



Meeting Minutes - Final

Community Development Block Grant Committee

Wednesday, August 3, 2016

4:15 PM

3rd Floor Conference Room

Call to Order, Roll Call

Present: 7 - Audrey Kader, Richard Swantz, Richard Becker, Dale Hexom, Randy Turtenwald, Tim Kabat, Linda Lee

Absent: 2 - Mike Lemmon, Adam Hatfield

Approval of Minutes

Motion was made by Turtenwald to approve the last meeting minutes, seconded by Lee and carried by vote.

Agenda Items:

[16-0738](#)

Impact 7 Presentation (10-12 minutes)Body

- Questions from public
- Questions from CDBG Committee / City Staff

Attachments: [Impact 7 RFP Application](#)
[Site Plan Design Concept Impact 7](#)
[Letters of Support Impact 7](#)

Impact 7 presented plans followed by public, then committee questions and answers.

Member from the public asked what the time frame was, if it was going to be within the next year? Staff responded by stating that we have a 2 year time frame planned. The bidding process was opened up to early with the tax credit application that is due January 31st.

Kader asked if they planned to have an on site manager limited to business hours. Also, what would caretaker hours be and will there be anyone available on the weekends. Developer responded by stating they did not plan to have staffed hours on the weekend, however they can be flexible. She stated that this is meant to be independent housing. Couleecap does not have staff on weekends, either. There will be on call maintenance available at all times.

Swantz wanted to also confirm that the plan is not to have someone available 24/7. Developer responded that they plan to have local staff in community and workout relationships with neighbors. She stated that there is a 24 hour call line.

[16-0743](#)

Milner and Caringella, Inc. and VAF Presentation (10-12 minutes)..Body

Questions from Public

Questions from CDBG Committee/Staff

Attachments: [MCI VAF RFP Application](#)

[Site Plan Design Concept MCI VAF](#)

[Letters of Support MCI VAF](#)

Milner and Caringella, Inc. and VAF presented their plans followed by public questions and answers as well as committee questions and answers.

Karen Brigg of 515 Adams St asked about the height of the building being that it is planned for 3 stories. Developer responded that it is 2 1/2 stories with a pitched roof while using the height of the land as it is today.

Chris Bundy of 712 Charles St asked if it could be any lower. Developer responded by stating that it cannot because it has to be out of the flood plain. Mr. Bundy then asked if there were any plans to acquire the properties across the alley. Developer responded no.

John Schultz of 708 Charles St wanted clarification on the statement that this is for Veterans only and that there would be no families/children. Developer confirmed.

Kader asked about 24/7 coverage on site. Developer responded that someone will be there by day (M-F 8a-5p) and electronically by night. He also stated that they have 24/7 program directors on call.

[16-0744](#)

Selection of developer for 733 Kane Street and award of CDBG/HOME Loan for development..Body

(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)..Fiscal Note

Sale of property and CDBG/HOME funding contingent on removal of 733 Kane Street status as dedicated park land by Common Council and Board of Park Commissioners and any other approvals required. Development also contingent on successful LIHTC tax credit award.

A motion was made by Swantz to move to closed session, seconded by Becker and carried by All Roll Call Vote.

A motion was made by Hexom to move back to open session, seconded by Becker and carried by Voice Vote.

A motion was made by Swantz to approve Impact 7 proposal contingent upon the removal of the current status as park plan, successful LIHTC tax credit award and working with staff and Design Review on architectural design, seconded by Becker. The motion carried by voice vote.

Next Meeting Date/Agenda Items

Adjournment

A motion was made by Swantz, seconded by Becker, that this meeting be adjourned . The motion carried by voice vote.

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.