



### **LEGAL DEPARTMENT**

City of La Crosse, Sixth Floor City Hall  
400 La Crosse Street, La Crosse, WI 54601  
Ph: 608.789.7511 Fax: 608.789.7390  
Email: attorney@cityoflacrosse.org

**Stephen F. Matty**  
City Attorney

**Krista A. Gallagher**  
Deputy City Attorney

**Ellen R. Atterbury**  
Assistant City Attorney

**Gideon W. O. Wertheimer**  
Assistant City Attorney

## **ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024**

### **Gundersen Lutheran Development Agreement**

- Parties: This agreement is between the City of La Crosse, Gundersen Clinic, Ltd., Gundersen Lutheran Administrative Services, Inc and Gundersen Lutheran Medical Center, Inc.
- Governing Body: Board of Public Works.

### **Project Definition:**

Development and improvement of the Base Development Property and Additional Gundersen Campus Development in Excess of Base Development Property.

### **Essential Terms:**

- Cash Grants:

\$21.4 Million or the actual tax increment from the Base Development Property and Additional Gundersen Campus Development in Excess of Base Development Property.

- Reverse TIF Payment: \$899,829.38
- Annual PILOT (Section 2.5A) on Parking Ramp #2: \$240,240.32
- Tax Guarantee:

\$25,107,700 commencing tax year 2010 for Base Development Property. (2024 improvement value \$34,761,900)

- Jobs: 2,500 jobs for the duration of TID 14. Annual certification due June 15<sup>th</sup>. Annual certification for 2024 \_\_\_\_\_

### **CALCULATION:**

PILOT for Parking Ramp #2:

2024 Value	\$11,396,600
X mill rate	<u>.02108</u>

**\$ 240,240.33 owed to City**

Base Development Property: (Habitat Homes, Gund, GB & Data, Clinic & Ramp 1)

Improvement Value 2024:	\$ 527,200 + \$9,770,700 + \$24,464,000 = \$34,761,900
X mill rate	<u>.02108</u>

\$ 732,780.85

Ramp #2:

Improvement Value 2023:	\$ 11,396,600
X mill rate	<u>.02108</u>

\$ 240,240.32

Hotel:

Improvement Value 2024:	\$ 4,060,800
X mill rate	<u>.02108</u>

\$ 85,601.19

Total: 1,058,622.23

85% = \$ 899,828.90

15% = \$ 158,793.33

**\$899,828.90 Payment due to Developer**

### **RECOMMENDATION:**

- Collect PILOT owed to City before issuing payment.