



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final Redevelopment Authority

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Thursday, December 22, 2022

4:00 PM

Council Chambers

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The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/11133164/bf25392a-c72c-47c8-a792-6c8e0df79e09>

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. 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](mailto: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 for the November 14, 2022 meeting.

### Agenda Items:

- [23-0009](#) Update on Phase 2 Infrastructure Progress.
- [23-0010](#) Consideration and possible action on Planning Option Agreement with Jiten Patel.  
**Attachments:** [Patel planning option agreement -signed contract LOT 8.pdf](#)  
[Patel Lot 8 Concept Rendering.pdf](#)
- [23-0011](#) December 2022- Monthly update from WiRED Properties on River Point District.  
**Attachments:** [WiRED Update Dec 2022.pdf](#)
- [23-0012](#) December 2022- Monthly Financial Update.  
**Attachments:** [December 2022 Financials.pdf](#)

**23-0013** Update on Corporate Interests.

*(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.)*

**23-0014** Consideration and Possible Action on Project Manager Position.

*(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.)*

**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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

**Redevelopment Authority Members:**

**Adam Hatfield, Andrea Richmond, Edward Przytarski, Gus Fimple, Karen Dunn, Michael Sigman and Julie Henline.**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
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## Text File

File Number: 23-0009

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**Agenda Date:** 12/22/2022

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item



# City of La Crosse, Wisconsin

City Hall  
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La Crosse, WI 54601

## Text File

File Number: 23-0010

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**Agenda Date:** 12/22/2022

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item

PLANNING OPTION AGREEMENT

This PLANNING OPTION AGREEMENT (this "Agreement"), made and entered into this 16<sup>th</sup> of November, 2022 (the "Effective Date"), by and between Redevelopment Authority of La Crosse having its office at 400 La Crosse Street, La Crosse, WI 54601 (hereinafter the "RDA"), and Jiten Patel and or assigns, having its office at ~~1300~~ 1830 Rose Street, LaCrosse, WI (hereinafter "DEVELOPER").

WITNESSETH:

WHEREAS, the RDA owns property, located at Lot 8 of the River Point District, in the City of La Crosse, County of La Crosse, WI (Tax Parcel(s) \_\_\_\_\_), and more fully described in the legal description, which is attached hereto and incorporated herein as Exhibit A.

WHEREAS, the DEVELOPER has requested a planning option to allow time to complete all due diligence necessary to determine the physical and financial feasibility of constructing a retail center depicted in Exhibit B (hereinafter "Project Site"); and

WHEREAS, RDA desires to see the Project Site developed into an active mixed-use development that complies with the Master Plan, generates economic activity and increases assessed land value, thereby generating additional property tax base for the community; and

WHEREAS, RDA is willing to negotiate a sale of the Project Site, during the Planning Option Period, with the DEVELOPER upon a determination by both parties of the economic and physical viability of proposed future uses.

NOW, THEREFORE, for good and valuable consideration, the parties mutually agree and state as follows:

1. The RDA hereby grants to DEVELOPER an exclusive Planning Option for an initial term expiring four (4) months after the Effective Date for the Project Site (the "Initial Term"). This period is required in order to complete all due diligence necessary to determine the physical and financial feasibility of proposed future uses. The Initial Term of this Agreement may be extended by mutual written agreement of the parties, and, if so, such extended term will be known and is hereinafter referred to as the "Extended Term").
2. To secure the Initial Term, DEVELOPER shall pay RDA a payment in the amount of Five Thousand Dollars (\$5,000.00). If DEVELOPER is awarded the Extended Term, DEVELOPER shall pay to RDA an additional payment in the amount of Five Thousand Dollars (\$5,000.00).
3. RDA, during the Initial Term, or any Extended Term, shall provide that the Project Site shall not be sold/conveyed or leased to any other legal entity and hereby agrees to grant to the DEVELOPER exclusive negotiating rights for the purchase or lease of said real property during the Initial Term and any Extended Term.
4. RDA, upon receipt from DEVELOPER of proof of insurance with the following terms as included in Exhibit C, Standard Terms and Conditions. The RDA hereby grants DEVELOPER full access to the site for purposes of completing due diligence including, but not limited to, soil testing, engineering analysis, environmental assessments and inspections (including invasive

assessments and inspections in the discretion of the DEVELOPER), other inspections and other needs for ingress and egress upon the land. The DEVELOPER must use a contractor for any of the above services and the contractor is required to provide proof of Professional Liability and Pollution Liability insurances, with the Redevelopment Authority named on the policy. This access is subject to any preexisting easements and licenses on the Project Site. RDA shall endeavor to terminate any such licenses for which the DEVELOPER determines termination is reasonably necessary for completion of the due diligence necessary for this Agreement, and, in that event, DEVELOPER will be granted a day-by-day/day-to-day extension of the Initial Term or the Extended Term, if any, for the number of days that it takes for RDA to terminate such licenses.

5. DEVELOPER shall keep the Project Site free from and clear of all liens and defend, indemnify and hold harmless the RDA, and their officers, employees, contractors and agents, from and against all claims, actions, losses, liabilities, damages, costs and expenses, whether arising out of injury or death to persons or damage to any real or personal property, and including reasonable attorneys' fees and costs, incurred, suffered by, or claimed against any DEVELOPER or any of its officers, employees, contractors and agents to the extent caused by the entry by DEVELOPER, its officers, employees, contractors and agents, upon the Project Site and any due diligence activities and any costs arising out of or in connection with the due diligence activities. This provision shall survive closing or any termination of this Agreement.
6. RDA and/or the City of La Crosse shall make available all known environmental reports and activity upon the Project Site, including but not limited to the items listed on Exhibit C. By entering into this Agreement, the DEVELOPER in no way assumes any responsibility or liability for site remediation.
7. ,During the pendency of this Agreement and upon determination of the feasibility of proposed future uses, the parties shall work in good faith to negotiate and execute an Offer to Purchase and Development Agreement, and any other associated documentation, that shall provide for the acquisition and development of the Project Site to DEVELOPER. Such Development Agreement is subject to the approval of RDA and the City of La Crosse Council.
8. It is agreed and understood by the parties that all proposed future uses in the Development Agreement shall complement existing uses on adjacent properties. The City of La Crosse shall coordinate the public agency participation in planning, obtaining data from public records as may be available, reviewing and commenting on aspects of proposed future uses in a timely manner.
9. DEVELOPER shall demonstrate the ability to obtain financing for the proposed future uses prior to the expiration of this Agreement.
10. DEVELOPER shall provide monthly progress updates to RDA, which updates shall include, but not be limited to, preliminary site planning, architecture, density, and land uses. Within Sixty (60) days of the execution of this Agreement, DEVELOPER shall present to the RDA a site plan of their development, with corresponding elevations and renderings. RDA shall provide direction and feedback during the planning and development process. RDA shall determine, in its sole and reasonable discretion, whether the DEVELOPER'S plans are sufficiently compliant with the PDD. In the event that DEVELOPER is not able to present compliant plans, then RDA may terminate this Agreement.

11. In the event that RDA may provide financial assistance to DEVELOPER, then DEVELOPER understands that RDA shall approve any final design plans as a condition of receiving any financial assistance from City of La Crosse. City of La Crosse financial assistance, if any, may be in the form of land write-downs, Tax Increment Financing or other governmental grants paid to DEVELOPER in accordance with the Development Agreement.
12. If the parties agree upon and execute an Offer to Purchase and Development Agreement prior to the expiration of this Agreement, RDA shall convey the Project Site by Warranty Deed to the DEVELOPER free and clear of any liens or encumbrances in accordance with the terms and conditions of the Development Agreement, and any associated documentation.
13. If a Development Agreement is not agreed to by the parties prior to the expiration of this Agreement, and no extension has been agreed to by the parties, this Agreement is hereby terminated and the DEVELOPER shall furnish to RDA all environmental reports and studies, and surveys relating to the Project Site.
14. In the event the DEVELOPER determines that the proposed use on the Project Site is not feasible during the pendency of this Agreement, DEVELOPER may terminate this Agreement and shall notify RDA in writing of the termination.
15. In the event the RDA determines, in its reasonable judgment, that the DEVELOPER is not meeting its obligations under this Agreement, then the RDA may terminate this agreement and shall notify the DEVELOPER of this termination in writing.
16. RDA and DEVELOPER shall pay all of their own legal fees, third party fees, customary closing costs and other costs related to this Agreement, the Development Agreement, and any lease or sale associated with this Agreement.

IN WITNESS WHEREOF,

this Agreement has been duly executed as of the Effective Date.

**REDEVELOPMENT AUTHORITY  
OF LA CROSSE**

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Adam Hatfield, Chair

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Andrea Trane, Secretary

**DEVELOPER**



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Jiten Patel

EXHIBIT A

LEGAL DESCRIPTION OF PROJECT SITE

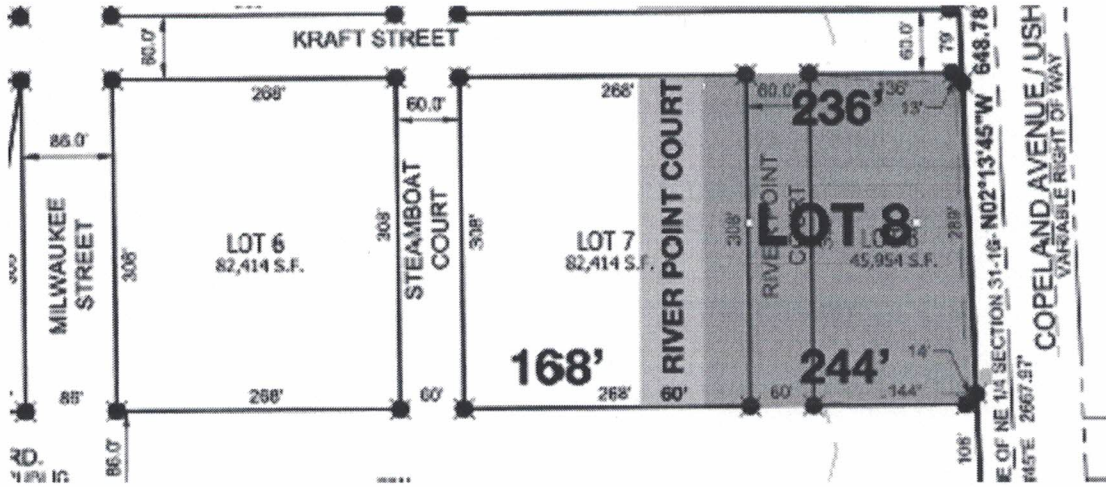
[To be inserted]

Lot 8: 45,954 sf (currently) plus 23,100 sf (75' x 308') to the west of Lot 8 which incorporates the former River Point Court.

Seller to provide a survey prior to closing which combines the land described above showing dimensions, any rights-of-way, encroachments, and easements.



EXHIBIT B  
PROJECT MAP



## EXHIBIT C

### SELLER DELIVERABLES

Disclosures and documents shall include, but are not be limited to the following:

- A. Copies of environmental and sub-soil reports indicating that the Parcel and surrounding Property are free of any subsoil conditions caused by UST/AST fuel storage tanks previously on the Property
- B. Copy of any special agreement if area assessments, maintenance of common areas, Property owners' association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).
- C. Copies of any surveys and as-built maps or documents detailing the construction of roads and infrastructure
- D. Information on any assessments or onsite improvement work Developer is obligated to complete and any capital improvement work in process or completed.

# Lot 8





# City of La Crosse, Wisconsin

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## Text File

File Number: 23-0011

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**Agenda Date:** 12/22/2022

**Version:** 1

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**In Control:** Redevelopment Authority

**File Type:** General Item

# RIVER POINT DISTRICT | Progress Report: December 2022

### SUMMARY

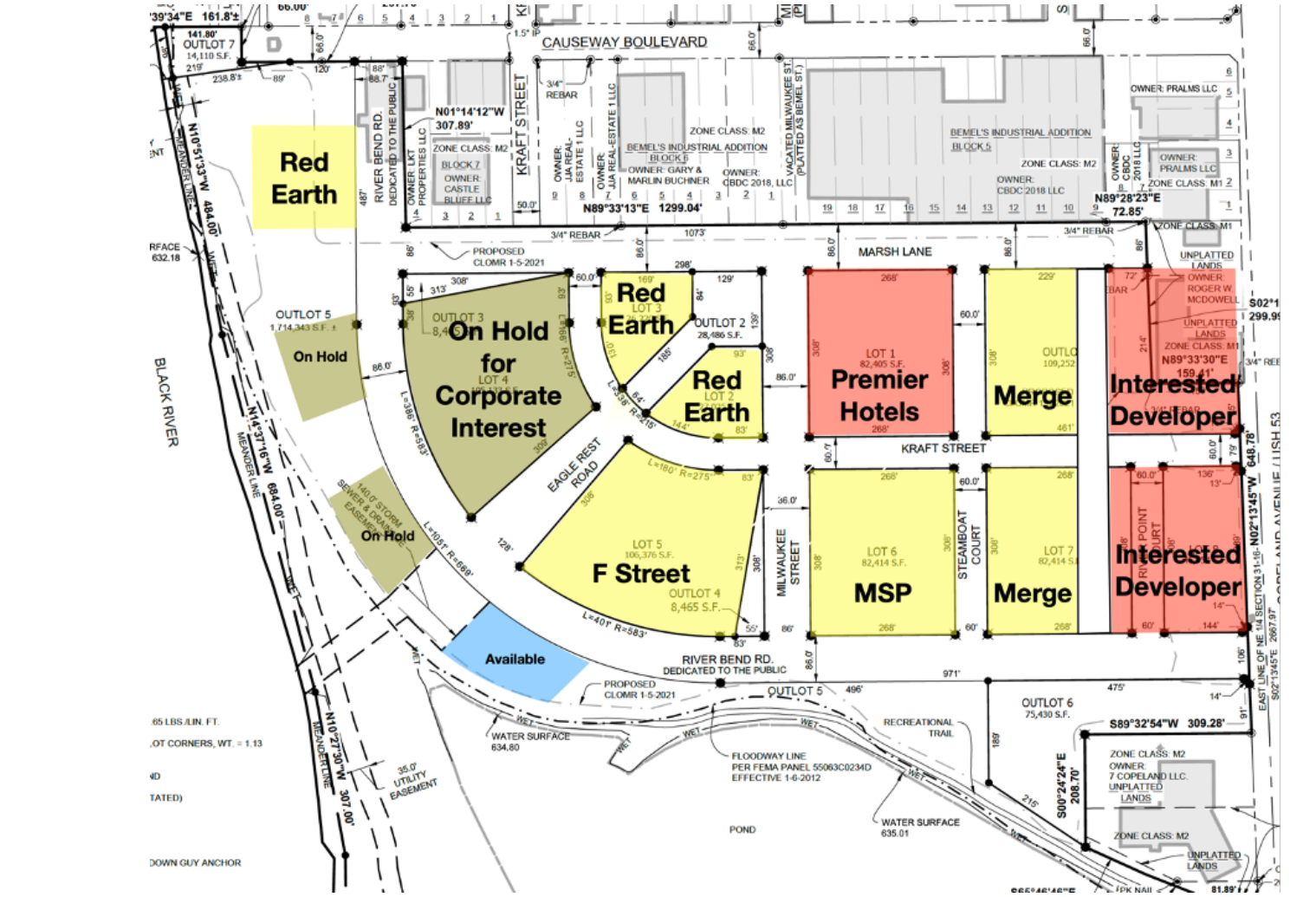
The team has completed the Master Plan for River Point District and is actively engaged with developers regarding an exclusive right to negotiate purchase and use of specific parcels. Infrastructure design is underway, with construction started in 2022, with delivery to developers anticipated in January 2023. First deliveries of completed developments are anticipated in 2024.

- ### PROJECT MILESTONES
- Master Plan completed 10/2019
  - MUPDD adopted
  - Right to Negotiate document completed
  - Phase 1 Civil design completed 2021
  - Phase 1 Infrastructure start 2021
  - First delivery to developers 2022
  - Phase 2 Civil Design completed Q1/2022
  - Phase 2 Infrastructure start Q1/2022
  - First development deliveries Q2/2024
  - RCLCO prepared a market research report

- ### CONSTRAINTS/OPPORTUNITIES
- *Geotechnical Requirements - extraordinary construction costs of \$15 - \$25 psf*
  - SEH is handling the creation of the stormwater district
  - Infrastructure delivery timing
  - COVID-19's impact remains significant on hospitality, retail, and office developments

- ### TARGETED ACTIVITY
- Patel presentation for Lot 8
  - EDC review of developer's TIF requests
  - Email of Excel spreadsheet of all inquiries to the developers we have on board

PARCEL INFORMATION							
Zones	Assigned	Proposed Use	Approx Units (SF)	Levels	Pessimistic	Realistic	Optimistic
A1	Third Party Owned	Retail		1			
A2	Third Party Owned	Retail		1			
A3	Third Party Owned	Hotel	100	6	9,000,000	10,000,000	11,000,000
A4	Patel?	Retail		1			
A5	Patel?	Retail	12,000	1	1,920,000	2,220,000	2,400,000
A6	Third Party Owned	Retail		1			
A7	Third Party Owned	Retail		1			
B1	Merge	Multifamily	100	5	14,000,000	15,000,000	16,000,000
B2	Merge	Multifamily	100	5	14,000,000	15,000,000	16,000,000
B3	3rd Party Owned	Multifamily	60	3	8,400,000	9,000,000	9,600,000
C1	Premier Hotels	Multifamily	50	5	7,000,000	7,500,000	8,000,000
C2	Premier Hotels	Townhomes	16	2	2,240,000	2,400,000	2,560,000
D1	MSP	Senior Housing	120	5	8,400,000	9,600,000	10,800,000
E1	Red Earth	Townhomes	9	2	2,700,000	3,150,000	3,600,000
E2	Red Earth	Townhomes	9	2	2,700,000	3,150,000	3,600,000
F1	F Street	Mid-Rise	225	6	31,500,000	33,750,000	36,000,000
F2	F Street	Mid-Rise		6	-	-	-
F3	F Street	Mid-Rise		6	-	-	-
F4	F Street	Mid-Rise		6	-	-	-
G1	Potential	Multifamily	60	3	8,400,000	9,000,000	9,600,000
G2	Potential	Office		3	6,000,000	6,400,000	6,800,000
G3	Potential	Office		3	6,000,000	6,400,000	6,800,000
H1	Third Party Owned	Mixed-Use	65	3	9,100,000	9,750,000	10,400,000
H2	Third Party Owned	Multifamily	65	3	9,100,000	9,750,000	10,400,000
K1	Red Earth	Commercial	45	1	7,580,000	8,230,000	8,800,000
K2	No	Commercial	7,000	1	872,668	1,294,084	1,552,901
K3	No	Commercial	7,000	1	872,668	1,294,084	1,552,901
K4	No	Commercial	12,000	1	1,496,003	2,218,430	2,662,116
<b>TOTAL</b>			<b>924</b>	<b>APT. UNITS</b>	<b>\$ 151,281,340</b>	<b>\$ 165,106,598</b>	<b>\$ 178,127,918</b>
<b>TOTAL UNDER CONSIDERATION</b>			<b>674</b>		<b>\$ 90,120,000</b>	<b>\$ 97,780,000</b>	<b>\$ 105,360,000</b>





# City of La Crosse, Wisconsin

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## Text File

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# 2022 RDA Projected Cash Flow



City of La Crosse RDA Projected 2022 River Point cash flow	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>Cash flows from operating activities</b>												
Operating Cash												
Master Developer	(\$15,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)	(\$5,000)
Marketing	(\$3,050)	(\$2,500)	(\$3,125)	(\$2,625)	(\$2,678)	(\$2,741)	(\$2,824)	(\$2,625)	\$0	(\$5,356)		
Property Maintenance								(\$420)		(\$390)	(\$240)	
Planning Option Agreement							\$3,000	\$5,000	\$5,000	\$10,000		\$5,000
Other Receipts	\$0	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0
Payments for Goods and Services	(\$150)	(\$5,679)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Net cash from operating activities</i>	(\$18,200)	(\$13,179)	(\$8,125)	(\$7,625)	(\$6,678)	(\$7,741)	(\$4,824)	(\$3,045)	\$0	(\$746)	\$144,760	\$0
<b>Cash flows from investing activities</b>												
Purchase of property												
Land Sale												
Loans granted, net			\$94,001									
Interest received - loans	\$39	\$39	\$39	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
Interest received - earned	\$45	\$40	\$47	\$43	\$45	\$44	\$47	\$47	\$38	\$76	\$88	\$88
<i>Net cash used in investing activities</i>	\$84	\$79	\$94,087	\$43	\$45	\$44	\$47	\$1,568	\$38	\$76	\$88	\$388
<b>Net increase/decrease in cash</b>	(\$18,116)	(\$13,100)	\$85,962	(\$7,582)	(\$6,633)	(\$7,697)	(\$4,777)	(\$1,477)	\$38	(\$670)	\$144,848	\$388
<b>Cash at start of the period</b>	\$50,623	\$32,507	\$19,407	\$105,369	\$97,787	\$91,154	\$83,457	\$78,680	\$77,202	\$77,240	\$76,570	\$221,418
<b>Cash at end of the period</b>	<b>\$32,507</b>	<b>\$19,407</b>	<b>\$105,369</b>	<b>\$97,787</b>	<b>\$91,154</b>	<b>\$83,457</b>	<b>\$78,680</b>	<b>\$77,202</b>	<b>\$77,240</b>	<b>\$76,570</b>	<b>\$221,418</b>	<b>\$221,806</b>

## 2023 RDA Projected Cash Flow

City of La Crosse RDA Projected 2023 River Point cash flows	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
<b>Cash flows from operating activities</b>												
<b>Operating Cash</b>												
Planning Option Agreement												
Project Management												
Other Receipts	\$80,000											
Payments for Goods and Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<i>Net cash from operating activities</i>	\$80,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Cash flows from investing activities</b>												
Purchase of property												
Land Sale			\$250,000									
Loans granted, net												\$50,000
Interest received - loans	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,521	\$0	\$0	\$0	\$300
Interest received - earned	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88
<i>Net cash used in investing activities</i>	\$88	\$88	\$250,088	\$88	\$88	\$88	\$88	\$1,609	\$88	\$88	\$88	\$50,388
<b>Net increase/decrease in cash</b>	\$80,088	\$88	\$250,088	\$88	\$88	\$88	\$88	\$1,609	\$88	\$88	\$88	\$50,388
<b>Cash at start of the period</b>	\$221,806	\$301,894	\$301,982	\$552,070	\$552,158	\$552,246	\$552,334	\$552,422	\$554,031	\$554,119	\$554,207	\$554,295
<b>Cash at end of the period</b>	<b><u>\$301,894</u></b>	<b><u>\$301,982</u></b>	<b><u>\$552,070</u></b>	<b><u>\$552,158</u></b>	<b><u>\$552,246</u></b>	<b><u>\$552,334</u></b>	<b><u>\$552,422</u></b>	<b><u>\$554,031</u></b>	<b><u>\$554,119</u></b>	<b><u>\$554,207</u></b>	<b><u>\$554,295</u></b>	<b><u>\$604,683</u></b>



# 2022 RDA Assets



Date of Statement:	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%	9/30/2022	%	10/31/2022	%	11/30/2022
<b>ASSETS</b>													
Cash - State Bank Checking	\$63,385	0.6%	\$6,000	0.1%	\$1,176	0.0%	\$14,045	0.1%	\$6,420	0.1%	\$11,810	0.1%	\$6,000
Cash - State Bank MM	\$68,042	0.6%	\$61,345	0.5%	\$59,913	0.5%	\$42,511	0.4%	\$42,549	0.4%	\$22,268	0.2%	\$182,356
Cash - SB MM <i>Restricted</i> (Industrial Park Sinking Fund - 16-1005 grant and loan programs/infrastructure and redevelopment)	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$0
Cash - SB MM Restricted Planning Option Agreement Deposits	\$23,000	0.2%	\$23,000	0.2%	\$26,000	0.2%	\$30,580	0.3%	\$30,580	0.3%	\$45,190	0.4%	\$45,190
Cash - SB MM Restricted Bond 2021 R-1	\$810,509	7.1%	\$867,071	7.6%	\$867,258	7.6%	\$867,444	7.6%	\$867,630	7.6%	\$867,914	7.6%	\$868,247
Cash - Res 17-1484 LA Restriced (Riverside North) City Ledger	\$2,812	0.0%	\$2,812	0.0%	\$2,812	0.0%	\$2,744	0.0%	\$2,744	0.0%	\$2,744	0.0%	\$2,744
<b>Total Current Assets</b>	<b>\$1,117,748</b>	<b>9.7%</b>	<b>\$1,110,228</b>	<b>9.7%</b>	<b>\$1,107,159</b>	<b>9.7%</b>	<b>\$1,107,324</b>	<b>9.7%</b>	<b>\$1,099,923</b>	<b>9.6%</b>	<b>\$1,099,926</b>	<b>9.6%</b>	<b>\$1,104,537</b>
Land - Estimated Value	\$10,000,000	87.2%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000
Note Receivable - PSB (12/06/2023)	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000
Note Receivable - Fenigor (12/06/2023)	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000	0.2%	\$25,000
Note Receivable - Doerflinger (05/27/2024)	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0
Note Receivable - Gorman (02/28/2034)	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000	2.6%	\$300,000
<b>Total Assets</b>	<b>\$11,467,748</b>	<b>100.0%</b>	<b>\$11,460,228</b>	<b>100.0%</b>	<b>\$11,457,159</b>	<b>100.0%</b>	<b>\$11,457,324</b>	<b>100.0%</b>	<b>\$11,449,923</b>	<b>100.0%</b>	<b>\$11,449,926</b>	<b>100.0%</b>	<b>\$11,454,537</b>

# 2022 RDA Liabilities & Net Position



Type of Statement: Date of Statement:	5/31/2022	%	6/30/2022	%	7/31/2022	%	8/31/2022	%	9/30/2022	%	10/31/2022	%	11/30/2022
<b>LIABILITIES</b>													
Contract Commitment - WIRED Retainer	\$15,000	0.1%	\$10,000	0.1%	\$35,000	0.3%	\$30,000	0.3%	\$20,000	0.2%	\$15,000	0.1%	\$15,000
Contract Commitment - Vendi Contract	\$6,072	0.1%	\$3,331	0.0%	\$8,500	0.1%	\$8,500	0.1%	\$5,875	0.1%	\$0	0.0%	\$0
Contract Commitment - SEH	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113	0.0%	\$113
Contract Commitment - Gerke	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087	6.2%	\$712,087
Quarterly Payable - Stormwater Utility	\$134	0.0%	\$134	0.0%	\$134	0.0%	\$67	0.0%	\$67	0.0%	\$67	0.0%	\$67
<b>Total Current Liabilities</b>	<b>\$733,406</b>	<b>6.4%</b>	<b>\$725,665</b>	<b>6.3%</b>	<b>\$755,834</b>	<b>6.6%</b>	<b>\$750,767</b>	<b>6.6%</b>	<b>\$738,142</b>	<b>6.4%</b>	<b>\$727,267</b>	<b>6.4%</b>	<b>\$727,267</b>
WirRED Contract Sales Success Fees	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000	1.3%	\$150,000
WiRED Contract Value Success Fees	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000	5.9%	\$675,000
<b>Total Liabilities</b>	<b>\$1,558,406</b>	<b>13.6%</b>	<b>\$1,550,665</b>	<b>13.5%</b>	<b>\$1,580,834</b>	<b>13.8%</b>	<b>\$1,575,767</b>	<b>13.8%</b>	<b>\$1,563,142</b>	<b>13.7%</b>	<b>\$1,552,267</b>	<b>13.6%</b>	<b>\$1,552,267</b>
Net investment in capital assets	\$10,000,000	87.2%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000	87.3%	\$10,000,000
Unrestricted Funds	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0
Restricted Funds	\$986,321	8.6%	\$1,042,883	9.1%	\$1,046,070	9.1%	\$1,050,768	9.2%	\$1,050,954	9.2%	\$1,065,848	9.3%	\$916,181
Unassigned Funds	(\$1,076,979)	-9.4%	(\$1,133,320)	-9.9%	(\$1,169,745)	-10.2%	(\$1,169,211)	-10.2%	(\$1,164,173)	-10.2%	(\$1,168,189)	-10.2%	(\$1,013,911)
<b>Net Position</b>	<b>\$9,909,342</b>	<b>86.4%</b>	<b>\$9,909,563</b>	<b>86.5%</b>	<b>\$9,876,325</b>	<b>86.2%</b>	<b>\$9,881,557</b>	<b>86.2%</b>	<b>\$9,886,781</b>	<b>86.3%</b>	<b>\$9,897,659</b>	<b>86.4%</b>	<b>\$9,902,270</b>
<b>Total Liabilities &amp; Net Position</b>	<b>\$11,467,748</b>	<b>100.0%</b>	<b>\$11,460,228</b>	<b>100.0%</b>	<b>\$11,457,159</b>	<b>100.0%</b>	<b>\$11,457,324</b>	<b>100.0%</b>	<b>\$11,449,923</b>	<b>100.0%</b>	<b>\$11,449,926</b>	<b>100.0%</b>	<b>\$11,454,537</b>



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0013

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**Agenda Date:** 12/22/2022

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 23-0014

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**Agenda Date:** 12/22/2022

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item