



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Economic and Community Development Commission

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Wednesday, December 18, 2024

3:00 PM River Beach Neighborhood Center - Maplewood Room

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The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click this link (or typing the URL in your web browser address bar)

[https://cityoflacrosse-org.zoom.us/j/83768127868?](https://cityoflacrosse-org.zoom.us/j/83768127868?pwd=WUJpRkwzbWpHL0VvckhmRmdxMm5pZz09)

[pwd=WUJpRkwzbWpHL0VvckhmRmdxMm5pZz09](https://cityoflacrosse-org.zoom.us/j/83768127868?pwd=WUJpRkwzbWpHL0VvckhmRmdxMm5pZz09)

Meeting ID: 837 6812 7868; Passcode: ECDC23; Dial by your location +1-309-205-3325

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. 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 [emsliej@cityoflacrosse.org](mailto:emsliej@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 from the November 20th, 2024 meeting.

#### Agenda Items:

##### **24-1619**

Resolution authorizing the City of La Crosse to apply to the Wisconsin Economic Development Corporation (WEDC) for the Vibrant Spaces Grant Program for the Caledonia Park Place project and provide \$75,000 of TID 16 funds to support the project.

**Attachments:** Resolution authorizing the City of La Crosse to apply to the Wisconsin Economic Development Corporation (WEDC) for the Vibrant Spaces Grant Program for the Caledonia Park Place project and provide \$75,000 of TID 16 funds to support the project. Resolution  
Vibrant Spaces Grant Program Information  
Caledonia Park Place Concept Package  
Letter of Support - Casey Hanson  
Letter of Support - NLBA  
Letter of Support - DNA Vinters  
Letter of Support - Logan Northside  
Letter of Support - Carrier Insurance  
Letter of Support - Lower Northside  
Letter of Support - Mark Jewellers  
Letter of Support - Caledonia Street Merchants  
Letter of Support - Planned Parenthood  
Letter of Support - LCFMA  
Legislative Staff Report

[24-1618](#) Review of TID Annual Reports

[24-1502](#) Review and approve Loan Modification Agreement and associated documents for Upper Floor Loans with Dale Berg d/b/a Jeaneri, Ltd.  
*(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:** [Loan Modification Agreement](#)  
[Change in Terms Agreement: Note 1](#)  
[Change in Terms Agreement: Note 2](#)  
[Change in Terms Agreement: Note 3](#)  
[Commercial Guaranty: Jeaneri](#)  
[Commercial Guaranty: DB Berg](#)  
[Commercial Guaranty: Dale](#)  
[Security Agreement](#)  
[UCC Financing Statement](#)  
[Amended and Restated Mortgage](#)  
[Assignment of Leases and Rents](#)  
[Mortgage 1305 South Avenue](#)

[24-1611](#) Action on 2025 Public Service applications.

*(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.)*

*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.*

**Economic and Community Development Commission Members:  
Mayor Mitch Reynolds, Chris Kahlow, Doug Happel, Linda Lee, Gina Miller,  
Mary  
Rohrer, & Vicki Markussen.**