

RIVER POINT DISTRICT | Progress Report: November 2021

SUMMARY	PROJECT MILESTONES	CONSTRAINTS/OPPORTUNITIES	TARGETED ACTIVITY
<p>The team has completed the Master Plan for River Point District and is actively engaged with developers regarding an exclusive right to negotiate purchase and use of specific parcels. Infrastructure design is underway, with construction anticipated to start in 2021 with delivery to developers anticipated in 2022. First deliveries of completed developments are anticipated in 2023.</p>	<ul style="list-style-type: none"> Master Plan completed 10/2019 MUPDD adopted Right to Negotiate document completed Phase 1 Civil design completed 2021 Phase 1 Infrastructure start 2021 First delivery to developers 2022 Phase 2 Civil Design completed Q1/2022 Phase 2 Infrastructure start Q1/2022 First development deliveries Q1-Q2/2023 Listing of the assets with CBRE RCLCO prepared a market research report 	<ul style="list-style-type: none"> Fill and geotechnical requirements Infrastructure delivery timing COVID-19's impact remains significant on hospitality, retail, and office developments Hotel development on A4 	<ul style="list-style-type: none"> MSP is going to present at the November RDA meeting F Street agreed with paying \$1k and the RDA paying \$10k if they don't develop at their parcel, and reimbursing the RDA \$9k if they do develop at the site <ul style="list-style-type: none"> I'm getting a conference call to resolve the scope of Tracy Cross' market research report CBRE is presenting at the November RDA meeting Fielding inquiries every week from interested residents and investors I presented \$500 per sign to Rinka. I'm waiting for their response

PARCEL INFORMATION									
Zones	Assigned	Square Footage	Proposed Use	Approx Units	Levels	Pessimistic	Realistic	Optimistic	
A1	No	17,000	Retail		1	\$ 1,932,640	\$ 3,142,776	\$ 3,771,331	
A2	No	3,600	Retail		1	409,265	665,529	798,635	
A3	No	44,000	Hotel	100	4	4,024,242	9,959,057	11,950,868	
A4			Parking Structure		3				
A5	No	50,000	Office		2	6,233,345	6,665,456	7,998,547	
A6	Yes	10,000	Retail		1	1,136,847	1,848,692	2,218,430	
A7	Yes	6,000	Retail		1	682,108	1,109,215	1,331,058	
B1	Potential	55,100	Multifamily	55	3	6,856,580	8,019,562	9,623,474	
B2	Potential	58,200	Multifamily	58	3	7,242,341	8,456,992	10,148,391	
B3	3rd Party Owned	60,000	Multifamily	60	3	7,466,331	8,748,613	10,498,335	
C1	Potential	50,000	Multifamily	50	3	6,221,942	7,290,511	8,748,613	
C2	Potential	29,440	Townhomes	16	3	2,666,228	4,486,017	5,383,220	
D1	Potential	92,500	Senior Housing	93	3	7,962,520	7,962,520	9,555,024	
E1	No	23,920	Townhomes	13	2	2,166,311	3,644,889	4,373,867	
E2	No	23,920	Townhomes	13	2	2,166,311	3,644,889	4,373,867	
F1	Potential	42,500	Multifamily	43	3	5,288,651	6,269,839	7,523,807	
F2	Potential	44,450	Multifamily	44	4	5,531,307	6,415,649	7,698,779	
F3	Potential	55,000	Residential Tower	55	6	3,480,906	8,019,562	9,623,474	
F4	Potential	132,000	Residential Tower	132	11	8,354,174	19,246,948	23,096,338	
G1	Potential	60,000	Multifamily	60	3	7,466,331	8,748,613	10,498,335	
G2	Potential	48,000	Office		3	5,984,012	6,398,837	7,678,605	
G3	Potential	48,000	Office		3	5,984,012	6,398,837	7,678,605	
H1	No	65,000	Mixed-Use	65	3	4,113,798	9,477,664	11,373,197	
H2	No	65,000	Multifamily	65	3	8,088,525	9,477,664	11,373,197	
K1	No	13,000	Commercial		1	1,477,901	2,403,299	2,883,959	
K2	No	7,000	Commercial		1	795,793	1,294,084	1,552,901	
K3	No	7,000	Commercial		1	795,793	1,294,084	1,552,901	
K4	Yes	12,000	P3		1	1,364,216	2,218,430	2,662,116	
TOTAL		1,122,630		922		\$ 115,892,428	\$ 163,308,229	\$ 195,969,875	
TOTAL UNDER CONSIDERATION		775,190		666		\$ 74,347,832	\$ 103,357,904	\$ 124,029,485	

