



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

Memorandum

To: Community Development Committee
From: Dawn Reinhart
Date: 1/26/2018
Re: Action on acquisition of 912 Avon St

The CDC approved the acquisition of the property up to \$50,000. US Bank has not accepted an offer on this property and has listed the property for \$83,600. Staff would like approval to increase their bid from \$50,000 to \$80,000. This is a full size lot that is not located in the flood plain. The current assessed value is \$101,200; fair market is \$117,100. This property is located in the NRSA and could be acquired with CDBG funds or City Wide funds. If the property has the potential to be renovated, the City could list for sale with the caveat that a specific scope of work is completed as part of the purchase. The property would be sold with an owner occupied deed restriction. If it is beyond repair the structure will be demolished and sold for single family construction or utilized for RHP.

MEMO from September 2017 (17-1299): 912 Avon Street was listed on the Sherriff's Sale website with an auction date of September 5. Staff noticed that the City of La Crosse was listed as a defendant. This indicates that the City has a secured interest in the property. Housing Rehabilitation has an outstanding Deferred Payment Loan Repayment Agreement in the amount of \$23,702.00 principal and \$7,147.61 interest for a total of \$30,849.61. US Bank was the Plaintiff in the foreclosure and the highest bidder at the Sherriff's auction (foreclosure estimate \$93,795).

US Bank has it listed on Auction.com with an opening bid of \$25,000. While US Bank cannot directly negotiate due to their contract with Auction.com, Auction.com does accept pre-auction bids. The seller has given them a reserve price and if a pre-auction bid is the same or higher is received, they can accept it before the live auction.



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Western Technical College, through the Replacement Housing Program, is constructing a home 920 Liberty Street and will start construction on 1120 Liberty in 2018. This area is in the City's NRSA and is a target neighborhood for revitalization. The City would like to acquire the property for renovation or demolition. We will attempt to sell a vacant lot for Market Rate Development if unsuccessful, utilize the lot for a WTC build.