adjournment

Chair Hatfield adjourned this meeting at 5:18 PM.

Redevelopment Authority Members: Adam Hatfield, Barb Janssen, Julie Henline, Gus Fimple, Karen Dunn, Michael Sigman, Ed Przytarski