



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Redevelopment Authority

Thursday, September 26, 2024

4:00 PM

Council Chambers

The meeting is conducted in person and virtually via the links below.

To join the meeting click this link (or typing the URL in your web browser address bar):

Join Zoom Meeting

<https://cityoflacrosse-org.zoom.us/j/87959116254?pwd=a4hk0nvvb39qm7qed2uROXkzKKztxnd.1>

Meeting ID: 879 5911 6254

Passcode: 463797

Dial by your location

+1 312 626 6799

If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes of the September 10, 2024 meeting

Agenda Items:

1. [24-1290](#) Consideration and possible action on Fifth Extension to the Option to Purchase Agreement with FSDG, LLC (F Street).
Attachments: [F Street Fifth Extension of Option to Purchase Agreement September 2024.doc](#)
2. [24-1291](#) Consideration and possible action on fifth extension of the Option to Purchase Agreement for lots 3, 4 and 5 with Red Earth LLC / War Eagle LLC.
Attachments: [Red Earth LLC Fifth Extension of Option to Purchase Agreement September 2024-09-11 - RiverPoint Townhomes Submittal Set.1 \(1\).pdf](#)

3. [24-1234](#) Resolution approving a development agreement with RyKey Properties, LLC for "The Lofts" development located at Lot 8 in River Point District.
(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 Committees and/or Council may reconvene in open session.)
Attachments: [Resolution](#)
[Development Agreement - RyKey, Lot 8](#)
[Exhibit A - Real Estate](#)
[Exhibit B - Project Description](#)
[Exhibit C - Restrictive Covenant](#)
[Exhibit D - Public Improvements](#)
[Exhibit E - Project Cost Breakdown](#)
[Exhibit F - Construction Schedule.docx](#)
[Exhibit G - Monetary Obligation Example](#)
[Exhibit H - Pro Forma Financial Statement](#)
[Exhibit I - Sample Lookback Calculation](#)
[Legislative Staff Report](#)
4. [24-1292](#) Update from Roush Rentals on plans for lots 11 and 12.
5. [24-1293](#) Update from Rykey on plans for lot 8.
Attachments: [Lot 8 image](#)
6. [24-1295](#) Monthly update from Project Manager on River Point District.
Attachments: [September 2024 Final.pdf](#)
7. [24-1294](#) Request for payment to Les Manske & Sons Excavating & Landscaping, LLC for installation and removal of snow fence along Copeland Ave for Oktoberfest.
8. [24-1218](#) Monthly financial report of the Redevelopment Authority for September 2024.
Attachments: [September Financials-Updated.pdf](#)
9. [24-1254](#) Resolution approving the Inter-Agency Agreement to administer the Down Payment Assistance Program.
Attachments: [Resolution](#)
[Staff Report](#)
[Inter-Agency Agreement](#)

Adjournment

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.