



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Economic and Community Development Commission

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Wednesday, July 24, 2024

3:00 PM

Council Chambers

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#### Call to Order

Mayor Reynolds called this meeting to order at 3:00 PM.

#### Roll Call

**Present:** 7 - Douglas Happel, Linda Lee, Vacant 1, Chris Kahlow, Vicki Markussen, Mitch Reynolds, Gina Miller

#### Approval of Minutes from June 26, 2024 meeting.

A motion was made by Lee, seconded by Happel that these minutes be approved. Voice vote carried unanimously.

#### Agenda Items:

[24-1025](#)

La Crosse 2024 Housing Study presentation from RDG Planning & Design.

**Attachments:** [La Crosse Housing Study](#)  
[RDG presentation to ECDC](#)

[24-0882](#)

2024 Action Plan Public Comment

*Public Hearing*

A motion was made by Kahlow, seconded by Lee to open public hearing. Voice vote carried unanimously.

There were no public speakers.

A motion was made by Lee, seconded by Kahlow to close public hearing. Voice vote carried unanimously.

[24-1027](#)

Action on Offer To Purchase 1316 5th Ave S, La Crosse WI 54601

**Attachments:** [24-1027 Staff Report.pdf](#)  
[24-1027 Sales Memorandum ECDC Commission.docx](#)  
[Offer 1 Intro Letter.pdf](#)  
[Offer 3 Intro Letter.pdf](#)

A motion was made by Miller, seconded by Kahlow to APPROVE offer number three. Voice vote carried as follows, Miller, Kahlow, Lee, Happel and Markussen: YES. Mayor Reynolds: NO. Motion carries.

[24-1021](#)

Annual Development Agreement Compliance Report and Determination: 333 Front St, 2219 Lofts, The Charmant, The Collective on 4th, The Driftless Apartments, Garden Terrace, The Hub on 6th, Trane USA, & War Eagle.

**Attachments:**    [333 Front St Compliance Report](#)  
[2219 Lofts Compliance Report](#)  
[The Charmant Compliance Report](#)  
[The Collective on 4th Compliance Report](#)  
[Driftless Apartments Compliance Report](#)  
[Garden Terrace Compliance Report](#)  
[The Hub on 6th Compliance Report](#)  
[Trane USA Compliance Report](#)  
[War Eagle Compliance Report](#)

A motion was made by Kahlow, seconded by Markussen to APPROVE staff recommendations and forgo the job audit at The Charmant. Voice vote carried unanimously.

[24-1023](#)

Consideration and possible action on term sheet for Tax Increment Financing assistance with RyKey Properties for The Lofts, a mixed used development located on Lot 8 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.)*

**Attachments:**    [The Lofts at River Point District - Summary Document](#)

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

Happel was excused at 4:20 PM.

A motion was made by Kahlow, seconded by Lee to APPROVE the term sheet. Voice vote carried unanimously.

## Adjournment

Mayor Reynolds adjourned in closed session at 4:38 PM.

**Economic and Community Development Commission Members:  
Mayor Mitch Reynolds, Chris Kahlow, Doug Happel, Linda Lee, Gina Miller, & Vicki Markussen.**