



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: 7/9/2020
Re: Action on Amendment to LOI 1220/22 Denton St

The Developers are requesting to change the terms of their LOI/Developers Agreement that pertain to the property located at 1220/22 Denton St FKA the Southside Senior Center. Due to COVID-19 pandemic, there has been a shift in demand for office space. The Developer is requesting to replace the office space on the first floor with either all commercial space (if tenant is identified who desires to occupy the full first floor) or commercial space with a residential unit. The proposed two residential units on the 2nd floor and the woodworking space in the basement would remain. The Developer will restore the building with or without historic tax credits. If the Developer DOES NOT receive historic tax credits, only the front façade will be restored, the recreation of the bell tower will be eliminated and they will install economy grade interior finishes.

The Developer is asking the City to provide \$50,000 to assist with asbestos abatement, replacement of water sewer lateral lines to the building, which was previously negotiated to cover half of the costs, and to make necessary repairs to the elevator. The water damage occurred in March 2020, after the Developer had been selected. Staff recommends to provide the funds on a reimbursement basis. Upon completion of work, the Developer shall submit invoices to Planning and Planning will reimburse the Developer for charges incurred.

Please review the, attached, updated construction cost estimates and proformas.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
ANDREA TRANE, ECONOMIC DEVELOPMENT PLANNER
TIM ACKLIN, SENIOR PLANNER
LEWIS KUHLMAN, ENVIRONMENTAL SUSTAINABILITY PLANNER
JACK ZABROWSKI, ASSOCIATE PLANNER

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING SPECIALIST
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, PROGRAM COORDINATOR