



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Redevelopment Authority

Thursday, April 23, 2026

4:00 PM

Council Chambers

Call to Order

The meeting was called to order at 4:00 pm.

Roll Call

Present: 6 - Barb Janssen, Michael Sigman, Adam Hatfield, Gus Fimple, Julie Henline, Phillip Ostrem

Excused: 1 - Edward R Przytarski

Approval of Minutes

A motion was made by Fimple, seconded by Henline, that the minutes be approved. The motion carried on voice vote.

Agenda Items:

1. [26-0437](#) Monthly Project Manager update for River Point District - April 2026.

Attachments: [April 2026](#)

Sigman arrived at 4:08 pm.

2. [26-0436](#) Approval of CSM submittal for Lot 11.

Attachments: [CSM - Revised 4.21.2026](#)

[CSM - 17-20400-232 RDA Property.pdf](#)

A motion was made by Janssen, seconded by Fimple, that this be approved. The motion carried by voice vote.

3. [26-0441](#) Consideration and possible action on Planning Option Agreement with RyKey Properties for Lot 11 - Lot 1 of the CSM.

Attachments: [Lot 11 Planning Option Agreement Draft.pdf](#)

A motion was made by Ostrem, seconded by Sigman, that this Item be approved. The motion carried by voice vote.

4. [26-0439](#) Consideration and possible action on Planning Option Agreement with Capital Investment Partners, LLC for Lot 11 - Lot 2 of CSM.

Attachments: [Lot 11 -CSM Lot 2 CapVest Planning Option Agreement Draft.pdf](#)

A motion was made by Ostrem, seconded by Janssen, that this Item be approved. The motion carried by voice vote.

5. [26-0440](#) Consideration and possible action on Planning Option Agreement for Lot 12 with Capital Investment Partners, LLC.

Attachments: [Lot 12 -CapVest Planning Option Agreement Draft.pdf](#)

A motion was made by Janssen, seconded by Ostrem, that this Item be approved. The motion carried by voice vote.

6. [26-0414](#) Monthly financial update of the Redevelopment Authority - April 2026.

Attachments: [April Financials.pdf](#)

7. [26-0428](#) Resolution approving purchase offer from 7 Copeland, LLC for parcels 17-20400-210 and 17-20400-234.
(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: [Resolution](#)

[Offer to purchase Lot 13 5 4.16.26 jn.pdf](#)

[Addendum A OTP 4.16.26.pdf](#)

[4.23.26 9 Copeland AVe.docx.pdf](#)

A motion was made by Janssen, seconded by Henline to go into closed session at 4:49 pm. The motion carried by voice vote.

A motion was made by Janssen, seconded by Fimple, that this request be denied. The motion carried by voice vote.

Sigman left at 5:26 pm.

8. [26-0442](#) Consideration and possible action on a Preliminary Term Sheet for public assistance to RyKey Properties for the development of Lot 11 in River Point District into a multi-story building with approximately 60 general occupancy rental units.
(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.)

A motion was made by Janssen, seconded by Ostrem, that this item be approved. The motion carried by voice vote.

Adjournment

The meeting was adjourned in closed session at 5:35 pm.

Redevelopment Authority Members:

Adam Hatfield, Edward Przytarski, Gus Fimple, Phil Ostrem, Michael Signman, Julie Henline and Barb Janssen

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.