



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### Economic and Community Development Commission

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Monday, September 30, 2024

2:30 PM

Council Chambers

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The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click this link (or typing the URL in your web browser address bar)  
<https://cityoflacrosse-org.zoom.us/j/83768127868?pwd=WUJpRkwzbWpHLOVvckhmRmdxMm5pZz09>

Meeting ID: 837 6812 7868; Passcode: ECDC23; Dial by your location +1-309-205-3325

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 [emsliej@cityoflacrosse.org](mailto:emsliej@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

#### Agenda Items:

- [24-1314](#) Citizen Participation Plan Public Comment
  - Attachments:** [Citizen Participation Plan Draft](#)
  - [Staff Report](#)
- [24-1315](#) ARPA Specialized Housing RFP Process Update
  - Attachments:** [24-1315 Staff Memo](#)
- [24-1297](#) Introduction of TIF project - Haven on Main; applicant: Couleecap
- [24-1298](#) Update on KMart redevelopment project - Copper Rocks, developer: 360 Real Estate Solutions

[24-1301](#) Remaining Annual Development Agreement Compliance Report and Determination: 5th Ward Residences

**Attachments:** [5th Ward Residences Report](#)

[24-1234](#) Resolution approving a development agreement with RyKey Properties, LLC for "The Lofts" development located at Lot 8 in 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 Committees and/or Council may reconvene in open session.)*

**Sponsors:** Janssen

**Attachments:** [Resolution](#)

[Development Agreement - RyKey, Lot 8](#)

[Exhibit A - Real Estate](#)

[Exhibit B - Project Description](#)

[Exhibit C - Restrictive Covenant](#)

[Exhibit D - Public Improvements](#)

[Exhibit E - Project Cost Breakdown](#)

[Exhibit F - Construction Schedule.docx](#)

[Exhibit G - Monetary Obligation Example](#)

[Exhibit H - Pro Forma Financial Statement](#)

[Exhibit I - Sample Lookback Calculation](#)

[Legislative Staff Report](#)

## Adjournment

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

*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.*