



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Economic and Community Development Commission

Monday, September 30, 2024

2:30 PM

Council Chambers

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=WUJpRkwzbWpHL0VvckhmRmdxMm5pZz09>

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, 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

Mayor Reynolds called the meeting to order at 2:36 PM

Roll Call

Present: 7 - Douglas Happel, Linda Lee, Chris Kahlow, Vicki Markussen, Mary Rohrer, Mitch Reynolds, Gina Miller

Approval of Minutes

Motion to APPROVE made by Lee, seconded by Happel. Voice Vote carried unanimously.

Agenda Items:

[24-1314](#)

Citizen Participation Plan Public Comment

Attachments: [Citizen Participation Plan Draft](#)
[Staff Report](#)

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 Kahlow, seconded by Markussen to close public hearing. Voice vote carried unanimously.

Present: 7 - Chris Kahlow, Douglas Happel, Gina Miller, Linda Lee, Mary Rohrer, Mitch Reynolds, Vicki Markussen

[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](#)

A motion to APPROVE was made by Kahlow, seconded by Markussen. Voice Vote carried unanimously.

[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.)

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](#)

[Committee Registration Slip - 10.3.2024](#)

A motion was to APPROVE was made by Kahlow, seconded by Miller. Voice Vote carried unanimously.

Adjournment

Mayor Reynolds adjourned the meeting at 3:17 PM

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, with as much advance notice as possible.