NEIGHBORHOOD REVITALIZATION GRANT REVIEW COMMITTEE
JULY 31, 2019
Administrative Center – Room 2106

<table>
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<tr>
<th>MEMBERS PRESENT:</th>
<th>Nancy Stoll Caucutt, Ralph Geary, Jason Gilman, Peggy Isola, Roger Plesha, Anna Prinsen, Kevin Strangman</th>
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<td>MEMBERS EXCUSED:</td>
<td>Jason Gilman</td>
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<td>OTHERS PRESENT:</td>
<td>Karl Green, Brian Fukuda, Ashley Lacenski, Laura Olson, Phil Ostrem, Alan Eber</td>
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CALL TO ORDER/ROLL CALL
Chair Nancy Stoll Caucutt called the meeting to order at 5:15 p.m.

PUBLIC COMMENT – There was no public comment.

APPROVE MINUTES OF MAY 30, 2019
MOTION by Isola/Geary to approve the May 30, 2019 minutes of the Neighborhood Revitalization Grant Review Committee. Motion carried unanimously.

REVIEW OF PROGRAM FUNDING STATUS
Brian Fukuda reported that to date, this committee has awarded $728,675 in grants in the Acquisition and Demolition Grant Program; $603,433.89 has been drawn on these approved grant projects; $99,501.32 went unused; and $25,739.76 remains able to be drawn for eligible projects. There is currently $670,114.32 in available funds for this program.

CONSIDERATION OF GRANT APPLICATIONS FROM WARD CONSTRUCTION & LA CROSSE COMMUNITY HOUSING DEVELOPMENT ORGANIZATION

Ward Homes and Properties, LLC – included in the packets was an application from Shawn Ward who has done two previous projects using this grant program. He is applying for a grant in the amount of $10,000 for a single-family project. Mr. Ward purchased the lot for $15,000 from the City. He originally requested $17,500 but the program guidelines only allow for a maximum of $10,000. Staff scored this grant application at 93 out of 100. He is projecting $265,000 total assessed value upon completion. MOTION by Plesh/Isola to approve the grant in the amount of $10,000 to Ward Homes and Properties, LLC. Motion carried unanimously.

La Crosse Community Housing Development Organization – The La Crosse Community Housing Development Organization is applying for funding to complete the last phase of the 5th & Mississippi Streets Project that was previously awarded grant funding (to the LCHDO). The project was previously awarded $75,000 to complete 7 units of mixed income, owner occupied, attached housing with a value of at least $1.1m. The Committee then approved an amendment to that agreement to remove this piece (due to delays from design and utility issues) to adjust that project to a $48,000 award for the development of 5 units with a value of at least $715,000. The LNDG then applied for and was awarded $50,000 to move forward with the last phase of that project, but they were unable to sign the grant agreement. Now, LCHDO is requesting that $50,000 to allow them to complete these last two units. This is essentially the same project with the exception of the LNDG was market rate and LCHDO will be affordable, and therefore the taxable value will likely be a little less. Staff scored this grant application 71 out of 100. MOTION by Strangman/Geary to award the grant in the amount of $50,000 assuming an acceptable source is found to fill the gap. Motion carried unanimously.
CONSIDERATION OF AN AMENDMENT TO THE GRANT AGREEMENT WITH JOINT DEVELOPMENT CORPORATION

The grant agreement for the Joint Development Corporation (JDC) project at 708 Hood Street states that the project was to be completed by April 15, 2019. The funding has been paid out, however, the complexities of this project have led to a longer timeline than originally anticipated. The project is moving forward and they are confident that the new timeline is accurate. The Grant Agreement states that they needed to create mixed use property with at least 20 housing units with a value of at least $1.6m. This did not happen on time but the delay has led to a better project that will consist of a mixed use project with a minimum of 40 residential units, 3,000 square feet of commercial space, underground parking, with overall development cost of at least $7.2m. The JDC is requesting that the grant agreement be amended to allow the project to continue to move forward. **MOTION** by Plesha/Isola to amend the agreement as follows:

Grantee shall use the grant funds to prepare the site at 708 Hood Street, La Crosse, Wisconsin for construction of a mixed use development with at least 3,000 square feet of commercial space and 40 housing units, valued at a minimum of $80,000 per unit. Grantee shall complete construction of the proposed project no later than August 1, 2020. Grantee shall complete a Project Outcome Report within four weeks of completing construction on the project. The Report shall include sufficient evidence of a value of at least $7.2m as represented in the grant application.

**Motion to amend** by Isola/Plesha to change the minimum valuation to $3.2m. **Motion carried unanimously.**

**Motion on original amendment to the agreement carried unanimously.**

SCHEDULE FOR FUTURE GRANT ROUNDS AND MEETINGS

The next grant application deadline will be in September 2019. The next committee meeting will be in late September or early October.

FUTURE AGENDA ITEMS

- Future of program and proceeds from sale of Schroeder property
- Strategies for sharing the success of the NRCRC

ADJOURN

There being no further business, **MOTION** by Gilman to adjourn at 5:56 p.m. **Motion carried unanimously.**

APPROVED October 3, 2019 - Recorded by Terri Pavlic