



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Housing Rehabilitation Committee

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Tuesday, July 12, 2016

5:15 PM

3rd Floor Conference Room

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#### Call to Order, Roll Call

**Present:** 5 - Jai Johnson, Andrea Richmond, Robert Seaquist, Gary Padesky, Elaine Anderson

#### Approval of Minutes

A motion was made by Padesky, seconded by Richmond, that this be **ADOPT ACTIONS BY SINGLE VOTE** . The motion carried by voice vote.

#### Agenda Items:

[16-0672](#)

Discussion on the development of 1208 and 1212 5th Ave S

Seaquist complimented staff report and added that this will give variety to the neighborhood, and increased property value. He suggested that staff encourage design guidelines and a minimum construction investment of \$250,000.

Board members agree that it was ok for house to be built either in the middle or to the side of the lot, that it will look nice either way.

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

[16-0682](#)

Approval of Housing Rehabilitation Loan - Client# 123216 (\$21,200).

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

[16-0680](#)

Approval of change order for 923 Avon Street in the amount of \$2824.

Johnson asked what their current mortgage rate is at. Medinger does not have the answer, but will find out. Medinger stated that the client is able to add some funds, but not sure how much. Richmond suggested they match 1/2 of the change order amount.

A motion was made by Padesky to counter offer with the clients paying \$1000 towards the change order and we will fund the remaining \$1824, seconded by Anderson, that this Resolution be **APPROVED AS AMENDED** . The motion carried by voice vote.

[16-0673](#)

Action on offer to purchase 1212 7th Street

**Richmond asked what the land value. Staff responded that it is approximately \$9800 and that the sale price is discounted to incentivize development.**

**Richmond is questioned the idea of paying for water/sewer lateral when we have already discounted the sale price of the land.**

**A motion was made by Seaquist to counter offer #1 with the City offering to cover the expense of the street repair and buyer responsible for replacement of water/sewer lines if they choose to complete. Buyer is also to work with staff on the architectural plans. Motion was seconded by Padesky, that this Resolution be APPROVED AS AMENDED . The motion carried by voice vote.**

[16-0674](#)

Action on offer to purchase 806 Caledonia Street

The City received an offer to purchase 806 Caledonia Street in the amount of \$160,000 and the City to provide a 2nd Mortgage.

City countered the offer for full asking price of \$168,300 and increased the 2nd mortgage to \$33,000,

Purchaser submitted a 2nd counter in the amount of \$164,000, 2nd mortgage of \$29,000.

The purchaser is a family of 9 and is concerned about the impact the debt will make on their ability to provide for their children. The asking price is the assessed value of the home. A market analysis performed and estimated the home at \$165,900 (this is based off comparable sales in the neighborhood). The home has been listed since June 22, 2016.

**A motion was made by Richmond, seconded by Padesky, that this Resolution be APPROVED to accept the counter offer . The motion carried by voice vote. 4 votes yes, 1 vote no.**

[16-0675](#)

Action on acquisition of 1728 Avon Street

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

[16-0679](#)

Subordination Request for Client 120115 and 120915

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

16-0681

Amend Housing Rehabilitation Policies to allow applicants earning 120% of the CMI to receive CDBG Housing Rehabilitation Loans if their home is located in the City's Neighborhood Revitalization Strategy Area.

Richmond asked how the map was determined, with concern for the north boundary ending before Livingston when there is a lot of improvement needed there. Staff responded that the borders were determined solely off of 2010 Census data for LMI. Staff will look at updating boundaries when the new data comes in, but HUD will not allow boundaries to consume great portions of the City. Richmond would like to see the boundary lines increased if possible. Johnson recommended staff to investigate a blanket approval for access to the funding for homes in the flood plain within the NRSA , no matter the income level

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

16-0689

Approval of loan terms of interest accruing no more than 50% of the principal loan terms for 6 Housing Rehabilitation Loans approved and recorded in 2014. ..Body

- 1) 336 23rd St S
- 2) 350 23rd St S
- 3) 1918 Prospect St
- 4) 1203 6th St S
- 5) 817 Vine St
- 6) 1409 29th St S

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

## Next Meeting Date/Agenda Items/Staff Updates

## Adjournment

A motion was made by Seaquist, seconded by Padesky, that this be ADOPT ACTIONS BY SINGLE VOTE . 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*