



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes - Final

Housing Rehabilitation Committee

Tuesday, September 6, 2016

5:15 PM

3rd Floor Conference Room

Call to Order, Roll Call

Present: 5 - Jai Johnson, Andrea Richmond, Robert Seaquist, Gary Padesky, Elaine Anderson

Others present

Phillip Ostrem, Scott Rathgaber, Delores Spies, Kevin Clements, Dawn Reinhart and Tara Fitzgerald.

Approval of Minutes

A motion was made to approve the minutes of the last meeting by Richmond, seconded by Padesky. The motion carried by voice vote.

Agenda Items:

[16-0869](#)

Housing Rehabilitation Client 107406, heir of estate would like to assume the deferred payment loan repayment agreement...Fiscal Note

(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.)

A motion was made by Padesky to give the heir of the estate 60 days to payoff the loan, or 6 months to sell the home before moving into foreclosure, the motion was seconded by Richmond. The motion carried by voice vote.

[16-0870](#)

Approval of acquisition of 922 Hood Street...Fiscal Note

(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.)

A motion was made by Anderson, seconded by Richmond, that this Resolution be NO ACTION TAKEN . The motion carried by voice vote.

[16-0871](#)

Action on offer to purchase 1212 5th Avenue.

(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: [9-6-16 Action on offer to purchase 1212 5th Ave](#)

Richmond asked what cost of the water/sewer replacement would be. Staff responded that it would range between \$6500-8000.

A motion was made by Padesky, seconded by Richmond to open to public hearing. The motion was carried by voice vote.

Delores Spies (Offer #1) spoke first, stating that she amended her offer for 1208 5th Ave and 1212 5th Avenue so there are no contingencies and is offering asking price. Johnson asked what she anticipated the assessed value to be on the properties after her projects are complete. Spies stated that she anticipates each parcel to be assessed at \$175,000-\$180,000.

Scott Rathgaber (Offer #3) confirmed that his offer is contingent upon his expected costs not to exceed \$350,000. He stated that he works at Gundersen and would like to support the neighborhood and he would live in the home. He confirmed that he would be joining the lots and building a single home on it. He is currently working with an architect on plans for the new home design. Phillip Ostrem asked how long until costs are known. Rathgaber responded that they should know within a month.

Johnson raised the concern that if offer #3 is accepted and does not carry; would the other offers hold?

Padesky stated that he likes the idea of an employee from Gundersen looking to build and occupy. Seaquist agreed with this.

Johnson pointed out that the assessed values combined for offer #1 will exceed \$350,000. Seaquist added that we would like to strengthen our partnership with Gundersen.

A motion was made by Richmond to close public hearing and seconded by Seaquist. The motion was carried by voice vote.

A motion was made by Padesky, seconded by Seaquist, that offer #3 be accepted and is limited to withdraw by the date of the next meeting (October 11, 2016). The motion carried by voice vote.

[16-0872](#)

Action on offer to purchase 1208 5th Avenue

(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: [9-6-16 Action on offer to purchase 1208 5th Ave](#)

Combined with File ID 16-0871

[16-0873](#)

Action on offer to purchase 1609 Prospect Street

Attachments: [9-6-16 Action on offer to purchase 1609 Prospect St](#)

A motion was made by Seaquist, seconded by Richmond to counter the offer at asking price with the ability to go down to \$175,000. The motion carried by voice vote.

[16-0874](#)

Action on counter offer to purchase 512 Ferry Street.

An offer was presented to the seller for \$75,000. Seller countered the offer for \$99,900.

- City presented a second counter offered for \$75,000. Seller countered for \$92,400, Fair Market value.
- Asking Price: \$109,900; Assessed Value \$86,600

It was noted that there are no current orders to correct. The Department of Fire Prevention and Building Safety advised Staff that the owners have not been responsive to their request to inspect nor has the tenants complained or requested a rental inspection. Staff advised that permission must be granted by either the tenants or the landlord before an inspection can be conducted. Richmond stated that this is a case of the landlord needing to take responsibility and fix up the property.

A motion was made by Richmond, seconded by Padesky to reject the counter offer. The motion carried by voice vote.

[16-0875](#)

Approval of house plans for the construction of a single family home at 1827 Avon Street. Replacement Housing Staff is seeking approval to award construction contract to the lowest qualified bidder.

Johnson asked if we could sell the property to neighbors for side lawns. Staff responded that the property was listed on the MLS listing for 6 months, neither of the neighbors inquired about purchasing the lot. Staff has been in contact with the adjacent neighbors regarding the potential development. Richmond asked how much was paid for the property. Staff responded that this was not a purchase, it was a housing rehabilitation deferred loan foreclosure. The principal loan amount was approximately \$24,000. Johnson asked for the dimensions of the lot. Staff stated that it is 50'x140'. Padesky stated that \$30,000 is a lot of money but reinvesting and showing the neighborhood that we are not giving up on them is valuable. Staff advised that the next step is BOZA and then the Design Committee.

A motion was made by Padesky, seconded by Anderson that if staff can get the approvals needed, to move forward with these plans. The motion carried by voice vote.

[16-0876](#)

Approval of acquisition of 1005 25th Street

Attachments: [9-6-16 Approval of acquisition of 1005 25th St](#)

A motion was made by Seaquist, seconded by Padesky to make an offer on the property at \$40,000 and not higher than \$45,000 . The motion carried by voice vote.

[16-0877](#)

Subordination request for Housing Rehabilitation Client 120915

Attachments: [09.06.16 HRB subordination request 1721 Winnebago St](#)

Due to the fact that Couleecap has not closed the file on this loan and we do not have the final numbers, a motion was made by Seaquist, seconded by Padesky, that this Resolution be REFERRED to the Housing Rehabilitation Committee, due back by 9/11/2016. The motion carried by voice vote.

[16-0878](#)

Action on offer to purchase 1603 Prospect Street.

An offer to purchase has been presented in the amount of \$154,500, list price. Contingent upon receiving \$6,000 in AHP funds from Couleecap and the City to provide a second mortgage in the amount of \$25,000 plus any difference of any ungranted AHP funds.

A motion was made by Richmond, seconded by Seaquist, that this Resolution be APPROVED . The motion carried by voice vote.

Next Meeting Date/Agenda Items

Adjournment

A motion was made by Seaquist, seconded by Padesky, that this meeting be adjourned . The motion carried by voice vote.

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.