



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Housing Rehabilitation Committee

Tuesday, October 11, 2016

5:15 PM

3rd floor conference room

Call to Order, Roll Call

Present: 4 - Andrea Richmond, Robert Seaquist, Gary Padesky, Elaine Anderson

Excused: 1 - Jai Johnson

Others Present

Rick Staff, Mark Medinger, Judy Gull, Roger Pafford, Tara Fitzgerald, Alan Paulson and Dawn Reinhart

Approval of Minutes

A motion was made by Padesky, seconded by Anderson to approve the minutes. The motion carried unanimously.

Agenda Items:

[16-0990](#)

Action on second offer to purchase 1609 Prospect Street

Staff advised that buyer had rejected the Committee's counter offer to purchase of \$176,000. Buyer submitted a new offer of \$170,000 contingent upon seller providing a one year warranty on craftsmanship and marking the property line prior to closing. Buyer will assume the responsibility of diverting water from the sump pump and install a battery back up. A motion was made by Padesky, seconded by Anderson to open to a public hearing. The motion carried.

Judy Gull (Realtor) explained the current real estate market conditions and presented the Committee with supportive documentation. Roger Pafford advised that he has been following the development of the homes. Through research, he has determined that the asking price of the home is a little high. Pafford mentioned some of the recent new construction sales in the neighborhood.

A motion was made by Anderson, seconded by Padesky to close the public hearing. The motion carried. A motion was made by Seaquist, seconded by Padesky to accept the offer. The motion carried unanimously.

[16-1010](#)

Approval of proposed development, use of land and purchase of 2550 Harvey Street

Shelter Development proposed moving the 2 houses that are currently at 2421 and 2425 George St to vacant lot 2550 Harvey St. Rick Staff stated that the homes are too nice to be taken down and that Shelter Development would like explore the idea of purchasing 2550 Harvey and moving the homes there to be used as Franciscan Homes. He said that he has only looked into this briefly and will not be able to move forward unless the deed restriction was lifted for owner occupancy requirements. A motion was made by Seaquist, seconded by Anderson, that staff confirm whether or not the deed restriction of owner occupancy could be lifted and if there is enough room on the lot to place both houses there. The board agreed to meet next week if the need was there for further review. The motion carried by voice vote.

[16-1015](#)

Approval of change order for client 120915 & 120615

Mark Medinger requested a change order approval of \$8175 for client 120615 so that they could replace the siding on their home. He also requested a change order of \$2305.83 for client 120915 as costs were higher than estimated. There is equity in both cases. A motion was made by Seaquist, seconded by Anderson to approve the change orders for both clients 120915 & 120615. The motion carried.

[16-0994](#)

Action on amendment to offer to purchase 1603 Prospect Street

Staff advised there was a miscommunication between the offer to purchase and the loan commitment letter. The buyer has been approved for a first mortgage in the amount of \$104,000, creating the need for a second mortgage in the amount of \$34,500. The Buyer has amended their offer to purchase, asking the City to provide a second mortgage in the amount of \$34,500. A motion was made by Padesky, seconded by Anderson to approve the amendment of the offer to purchase 1603 Prospect Street. The motion carried.

[16-0997](#)

Action on counter offer to purchase 1005 25th Street

A motion was made by Padesky, seconded by Anderson, that this Resolution be APPROVED . The motion carried by voice vote.

[16-0998](#)

Action on acquisition of 932 Hood Street

A motion was made by Seaquist, seconded by Padesky, that this Resolution be APPROVED to make an offer of \$43,800 and no more than \$45,000. The motion carried by voice vote.

[16-1013](#)

Action on acquisition of 1710 Hagar Street & 1003 Island Street

A motion was made by Seaquist, seconded by Anderson, that this Resolution be NOT ADOPTED . The motion carried by voice vote.

[16-1014](#)

Approval of proposed development on the 800 block of 6th Street

A motion was made by Anderson, seconded by Seaquist, that this General Item be APPROVED to move forward with proposing development. The motion carried by voice vote.

[16-0877](#)

Subordination request for Housing Rehabilitation Client 120915

A motion was made by Padesky, seconded by Anderson, that this Resolution be APPROVED . The motion carried by voice vote.

[16-1018](#)

Approval of Housing Rehabilitation applicant 123416

A motion was made by Seaquist, seconded by Padesky, that this Resolution be APPROVED . The motion carried by voice vote.

Next Meeting Date/Agenda Items

Adjournment

A motion was made by Padesky, seconded by Anderson, to Adjourn . The motion carried by voice vote.

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.