



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes - Final

### Economic and Community Development Commission

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Wednesday, September 24, 2025

3:00 PM

Council Chambers

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#### Call to Order

Mayor Washington-Spivey called this meeting to order at 3:05 PM.

#### Roll Call

**Present:** 4 - Linda Lee, Mary Rohrer, Tamra Dickinson, Shaundel Washington-Spivey

**Excused:** 3 - Vicki Markussen, Gina Miller, Erin Goggin

#### Approval of Minutes from the August 27, 2025 Meeting.

A motion was made by Dickinson, seconded by Lee to **APPROVE** these minutes. Voice vote carried unanimously.

#### Agenda Items:

##### 25-1145

Action on Offer to Purchase 2137 Ferry St, La Crosse WI 54601

**Attachments:**     [25-1145 Action on Offer to Purchase 2137 Ferry St - Staff Report.pdf](#)  
[25-1145 Action on Offer to Purchase 2137 Ferry St - Parcel Location.pdf](#)

A motion was made by Lee, seconded by Dickinson, to **APPROVE**. Voice vote carried unanimously.

##### 25-1119

Resolution authorizing a Development Agreement for the Grandview Apartments project regarding a Site Assessment Grant (SAG) award from the Wisconsin Economic Development Corporation (WEDC).

**Attachments:**     [Resolution](#)  
[City of La Crosse Development Agreement - Grandview - WEDC SAG](#)  
[Legislative Staff Report](#)  
[Brownfield Site Assessment Grant Program Information](#)

A motion was made by Rohrer, seconded by Lee to **RECOMMEND TO BE ADOPTED**. Voice vote carried unanimously.

##### 25-1108

Resolution approving Loan Modification Agreement and other associated documents for Upper Floor Loans with Dale Berg d/b/a Jeaneri, Ltd.

**Attachments:**     [Resolution](#)  
[Legislative Staff Report](#)  
[Short Circuit Slip 9.23.2025](#)  
[Amended and Restated Mortgage](#)  
[Commercial Guaranty DB Inc.](#)  
[Commercial Guaranty Jeaneri](#)  
[Change in Terms Agreement Note 1](#)  
[Change in Terms Agreement Note 2](#)  
[Change in Terms Agreement Note 3](#)  
[Guaranty DB - personal](#)  
[Loan Modification Agreement](#)  
[Security Agreement](#)  
[Assignment of Leases and Rents](#)

**A motion was made by Lee, seconded by Dickinson to RECOMMEND TO BE ADOPTED. Voice vote carried unanimously.**

**25-1143**

Consideration and possible action on a Preliminary Term Sheet for TIF assistance to MKB Copper Rocks, LLC for the Copper Rocks project, a mixed used development located on the former KMart site at 2415 State Road.

*(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 Committee and/or Council may reconvene in open session.)*

**Attachments:**     [Sign in\\_ECDC\\_092425.pdf](#)

**A motion was made by Dickinson, seconded by Lee to go into closed session. Voice vote carried unanimously.**

**A motion was made by Lee, seconded by Rohrer to APPROVE an amended term sheet that would replace the maximum aggregate amount of TIF assistance with the City staff/Ehlers recommended amount. Voice vote carried unanimously.**

## **Adjournment**

**Mayor Washington-Spivey adjourned this meeting at 4:18 PM.**

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