



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Community Development Committee

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Tuesday, May 14, 2019

4:00 PM

3rd Floor Conference Room

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#### Call to Order

Mayor Kabat called the meeting to order at 4 pm.

#### Roll Call

Others present: Caroline Gregerson, Dawn Reinhart, Tara Fitzgerald, Kevin Conroy, Kevin Clements, Ashley Marshall, Thomas Wiedenbeck, Cynthia and Laurel Anauz, Kahya Fox, and Julie McDermid.

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

Excused: 2 - Linda Lee, Mike Lemmon

#### Approval of Minutes

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

#### Agenda Items:

1. [19-0535](#) Update on acquisition of 4th Street.

Attachments: [4-19 Update on acquisition of 4th St.pdf](#)

Staff gave an update and stated the site doesn't feel like it is a desirable location for development. Dawn Reinhart stated she needs to do more research. She stated that there is a raze order on the property that had the fire and that shouldn't be a reason to rush the purchase of this land. Reinhart stated that the property owner purchased the properties for \$169,000, and he would stand to make \$100,000 by selling the properties, and that is not including the rent he has made throughout the years. The commission approved the purchase price for the 2018 assessed value in previous meetings. Reinhart stated the difference from the 2018 to 2019 assessed value is \$76,000. Mayor Kabat asked "What if we just say no this is too much money for us to purchase?" Reinhart stated that the property owner has stated he has another offer on the property. The commission asked if the program had the money for this. Reinhart stated it would be contingent on the CIP request being approved. Kabat stated that they have been fair with him in the past. Yager stated that the offer is fair and they should stick to their guns. Kabat asked if this was in the

1/2 mile of the gundersen TIF. Caroline Gregerson stated yes it was in the 1/2 mile. A motion by Janssen, second by Ostrem to APPROVE the purchase price of 100k for 1107 4th st and the 2018 assessed value for the other properties. The motion carried by voice vote.

2. [19-0707](#) Approval of Independent Living Resources to be grant recipient of CDBG funds for the La Crosse Collaborative to End Homelessness for Outreach Project.

Attachments: [4-19 LCEH to ILR.pdf](#)

Caroline Gregerson gave an overview. Julie McDermid stated the outreach was hired now. She stated they built a lot of the project and got a budget for them that was approved in March. ILR has hired two candidates. Gregerson stated that ILR was next in line to be funded and she is satisfied with funding them. A motion made by Ostrem, second by Yager, to APPROVE. The motion carried by voice vote.

3. [19-0708](#) Action on Housing Rehab Application.

Attachments: [Board Summary Housing Rehab 128218.pdf](#)

Staff gave an overview. A motion made by Janssen, second by Hatfield, to APPROVE. The motion carried by voice vote.

4. [19-0709](#) Action on Housing Rehab Application.

Attachments: [Board Summary Housing Rehab 128418.pdf](#)

Staff gave an overview. Staff noted that they received a late mortgage notice and would like to refer this project and bring back after they can verify the mortgage. A motion made by Janssen, second by Yager to REFER for 60 days. The motion carried by voice vote.

5. [19-0710](#) Habitat Breach of Contract and Action on 2018/2019 Funding.

Attachments: [HabitatBreachofContract.pdf](#)

Caroline Gregerson gave an overview on the breach of contract. She stated work was done without permits, there were failed inspections, there was a stop order on Avon and work continued, the project manager for Habitat was doing work that cannot be verified that it was done correctly since it has been completed already, and there was no certificate of occupancy and families were living in the homes. She also stated there was no closing or sale done and people had moved in already. Gregerson stated almost everything has been complied with since sending the breach of contract letter, except there has not been any closing. Gregerson also stated an extension was granted and the deadline past and still there was no certificate of occupancy. A certificate of occupancy was finally approved on May 2nd and on May 31 is planned closing date. Gregerson did approve an early move in for the Avon location, but there is no one living in the Farnam location and no closing scheduled. Gregerson stated that there is an issue with 2019 funding due to breach. Kahya Fox apologized and stated there was a storm of issues they were dealing with. Fox stated that the construction manager left and the current staff didnt have

correct certification to pull permits. She stated that she found a contractor to pull the permits on behalf of Habitat and that they now have a construction manager has the property certification. Jeremy Reid is the new manager and Fox assured the Commission that those problems will not happen again going forward. Fox also stated that they are putting a new system into place where she will personally review the permits to ensure they are being pulled properly. Fox stated that Habitat is working with Fowler and Hammer on a strategic plan to set construction schedule and goals. Habitat's goal is to go from building one house a year to building six houses a year. Fox stated that with their strategic plan they are working to schedule out projects and have a scope of work at the beginning of the projects. Fox stated that these two locations are their first full gut job and rehabs. She also stated that Habitat's mission is to provide safe and affordable housing, and they couldn't do it without the funding from the City. Fox stated that with the changes that have been going on there has been some growing pains and she has learned from them and put things into place to make sure they don't have the same issues moving forward. Yager asked if we funded one project and then evaluated how would that impact Habitat's work? Fox stated that was the best option because it would give her the ability to review, confirm, and show the committee these issues won't happen going forward. Gregerson stated that no matter what option, they have a project going underway that the City does not have an agreement or an environmental review for that project. Fox stated that they have no intentions of using city funds for that project. Gregerson asked Fox if she would be willing to share and work with staff on the pains for that project anyways. Fox stated she was open to working with staff. Yager stated that she commends Habitat on the great work they have done and appreciates the admission of the bumps in the road. Janssen asked who was responsible for the missed deadline in April? Fox stated that was her responsibility and that she takes 100% responsibility as she had put the wrong date in her calendar. Kevin Conroy stated that he knew Jeremy and he had been good with communication. Gregerson stated we are releasing half of the payment and will hold the other half until they have a closing. A motion by Ostrem, second by Janssen to approve option B with the agreement that half of the payment will be held until a closing happens. The motion carried by voice vote.

6. [19-0750](#) Action on Offer to Purchase 905 5th Ave S.

Attachments: [4-19 Action on OTP 905 5thAveS.docx](#)

Staff gave an overview and corrected the address of the property. The property is actually 905 5th Ave, not 920 5th Ave. The list price is \$20,000 and the offer is for \$15,000. Staff recommended to counter offer with list price of \$20,000 and to make sure they are committed to the decorative awnings in the designs. Janssen asked if they wanted the focus on energy certification as part of the motion. Gregerson asked about the layout and if it was possible to add more windows on the second floor. The builder stated there is a closet one one side and stairs on the other. Gregerson asked the purchasers if they are working with La Crosse Promise and they stated they were. A motion made by Hatfield, second by Janssen to APPROVE the counter offer of \$20,000 with contingency that they confirm design elements and get the focus on energy certification. The motion carried by voice vote.

## Adjournment

Caroline Gregerson gave a quick update on CDBG Week. Gregerson stated the news articles on the events for the week are now up on our city website, there were 250 people who attended the park event and the Historic walking tours were successful. Gregerson noted there is a media event tomorrow at 1329 Farnam St at 10am. A motion was made by Hatfield, second by Ostrem to ADJOURN the meeting. 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*