



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### Community Development Committee

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Tuesday, November 8, 2022

4:00 PM

Council Chambers

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The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be VIEWED by clicking this link (or typing the URL in your web browser address bar): <https://stream.lifesizecloud.com/extension/2091040/c5d52e74-4bb5-4c01-b9aa-3fbf8677ebf4>

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 [mcginniscaseyd@cityoflacrosse.org](mailto:mcginniscaseyd@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 October 11, 2022 meeting.

#### Agenda Items:

[22-1361](#) Action on Offer to Purchase 1512 Liberty Street.

**Attachments:** [Action.OTP.1512 Liberty St.pdf](#)

[22-1362](#) CDBG Public Service Process Update.

#### 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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*

#### Community Development Committee Members:

**Mayor Reynolds, Barb Janssen, Elaine Yager, Jennifer Trost, Linda Lee, Mike Lemmon, & Tashya Bernard.**





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## Text File

File Number: 22-1361

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**Agenda Date:** 11/8/2022

**Version:** 1

**Status:** Agenda Ready

**In Control:** Community Development Committee

**File Type:** General Item

**Agenda Number:**



**GRAND RIVER • GREAT CITY**  
La Crosse • Wisconsin

PLANNING, DEVELOPMENT AND  
ASSESSMENT



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

## Memorandum

**To:** Community Development Committee  
**From:** Jonah Denson  
**Date:** November 8, 2022  
**Re:** Action on offer to purchase 1512 Liberty Street

**List price: \$267,000;** the City to provide a deferred 2<sup>nd</sup> mortgage of up to 140,000 which will accrue interest of 3% per annum and will cease to accrue interest at half of the principal value. The City will also provide a forgivable 3<sup>rd</sup> mortgage of \$25,000, forgiven each year over a 15-year period.

Staff received a total of 2 applications. Buyer's are numbered in the order of receipt of application. Buyer #2 currently has a home listed for sale.

Order of Receipt	Offer to Purchase	1st Mortgage	Down Payment	Monthly Payment	Front End Ratio 33%	Back End Ratio 43%	2nd Mortgage	3rd Mortgage
1	\$ 267,000.00	\$105,000.00	\$ 15,000.00	\$ 1,415.67	33.100%	50.240%	\$137,000.00	\$ 25,000.00
2	\$ 255,000.00	\$230,000.00	\$ 500.00	\$ 2,261.22	71.020%	96.030%	\$ -	\$ 25,000.00

Buyer does not meet the City's Back End Ratio for debt to income and would require an exception to the program  
Buyer plans to sell their existing home and will not need the 2nd mortgage

NOTE: The accepted offer to purchase shall be contingent upon the applicant meeting all of the program's eligibility requirements and must sign the City's Real Estate Purchase Agreement at or prior to closing.

ANDREA TRANE, DIRECTOR  
TIM ACKLIN, AICP, PLANNING ADMINISTRATOR  
JULIE EMSLIE, ECONOMIC DEVELOPMENT ADMINISTRATOR  
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER  
VACANT, ASSOCIATE PLANNER  
LINZI WASHTOCK, PLANNING & DEVELOPMENT ASSISTANT

DIANE MCGINNIS CASEY, COMMUNITY DEVELOPMENT ADMINISTRATOR  
JONAH DENSON, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, EDFP, DEVELOPMENT ANALYST  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST  
BRIAN SAMPSON, HOMELESS SERVICES COORDINATOR  
JENNA DINKEL, INTERN



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