



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Economic and Community Development Commission

Wednesday, July 23, 2025

3:00 PM

Council Chambers

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, 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 June 25th, 2025 meeting.

Agenda Items:

[25-0828](#) Update from The Parenting Place on the Child Care Project

[25-0829](#)

Annual Development Agreement Compliance Report and Determination: 5th Ward Residences, 210 Jay St, 333 Front St, 2219 Lofts, The Charmant, The Collective on 4th, The Driftless Apartments, Garden Terrace, The Hub on 6th, The Lofts, Trane USA, & War Eagle.

Attachments: [5th Ward Residence](#)

[210 Jay Street](#)

[333 Front Street](#)

[2219 Lofts](#)

[Charmant](#)

[Collective on 4th](#)

[Driftless Apartments & Townhomes](#)

[Garden Terrace](#)

[Hub on 6th](#)

[The Lofts](#)

[Trane USA](#)

[War Eagle](#)

Adjournment

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.

Mayor Shaundel Washington-Spivey, Tamra Dickinson, Linda Lee, Gina Miller, Mary Rohrer, Erin Goggin, & Vicki Markussen.



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Text File

File Number: 25-0828

Agenda Date: 7/23/2025

Version: 1

Status: Agenda Ready

In Control: Economic and Community Development Commission

File Type: General Item

Agenda Number:



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Text File

File Number: 25-0829

Agenda Date: 7/23/2025

Version: 1

Status: Agenda Ready

In Control: Economic and Community Development Commission

File Type: General Item

Agenda Number:



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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

5th Ward - Trane Plant 6 Development Agreement

- Parties: This agreement is between the City of La Crosse & Fifth Ward Residences, LLC.
- Governing Body: Economic & Community Development Commission.

Project Definition:

Development and improvement of the real estate by constructing market-rate multifamily housing structures consisting of 144 units. Project excludes personal property and land.

Essential Terms:

- Public Improvements (completed)
- Cash Grants: Cash grants based on assessed value will be due beginning tax year 2023 through tax year 2033 based upon improvements and interest with a maximum aggregate of \$3,788,235.99.
- Tax Guarantee: \$5,450,000 as of January 1, 2023; \$10,900,000 as of January 1, 2024 and 13,625,000 as of January 1, 2025 for a period of 20 years. (Value for tax year 2024 was \$16,133,900 – land and improvements)
- Calculation: Improvements \$15,588,200 x mill rate .02108 = \$328,599.25

85% to Trane Plate 6 = \$279,309.36
1% to City = \$49,289.89

04.30.25

RECOMMENDATION:

Disburse funds

Stephen F. Matty
City Attorney

Krista A. Gallagher
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**ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW
TAX YEAR 2024**

Vacant Lot Purchase & Development Agreement (210 Jay Street)

- Parties: This agreement is between the City of La Crosse and 210 Jay Street, LLC.
- Governing Body: Economic & Community Development Commission.

Project Definition:

Developing underused downtown property into hotel.

Essential Terms:

- Tax Guarantee:
\$7 million commencing tax year 2024 (2024 Improvements \$7,460,900)

RECOMMENDATION:

No further action at this time.

Stephen F. Matty
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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

333 Front Street Development Agreement

- Parties: This agreement is between the City of La Crosse, 333 Front Street, LLC and Weber Holdings, LLC.
- Governing Body: ECDC

Project Definition:

Refurbish, renovate and develop an underutilized single occupant property into an office building and mixed-use property.

Essential Terms:

- Cash Grants: Up to \$1.1 Million for tax years 2024-2027.
- Reverse TIF Payment:

85% to Developer: \$133,788.32
15% to City: \$23,609.71

- Tax Guarantee:

\$11 Million as of January 1, 2023 (Land = \$5,451,800, Improvements = \$7,466,700,
Total = \$12,918,500.)

CALCULATION:

2024 Improvements:	\$7,466,700
Base Value	- <u>zero</u>

	\$ 7,466,700
x mill rate	<u>.02108</u>

157,398.03

85% = \$ 133,788.32– Amount owed to Developer

15% = \$ 23,609.71– Amount retained by City

Deficiency PILOT:

11,000,000 - \$7,466,700 = \$3,533,300

\$3,533,300 x .02108 = \$74,481.96

Amount due from Developer for deficiency = \$74,481.96

RECOMMENDATION:

Disburse funds and collect deficiency PILOT.

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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

2219 Lofts Development Agreement

- Parties: This agreement is between the City of La Crosse and 2219 Lofts Limited Partnership.
- Governing Body: ECDC

Project Definition:

Redeveloping underused property into low income housing units.

Essential Terms:

- Cash Grants:
\$166,000 or 85% of the tax increment from the project for tax years 2016-2026.
- Tax Guarantee:
\$805,000 starting tax year 2018 (2024 total value \$822,600)

CALCULATION:

2024 Value:	\$822,600
Base Value	- 319,300
	<u>\$503,300</u>
x mill rate	<u>.02108</u>
	\$10,609.56

85% = \$9,018.13 – Amount owed to Developer

RECOMMENDATION:

Disburse funds.

06.04.25

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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

Charmant Development Agreement

- Parties: This agreement is between the Charmant Hotel, LLC and the City of La Crosse.
- Governing Body: Economic & Community Development Commission.

Project Definition:

Redeveloping underused parcel to promote community development, industry and job creation.

Essential Terms:

- Cash Grants: \$750,000 total cash grant, capped at \$150,000 per year. Final payment made in tax year 2020. Nothing due at this time.
- Tax Guarantee: \$7 million starting tax year 2016. (2024 Tax Improvement Value: \$9,246,000)
- Job Report – due June 15, 2025

RECOMMENDATION:

No action needed. Determine if job audit is necessary.



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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

Collective on 4th Development Agreement – Cinnaire Solutions, Corp.

- Parties: This agreement is between the City of La Crosse and Cinnaire Solutions Corporation.
- Governing Bodies: Economic & Community Development Commission.

Project Definition:

- Development and improvement of the real estate by constructing a 4-story apartment building with 62 units and a community room. Specifically excludes personal property and land.

Essential Terms:

- Begin construction by August 30, 2024 with substantial completion by October 31, 2025.
- Minimum Construction costs \$11,500,000
- \$700,000 grant
- \$1,100,000 loan

RECOMMENDATION:

- No action needed at this time.

05.13.25



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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

MSP – The Driftless Apartments Development Agreement

- Parties: This agreement is between the City of La Crosse and The Driftless Apartments, LLC.
- Governing Bodies: Economic Development Commission

Project Definition:

- Development and improvement of real estate by construction 120 units of affordable/workforce housing. Project specifically excludes personal property and land.

Essential Terms:

- Minimum Construction Costs - \$20,000,000
- Tax Guarantee: \$9,600,000 by tax year 2025.

Reverse TIF Payment:

- Effective September 1, 2025, 85% of increase in real property tax from the project.

Calculation:

- Improvements $\$2,898,300 \times .02108 = \$61,096.16$
- 85% to Developer = \$51,931.74
- 15% to City = \$9,164.42

RECOMMENDATION:

- Disburse payment.

04.30.25

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**ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW
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Garden Terrace Development Agreement:

- Parties: This agreement is between the City of La Crosse, Impact La Crosse, LLC and Impact Seven, Inc.
- Governing Body: Economic & Community Development Commission.

Project Definition:

Two-story apartment building with 50 units and 15 parking spaces, community center and 39 parking spaces.

Essential Terms:

- Land swap and public improvements (completed)
- Cash Grants: No longer applicable.
- Tax Guarantee: \$1.6 million commencing tax year 2020 (2024 improvements \$2,282,700).

CALCULATION: Not applicable.

RECOMMENDATION:

- No further action needed at this time.

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**ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW
TAX YEAR 2024**

HUB Apartments Development Agreement:

- Parties: This agreement is between the City of La Crosse and Hub on 6th, LLC.
- Governing Body: Economic & Community Development Commission.

Project Definition:

Redevelopment of underused property into not less than 113 residential units, two ground floor commercial spaces and 26 underground parking stalls.

Essential Terms:

- Cash Grants for tax years 2018-2022. No cash grant for 2024.
- Assessed Value Guarantee: \$10,500,000 (2024 Improvements Value: \$12,422,200)

RECOMMENDATION:

- No further action needed at this time.



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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

Rykey Development Agreement

- Parties: This agreement is between the City of La Crosse, the Redevelopment Authority of the City of La Crosse and RyKey Properties, LLC.
- Governing Bodies: Economic & Community Development Commission.

Project Definition:

- Development of an underutilized property into a multi-story, vertical mixed-use building structure with approximately 55 general occupancy rental units and 2,400 square feet of commercial space.

Essential Terms:

- Commence construction on or before November 30, 2024;
- Substantial completion on or before August 31, 2026;
- Minimum construction costs of \$10,292,267
- Annual PILOT if property becomes tax exempt
- Assessed Value of \$6,228,500 by tax year 2027 for a period of 20 years.
- Deficiency PILOT if assessed value is less than \$6,228,500 as of January 1, 2027

RECOMMENDATION:

- No action needed at this time.



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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

Trane US, Inc.

- Parties: This agreement is between the City of La Crosse and Trane US, Inc.
- Governing Body: Economic & Community Development Commission.

Project Definition:

Redevelopment of various Trane real estate properties and installation of new equipment.

Essential Terms:

- Cash Grants: \$5.5 million for tax years 2015-2036. City retains 10%.
- Reverse TIF payment: $\$18,724,100 \times .02108 = \$394,701.92$

90% to developer: \$355,231.72
10% to City: \$ 39,470.20
- Tax Guarantee: \$19,751,000 as of tax year 2015. (2024 total value \$29,673,100)

RECOMMENDATION:

- Disburse payment.

04.28.25



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ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2024

War Eagle Development Agreement

- Parties: This agreement is between the City of La Crosse and War Eagle, LLC.
- Governing Bodies: Redevelopment Authority and the Economic & Community Development Commission.

Project Definition:

- Improvement of real estate by constructing 6 story mixed use building consisting of 51 residential apartments, 12,000 square feet of commercial space and interior and exterior surface parking. Specifically excludes personal property and land.

Essential Terms:

- Minimum Construction Costs - \$18,455,000
- Tax Guarantee: \$10,798,200 by tax year 2026.

RECOMMENDATION:

- No action needed at this time.