

KANE STREET GARDEN TERRACE ON-SITE INSPECTION

1. Developer/Applicant Information

Organization: Impact Seven

Project Location: 733 Kane St

Individuals Interviewed: Troy Overgaard – Foreman
Titles Dan Miller Project Manager

City Staff Members and Titles: Tara Fitzgerald – Program Coordinator
Kevin Clements – Housing Specialist

Date of Inspection: March 14, 2019
March 22, 2019

Proper Use of Funds

1. Impact Seven requested \$252,902 in a loan disbursement for environmental remediation (bringing in clean fill for the entire site) and site work for the community center only. During the on-site inspection, did you find evidence that the funds had been spent accordingly? * Confirm the dollar amount of new clean fill approximately and cost of site work for the community center”

☒ Yes
☐ No

Comments:

Braun performed compaction and soil testing. They determined the fill was contaminated. Fill was replaced at both sites by Gerke; estimated at \$225k

2. Funds were requested for the construction of the Community Facility (\$19,893). Did you find evidence that the funds have been spent accordingly?

☒ Yes
☐ No

Comments:

The structure is up and looks nice and is per plan.

3. Scope of Work: The Developer will utilize \$700,000 in CDBG funds to acquire the City Parcel and develop a multifamily housing project consisting of no fewer than 50 units and a multi-purpose community center on the Property. The multi-purpose center will have a community hub with multipurpose meeting space, offices, and space for the Kane Street. The project will also incorporate advanced storm water management features. Impact Seven Inc is the developer and long term owner. Is the scope of work being carried out so far?

- ☒ Yes
☐ No

Comments:

Yes, 50 units in progress, the ASWM feature was installed underground; viewed pipes to be connected to gutters. Plan C3-20

Building Standards

4. This property must be built according to State and Local Building Codes, specifically, the property must satisfy the City of La Crosse Building Code, the Wisconsin Uniform Dwelling Code, the Lead Safe Housing Rules found in 24 CFR –Part 35, the Uniform Physical Condition Standards, and comply with zoning and multi-family design reviews.

a. Were you able to verify with the Department of Inspections and Building Safety that all proper permitting has been done on this project and passed all inspections to date ? (Describe inspections and permitting done so far)

- ☒ Yes
☐ No

Comments:

Inspector Matt Diehl reviewed the permits and inspected the work as it progressed.

B. Based on an on-site inspection, does it appear that the apartments are being built according to requirements listed above?

- ☒ Yes
☐ No

Comments:

No major changes to the plan

C. Is the building being constructed according to the architectural plans presented and approved by the Multi-Family Design Review Committee?

- ☒ Yes
☐ No

Comments:

Per Tim Acklin all is per approval, although he is concerned that there are no curb bumpers in the parking area that would stop a vehicle from driving on the grass.

Timeline

5. The agreement states that the apartments must begin to be leased by October 1, 2019. Does it appear that the Developer is meeting this anticipated timeline? What is the current anticipated move-in date?

- ☒ Yes
☐ No

Comments:

Ahead of schedule with anticipated occupancy date of July 1, 2019

HUD Regulations

6. What steps has the developer taken to comply with Section 3 of the Housing and Urban Development Act of 1968 ?

Comments:

Developer collected Section 3 paperwork on all employees at safety meeting in advance of starting work onsite.

7. What steps has the developer taken to hire women and minority business enterprises and locally owned business enterprises?

Bid Opportunity was posted in the La Crosse Tribune and on the Builders Exchange

8. The Developer seeking to procure goods or services, including professional services, in an amount of \$3000 or greater must check EPLS prior to awarding a contract to expend federal dollars. Does the Developer have on file an EPLS check for Barton Construction?

- ☐ Yes
☐ No

Comments:

Other Requirements

9. All work performed and / or materials furnished for the project have been fully paid for by the Developer to date?

- ☒ Yes
☐ No

Comments:

Per Dan, all payments have been made within 30-45 days and subs were then paid immediately.

City of La Crosse Community Development Block Grant

10. Does the project cost breakdown provided by the Developer seem to be matched by actual work completed on site?

USES	Total Project [1]	Total Community Facility	CDBG Share of Community Facility [2]
Acquisition Cost	121,057	110,000	25,000
Construction - Hard Costs	8,378,932	675,000	675,000
Construction - Soft Costs	324,755	30,000	
Preadevelopment - Soft Costs	53,908	11,000	
Financing Costs - Construction / Bridge	512,730		
Financing Costs - Permanent	33,500		
Tax Credit & Bond Fees	73,050		
Owner Legal & Accounting	95,000	10,000	
Taxes & Insurance - Construction Period	45,000		
Reserves & Escrows	226,640		
Developer Fee	325,000		
Deferred Developer Fee	230,000		
TOTAL	10,419,572	836,000	780,000

☒ Yes
☐ No

Comments

AUTHORIZED SIGNATURE: _____ DATE: _____

PRINT NAME & TITLE: _____

AUTHORIZED SIGNATURE: _____ DATE: _____

PRINT NAME & TITLE: _____