NEIGHBORHOOD REVITALIZATION GRANT REVIEW COMMITTEE
December 6, 2016
Administrative Center – Room B390

<table>
<thead>
<tr>
<th>MEMBERS PRESENT:</th>
<th>Nancy Stoll Caucutt, Ralph Geary, Jason Gilman, Peggy Jerome, Roger Plesha, Kevin Strangman</th>
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<tbody>
<tr>
<td>MEMBERS ABSENT:</td>
<td>None</td>
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<td>MEMBERS EXCUSED:</td>
<td>Karen Neuser</td>
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<tr>
<td>OTHERS PRESENT:</td>
<td>Brian Fukuda, Karl Green, Tara Johnson, Terri Pavlic</td>
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CALL TO ORDER
Chair Stoll Caucutt called the meeting to order at 4:00 p.m. The Chair indicated that Sister Karen Neuser has resigned from the committee and thanked her for her service on the committee.

PUBLIC COMMENT
There was no public comment.

APPROVE MINUTES OF OCTOBER 13, 2016
MOTION by Strangman/Jerome to approve the October 13, 2016 minutes of the Neighborhood Revitalization Grant Review Committee. Motion carried unanimously; Neuser excused.

REVIEW OF 2016 PROGRAM ACTIVITY
Brian Fukuda presented the 2016 Neighborhood Revitalization Grants Activity. He felt that the program went very well in its first year. The County Board amended the budget to include $200,000 in the Neighborhood Revitalization Grant Program in anticipation of using the proceeds from the sale of the land by landfill to capitalize this program for future years. Once the sale is finalized these funds would be paid back into the General Fund. Hopefully, we will have $1 million from that sale that will go into Neighborhood Revitalization.

Timeline
- February – program approved by County Board
- April – initial meeting of Grant Review Committee
- Application deadlines (May 5, July 14, Sept 29)

Total Grant Awards
- Awards made in 2016:
  - Acquisition and demolition grants: $215,000
  - Solid waste disposal grants: 105 tons ($62 ton = $6,510)
- Housing Units - 17 total units:
  - 2 single-family owner occupied units
  - 8 multi-family rental units
  - 7 multi-family, owner occupied units
- Tax Base:
  - Minimum of $2,109,000 in new tax base
  - Approximately $1.7 m in private investment leveraged

T.N. Thompson – 717 7th Street S.
- Single-family, owner-occupied house in Washburn Neighborhood
- Was on Parade of Homes
- Currently for sale $186,900
- La Crosse Promise eligible
**Johnson Family – 513 9th Street S.**
- Single-family, owner-occupied house in Washburn Neighborhood
- Across the street from Lincoln Middle School
- Completed and currently occupied
- La Crosse Promise eligible

**Roush Rentals – 1025/1031 Green Bay Street**
- New 8-unit multi-family development in Powell Poage Hamilton Neighborhood
- 2 bedroom, 2 bathroom units with garages
- Breaking ground yet this year

**La Crosse CHDO – 5th & Mississippi**
- 7 unit, mixed-income, owner-occupied, attached housing in Powell Poage Hamilton Neighborhood
- Couleecap, Habitat for Humanity, and market rate
- Significant shared green space
- La Crosse Promise eligible
- Replacing three severely deteriorated rental properties
- Was also granted Solid Waste Disposal Grant for waiver of up to 105 tons (35 tons per house for 3 houses) of demolition debris.

**2017 and beyond**
- Grant Review Committee will be meeting in late 2016 to plan for 2017
  - Program adjustments?
  - Timing of application rounds
- Remaining Funds (at least $65,000) could be carried forward into 2017
- County working on selling land adjacent to landfill for industrial development
  - Proceeds from land sale would be used for neighborhood revitalization programming
  - Expected to be approximately $1m
- Continued partnership: City, La Crosse Promise, LNDC

**CONSIDERATION OF PROGRAM AMENDMENTS FOR 2017**
The committee discussed possible program amendments in preparing for next year. County and City staff, with input from other neighborhood redevelopment partners, met prior to this meeting and are recommending the following:

They would like to encourage more activity on parcels that the City has not already cleared and offered for sale, and would also like to reward projects that will deliver higher values. They are suggesting changing the available funding for different types of projects as follows:

<table>
<thead>
<tr>
<th>Project/Lot Type</th>
<th>Proposed Value</th>
<th>Maximum Grant</th>
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<tbody>
<tr>
<td>Single-Family City cleared lot</td>
<td>$150,000-$179,999</td>
<td>$5,000</td>
</tr>
<tr>
<td>Single-Family City cleared lot</td>
<td>$180,000+</td>
<td>$10,000</td>
</tr>
<tr>
<td>Single-Family Existing deteriorated house</td>
<td>$150,000-$179,999</td>
<td>$40,000</td>
</tr>
<tr>
<td>Single-Family Existing deteriorated house</td>
<td>$180,000+</td>
<td>$50,000</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>$80,000-$99,999/unit</td>
<td>$75,000</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>$100,000+/unit</td>
<td>$100,000</td>
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Discussion ensued. Committee members felt that it would be beneficial to have the City Assessor attend a meeting to discuss.
It was suggested to have demographics included or what values are around the property. One thing we don’t currently look at is renter data. Karl Green has collected some of this data. Staff could pull together any data that the committee would like to see. Staff will look into Zillow website to see how accurate that information would be.

Our scoring is weighted heavily towards tax base and private investment. We would be willing to award a little bit higher grant to accomplish our primary objectives of growth and tax base and leveraging private investment.

**MOTION** by Strangman/Jerome to use the suggestions on the staff report, with the following changes: have only three categories, and combine the “Single-Family City Cleared Lot” into one category of Maximum Grant $10,000; “Single-Family Existing deteriorated house” into one category of Maximum Grant $50,000; and “Multi-Family” into one category of Maximum Grant $100,000. **Motion carried unanimously;** Neuser excused.

**DISCUSSION OF 2017 GRANT CYCLES**
In 2016, we had grant cycles in May, July and September. Staff is suggesting an earlier cycle in 2017, with the first round in mid March, either in addition to the other three dates or possibly in place of the September cycle. A Doodle poll will be sent out to establish the meeting times. Depending on how the first rounds go will determine whether or not we need a September round.

**FUTURE MEETING SCHEDULE**
- Mid March
- End of May
- End of July
- Possible meeting in September

**FUTURE AGENDA ITEMS**
- City assessor attend a meeting
- Rental density data
- Track metrics after these investments are made/track building permit data
- End of project reports back from the participants

**ADJOURN**
There being no further business, **MOTION** by Plesha to adjourn the meeting at 5:40 p.m. **Motion carried unanimously;** Neuser excused.

**APPROVED March 14, 2017 - Recorded by Terri Pavlic**