



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Housing Rehabilitation Review Board

Tuesday, February 7, 2017

5:15 PM

3rd Floor Conference Room

Call to Order, Roll Call

Present: 4 - Jai Johnson, Andrea Richmond, Gary Padesky, Phillip A. Ostrem

Excused: 1 - Robert Seaquist

Others present

Delores Spies, Alex Spies, Terry Steindorf, Virginia Steindorf, Joshua Wiedenbeck, Leonardo Silva, Bill Johnson, Audrey Kader, Ryan Cornette, Stephen Matty, Chris Crye, Brenda Buddenhagen, Jo Ann Neve, Tom Morris, Caroline Gregerson, Kevin Clements and Dawn Reinhart

Approval of Minutes

A motion made by Padesky, seconded by Richmond to approve the meeting minutes from January.

Agenda Items:

CODE OF ETHICS REVIEW

The chair reviewed the code of ethics, the code of ethics was accepted by roll call vote.

[17-0169](#)

Update on housing rehabilitation loans that have transferred ownership without repayment

The legal department distributed a legal memorandum regarding the status of the housing rehabilitation loan issues. Matty advised that the memorandum should be reviewed in closed session however since this item is not noticed for closed session, the memorandum should be reviewed and questions can be addressed at the March meeting. A motion was made by Padesky, seconded by Richmond to take no action on this item and address in March if necessary.

[17-0174](#)

Questions and answer with RFP developer

Gregerson explained Staff received three proposals, two of which are from the same developer. Staff recommends to cover the expense of architectural plans to allow the City more control over the project. While this is not typical, the Replacement Housing Program could reuse the plans for future projects. Richmond asked who pays for the survey and installation of new water sewer laterals. Staff explained these expenses are the developers. Richmond asked if Staff approached the nuisance property on the corner lot. Staff advised the corner property owner was sent a letter of acquisition but the owner did not respond. Johnson is concerned that the lots will be crowded and will not provide an ample backyard. Staff explained that the lots would be 46x140 which is a common size in the City.

Audrey Kader encourages the Review Board to seriously consider the twin home option as the neighborhood needs good quality affordable homes so families aren't pressured to rent. Kader recommends all the twin homes all be sold as owner occupied. Ostrem asked the difference is in marketability between single family and twin homes. Spies responded that there would be no problem selling the single family homes but would not be able to comment on the twin homes as they lack experience. Joshua Wiedenbeck stated that the marketability depends on the quality of the construction and the list price. Bill Johnson is representing the La Crosse Promise, he has seen the demand for twin homes but it is important to keep the price affordable for millennials. Ostrem asked if the Spies will be able to handle the workload of this project and the Naval Reserve. Spies responded yes, the Naval Reserve will not likely break ground until the fall. Gregersen asked if Spies would be able to build two homes at a time. Yes, Spies does have the capacity to build two structures at the same time.

[17-0173](#)

Review of 6th Street Request for Proposals ..Fiscal Note

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stats. sec. 19.85(1)(a) to deliberate its decision. Following any closed session, the Committees and/or Council may reconvene in open session.)

Attachments: [2-2017 6th Street RFP Proposal Review](#)
[Single Family Proposal](#)
[Twin Home Proposal](#)
[Bank Letter](#)
[Impact 7 Concept](#)

A motion was made by Richmond, seconded by Padesky to convene in closed session. The motion carried. A motion was made by Padesky, seconded by Richmond to reconvene in open session. The motion carried by voice vote. A motion was made by Padesky, seconded by Richmond to refer the item for 60 days, obtain architectural concept plans with the Staff's direction, consult with Spies as necessary and conduct a new RFP including the concept plans. The motion carried.

[17-0171](#) Action on offer to purchase 943 Farnam Street

Attachments: [2-2017 Approval of offer to purchase 943 Farnam St](#)

A motion was made by Richmond, seconded by Padesky to approve the offer to purchase 943 Farnam Street. The motion carried.

[17-0181](#) Approval of house plans for 3020 22nd Street

A motion made by Padesky, seconded by Richmond to approve the house plans for 3020 22nd Street. The motion carried.

[17-0170](#) Action on acquisition of 721 Charles Street

Attachments: [2-2017 Action on acquisition of 721 Charles St](#)

A motion was made by Richmond, seconded by Ostrem to approve the acquisition of 721 Charles Street. The motion carried.

[17-0172](#) Action on acquisition of 920 Liberty Street

Attachments: [2-2017 Acquisition of 920 Liberty St](#)

A motion was made by Richmond, seconded by Padesky to approve the acquisition of 920 Liberty St up to \$60,000. The motion carried.

Next Meeting Date/Agenda Items

Adjournment

A motion was made by Richmond, seconded by Padesky to adjourn the meeting at 6:26pm. The motion carried.

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.