



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final-revised

Community Development Committee

Tuesday, March 12, 2019

4:00 PM

3rd Floor Conference Room

Call to Order

Mayor Kabat called the meeting to order at 4:04 P.M.

Roll Call

Present: 5 - Tim Kabat, Barb Janssen, Adam Hatfield, Phillip A. Ostrem, Elaine Yager

Excused: 2 - Linda Lee, Mike Lemmon

Approval of Minutes

A motion was made by Hatfield, second by Yager to **APPROVE** the previous meeting minutes. The motion carried by voice vote.

Agenda Items:

1. [19-0349](#) Action on acquisition of 1107 4th St and Enter into Option to Purchase for 410 Mississippi St, 1117-19 4th St, 1119 4th St, 403 Jackson St.

Attachments: [3-19 Action on acquisition of 4th St.docx](#)

Staff gave an overview. Kabat asked if there was enough space for a grocery store. Staff stated it was feasible to put a grocery store at this location, but there was concern with the proximity to the People's Food Co-op. Staff stated that redevelopment this area could spark other redevelopment in the area. Janssen asked if there was any discussion with developers. Staff stated they have not spoke with developers at this time as this is long term project. Reinhart stated that Impact 7 has reached out to the County and City to share financing opportunities that are available in this census tract area. A motion was made by Ostrem, second by Hatfield to **APPROVE** the acquisition of 1107 4th St S contingent upon the Seller executing options to purchase for assessed value on 410 Mississippi St, 1117-19 4th St S, 1119 4th St S and 403 Jackson St . The motion carried by voice vote.

2. [19-0350](#) Action on acquisition of 607 7th St S, 940 Farnam St

Attachments: [3-19 Action on acquisition of 607 7th, 940 Farnam.docx](#)

Staff gave an overview. Staff stated the buyer would accept assessed value. Staff stated there had been previous improvements and investment on 6th and Market Streets. Staff stated that the Farnam location has been declared a nuisance property and there are current tenants renting the property. Janssen asked when the lease was up. Staff stated they were not sure when the lease was up, but that they could potentially relocate the current tenants or the city could become the landlord until the lease was up. A motion was made by Janssen, second by Hatfield to APPROVE the acquisition of both 7th & Farnam Streets for assessed value, contingent upon closing to occur after the tenants current lease has expired, they have been given a 90 day notice and the property being vacant.

3. [19-0214](#) Action on offer to purchase 920 Liberty Street.

Attachments: [2-19 Action on OTP 920 Liberty St.docx](#)

Staff gave an overview of offer to purchase. A motion was made by Janssen, second by Yager to APPROVE per staff recommendation. The motion carried by voice vote.

4. [19-0215](#) Action on offer to purchase 942 Johnson Street.

Attachments: [2-19 Action on OTP 942JohnsonSt.docx](#)

Staff gave an overview of offer to purchase. Staff stated the buyer currently lives two houses away and has an interest in the neighborhood. Staff noted that the buyer is offering a lower price because he wants to put in higher end touches and get Focus on Energy certified if possible. Staff was concerned that if they agree to the lower price for higher end touches there would be no way to monitor if the buyer followed through with the higher end touches and if they agreed to this for one buyer then possibly other buyers would request the same agreement. Staff offered the committee several different options for going forward. Kabat asked how much was invested in the home already? Staff stated \$112,000 was invested. A motion was made by Janssen, second by Yager to counter the offer for list price, \$18,200.00. The motion carried by voice vote.

5. [19-0351](#) Proposed Changes to Housing Rehabilitation Guidelines: Application Fee

Attachments: [Proposed_Housing_Rehab_Guideline_Change_Application_Fee.docx](#)

Staff gave an overview of the application fee request, stating that adding an applicant fee would help with getting more applicants to take the processes seriously and provide more complete information. A motion was made by Janssen, second by Ostrem to APPROVE. The motion carried by voice vote.

6. [19-0352](#) Update on Mayor's Energy Challenge

A total of 664 applications were submitted. When staff reached out to confirm further qualification and notify applicants that there would be some out of pocket cost roughly 300 applicants dropped out. There are currently 356 applicant considered active. Approximately 171 have done a whole house assessment and 35 have signed with contractors.

Adjournment

A motion was made by Hatfield, second by Janssen to ADJORN the meeting. The meeting adjourned at 4:55 P.M.

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.