



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### Redevelopment Authority

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Thursday, September 26, 2024

4:00 PM

Council Chambers

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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?](https://cityoflacrosse-org.zoom.us/j/87959116254?pwd=a4hk0nvb39qm7qed2uROXkzKKztxnd.1)

[pwd=a4hk0nvb39qm7qed2uROXkzKKztxnd.1](https://cityoflacrosse-org.zoom.us/j/87959116254?pwd=a4hk0nvb39qm7qed2uROXkzKKztxnd.1)

Meeting ID: 879 5911 6254

Passcode: 463797

Dial by your location

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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](mailto: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

**Present:** 5 - Karen Dunn, Barb Janssen, Michael Sigman, Adam Hatfield, Gus Fimple

**Excused:** 2 - Edward R Przytarski, Julie Henline

### Approval of Minutes of the September 10, 2024 meeting

A motion was made by Fimple, seconded by Dunn, to approve the minutes.

The motion carried by voice vote.

### 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.docx](#)  
**A motion was made by Dunn, seconded by Sigman, that a 9 month extension be APPROVED. The motion carried by voice vote.**
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 for lots 3, 4 and 5.docx](#)  
[2024-09-11 - RiverPoint Townhomes Submittal Set.1 \(1\).pdf](#)  
**A motion was made by Janssen, seconded by Dunn, that this extension of the Option to Purchase be APPROVED. The motion carried by voice vote.**
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](#)  
**A motion was made by Janssen, seconded by Dunn, that this Resolution be ADOPTED. The motion carried by voice vote.**
5. [24-1293](#) Update from Rykey on plans for lot 8.  
**Attachments:** [Lot 8 image](#)
4. [24-1292](#) Update from Roush Rentals on plans for lots 11 and 12.  
**Attachments:** [Lot 11-12 Combined 09262024.pdf](#)

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.
- A motion was made by Dunn, seconded by Sigman, that this Payment Request be APPROVED and paid from Planning Option payemnts. The motion carried by voice vote.
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](#)
- A motion was made by Dunn, seconded by Sigman, that this Resolution be ADOPTED. The motion carried by voice vote.

## 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*