

Resolution authorizing a land swap of property between Impact Seven, Inc. and the City of La Crosse for land near the Kane Street Garden.

AMENDED RESOLUTION

WHEREAS, the City of La Crosse owns the parcel at 833 Kane St, which is the east half of the block bounded by Kane Street, Saint James Street, Charles Street, and St. Cloud Street (833 Kane Street); and

WHEREAS, the Impact Seven, Inc, (herein referred to as Impact Seven) owns two parcels at 1109 Saint James Street and 901 George Street, which is adjacent to City-owned land to the north; and

WHEREAS, the City of La Crosse is partnering with Impact Seven to develop 733 Kane Street into residential housing, a community center and create new tax base in an area of the City that is severely distressed by the flood plain; and

WHEREAS, in Impact Seven's original proposal to the City for the development, it significantly underestimated the cost of development in the floodplain and the increasing costs of construction; and in order to make this project financially feasible, Impact Seven has requested this land swap; and

WHEREAS, without the land swap this project is not feasible and cannot move forward, which would put at risk the number of resources committed to this project such as the City's Community Development Block Grant financing, Low-Income Housing Tax Credits and 15 Vouchers for Homeless Veterans; and

WHEREAS, currently the land at 833 Kane Street is being leased out to the Hunger Task Force and they are presenting no opposition to this proposed plan as the development will result in access to a community center and indoor classroom space for the Hunger Task Force; and

WHEREAS, the Saint James Street site that would be obtained by the City through the land swap is deep in the floodplain (5-7 feet), which means that the best use for this land is transforming it into a new garden or green infrastructure for stormwater management, in lieu of housing built 9 feet above the ground, until a more comprehensive flood plain study can be completed; and

WHEREAS, Impact Seven's development project will create approximately \$1.6 million in new tax base for the City of La Crosse and the land obtained in the land swap by Impact Seven will be used for a community center and parking.

NOW, THEREFORE BE IT RESOLVED by Common Council of the City of the La Crosse that it hereby authorizes the transfer of approximately one-half of the parcel owned by the City of La Crosse at 833 Kane St (~~29,000~~ 31,120 square feet) in exchange for property owned by Impact Seven at 1109 Saint James Street and 901 George Street (18,949 square feet) as described on Exhibit A and further on legislative attachments.

BE IT FURTHER RESOLVED, due to the difference in square footage, Impact Seven agrees to pay for the costs to demolish the homes currently located on the parcels it owns and move topsoil from 833 Kane Street to 1109 St. James Street and 901 George Street, and make any other changes necessary to prepare the St. James site for gardening.

BE IT FURTHER RESOLVED, the City will allow Impact Seven to perform land grading and any necessary work to create proper drainage for their project on city-owned property (that is adjacent to their parcel).


BE IT FURTHER RESOLVED, that as a condition of the land swap at 833 Kane St and the city land sale of \$1 for the 733 Kane St parcel, a land use restriction agreement be recorded against both properties that the properties remain taxable for 20 years. After year 20 and in perpetuity thereafter, a payment in lieu of taxes (PILOT) will be required if the property becomes tax exempt. This will be recorded as a restrictive covenant that runs with the land, the Developer's agreement, as well as a payment for municipal services agreement.

BE IT FURTHER RESOLVED that the City shall preserve part of the 833 Kane Street site be given in the land swap as a community center for 15 years, which shall be enforced through a land use restriction agreement.

BE IT FURTHER RESOLVED that the City shall continue to lease the new land to the Hunger Task Force for the purpose of a community garden and shall amend its existing lease to effectuate this resolution.

BE IT FURTHER RESOLVED that City staff is authorized to take any and all steps necessary to effectuate this resolution.

I, Teri Lehrke, certify that this resolution was duly and officially adopted by the Common Council of the City of La Crosse on June 14, 2018.



*Teri Lehrke, City Clerk
City of La Crosse, Wisconsin*