



LEGAL DEPARTMENT

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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2025

War Eagle Development Agreement

- Parties: This agreement is between the City of La Crosse and War Eagle, LLC.
- Governing Bodies: Redevelopment Authority and the Economic & Community Development Commission.

Project Definition:

- Improvement of real estate by constructing 6 story mixed use building consisting of 51 residential apartments, 12,000 square feet of commercial space and interior and exterior surface parking. Specifically excludes personal property and land.

Essential Terms:

- Minimum Construction Costs - \$18,455,000
- Tax Guarantee: \$10,798,200 by tax year 2026
- Cash grants: 85% of increment created for tax years 2024-2037, cap of \$2,140,000

RECOMMENDATION:

- No action needed at this time.