

Exterior Finishes on MSP's Driftless Apartments and War Eagle Construction Commencement

River Point District

Project Management Report-August, 2024

JBG Planning LLC

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Project Management Update-August, 2024

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Monthly Activity Summary

Public Infrastructure Design, Planning:

Construction Highlights

Work Performed the Past 2 Weeks

- Retaining Wall
- Continuing to work east with wall
- Storm Sewer

Work to be Performed the next 2 weeks

- Tree Cells
- Shaping Roadways
- Pavers around MSP site
- Manhole Lids ordered, then pavement
- Finish retaining wall (First weeks of September)
- Updated schedule for construction
- Driveway coordination with developers for fall construction starts
- Engineering: Plat adjustments for Marsh Land extension

Other:

- Fielding numerous resident inquiries-content includes map, illustrations and lease and sales contacts
- RyKey coordination on Lot 8
- War Eagle coordination on CLOMR
- Driveway coordination for fall starts
- F Street awaiting city's review of development agreement requested amendments
- Roush coordination on Lot 2
- 360 coordination on Option Extension
- Phase 3 construction meetings

July 2024 Engineering Meeting Summary

General:

- Marsh Ln. relocation order approved
- War Eagle (Lot 10) – Materials Management Plan (MMP) underway
- Lot 10 CLOMR-F received
- Rykey (Lot 8) early access agreement consideration by RDA at August meeting
- Roush (Lot 11 & 12) driveway coordination
- F-Street Group – Anticipates starting in Spring 2025
- Rykey (Lot 9) - Anticipates starting in 2025 sometime
- Parks Department – working with Brennan Marine on marina concepts
- Phase 1 update: ○ Slope along Copeland Ave. vegetated and mowing operations
- Updated construction schedule pending materials orders

Phase 3 update:

- Curb and Gutter is being installed
- Working on pavers around MSP's lot
- Water and sewer work is complete
- Joint trench work is complete
- Xcel's power installed

Monthly Activity Summary

Investor/developer activity

Since last RDA Meeting:

1. Coordination with RyKey on sale resolution and early access for Lot 8 Fall construction
2. War Eagle closing coordination and coordination on schedule for Lots 3 and 4
3. Coordination with the 360 Team, plan revisions for outlot 5
4. Coordination with Roush on plan development and new options on lots 11 and 12 for possible presentation in September
- 5.

Option Agreement status:

RyKey: April 28-October 28 (6 month) -Extension approved for Lot 9 Gateway Commons for 12 months to July, 2025.

360: April 27-April 27, 2024 (12 months)-Approved a 1 month extension to August, 2024.

F Street, March 23-December, 23 (9 months) (9 month option extension approved to **September, 2024) Anticipated fall '24 start.**

MSP, Closed and Under Construction, occupancy by October 2024

Red Earth/War Eagle: March 23-December 23 (9 months option approved to **September, 2024), Anticipated late June '24 start.**

Roush, Lot 2 Option Extended to July, 2025

Roush, April 25-October 2025** 6 month first option on Lots 11 and 12**

Partnership Activity

JBG Planning LLC has met with the following stakeholders:

- Fielding inquiries from interested investors and future residents
- Field progress photography
- Construction meetings with contractors and construction managers
- Telephone Inquiries from developer/investors

Project Challenges and Opportunities

Analysis of challenges and opportunities narrative

Challenges:

1. Review with City Engineering/Public Works the implications of infrastructure ownership by the Redevelopment Authority short and long term
2. Unclassified excavation (contaminated soil) is always a potential cost challenge. Soil disposal costs \$75/cy at the La Crosse County Landfill. (Depending on concentration) and organics affecting the costs of footings/piers.
3. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
4. TIF application review and needs relative to city policy
5. Timing of projects given external factors such as financial, agency/environmental and supply chain issues.

Opportunities:

6. Continue to market the development opportunities-Outlot 1 assembly, parcels 1
7. Costs of parks/recreation improvements should be coordinated with grant application opportunities
8. La Crosse Community Foundation Social Investment Interests
9. Potential for renter equity programs
10. Ground lease opportunities for RDA (to be discussed on case by case basis)
11. Public Private partnerships for Public Parking and/or programmable interior/exterior community spaces
12. Marina partners/leases

Future/existing potential funding solutions and strategies. See

Smartsheet Funding Resource. Note: As the project is further evaluated, specific funding sources from this resource will be identified and pursued at the discretion of the RDA. Parks and Recreation improvements are a great candidate for third party funding.

Ongoing investor/developer contacts/communications

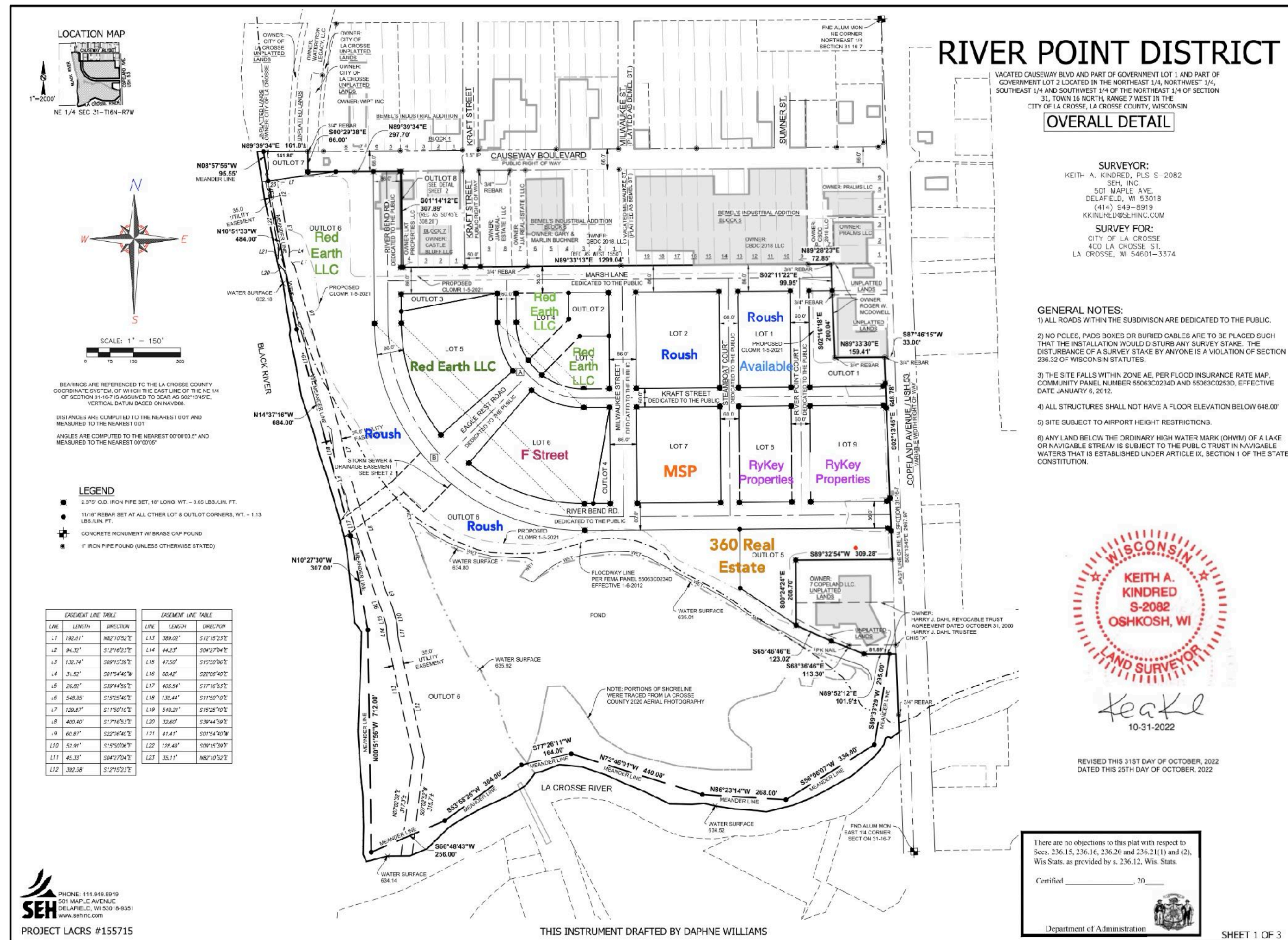
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

Public/media relations and communications updates

JBG Planning LLC is working with the City's PIO to address media inquiries and update media, which will include an immediate release section in each RDA report.

Investment Phases Map

Anticipated Private Investment Based on Current Option Agreements



Current Option Agreement Schedules:

Option Agreement status:

RyKey: April 28-October 28 (6 month) -Extension approved for October 28 to July 28, 2024 (9 months). Executed and new option pending

360: April 27-April 27, 2024 (12 months)-Approved a 3 month extension to July 27, 2024.

F Street, March 23-December, 23 (9 months) (9 month option extension approved to September, 2024) Anticipated fall '24 start.

MSP, Closed and Under Construction, occupancy by October 2024

Red Earth/War Eagle: March 23-December 23 (9 months option approved to September, 2024), Anticipated late June '24 start.

Roush, January to July, 2024, Lot 2

Roush, April 25-October 25 6 month first option on Lots 11 and 12

Infrastructure Phasing Map

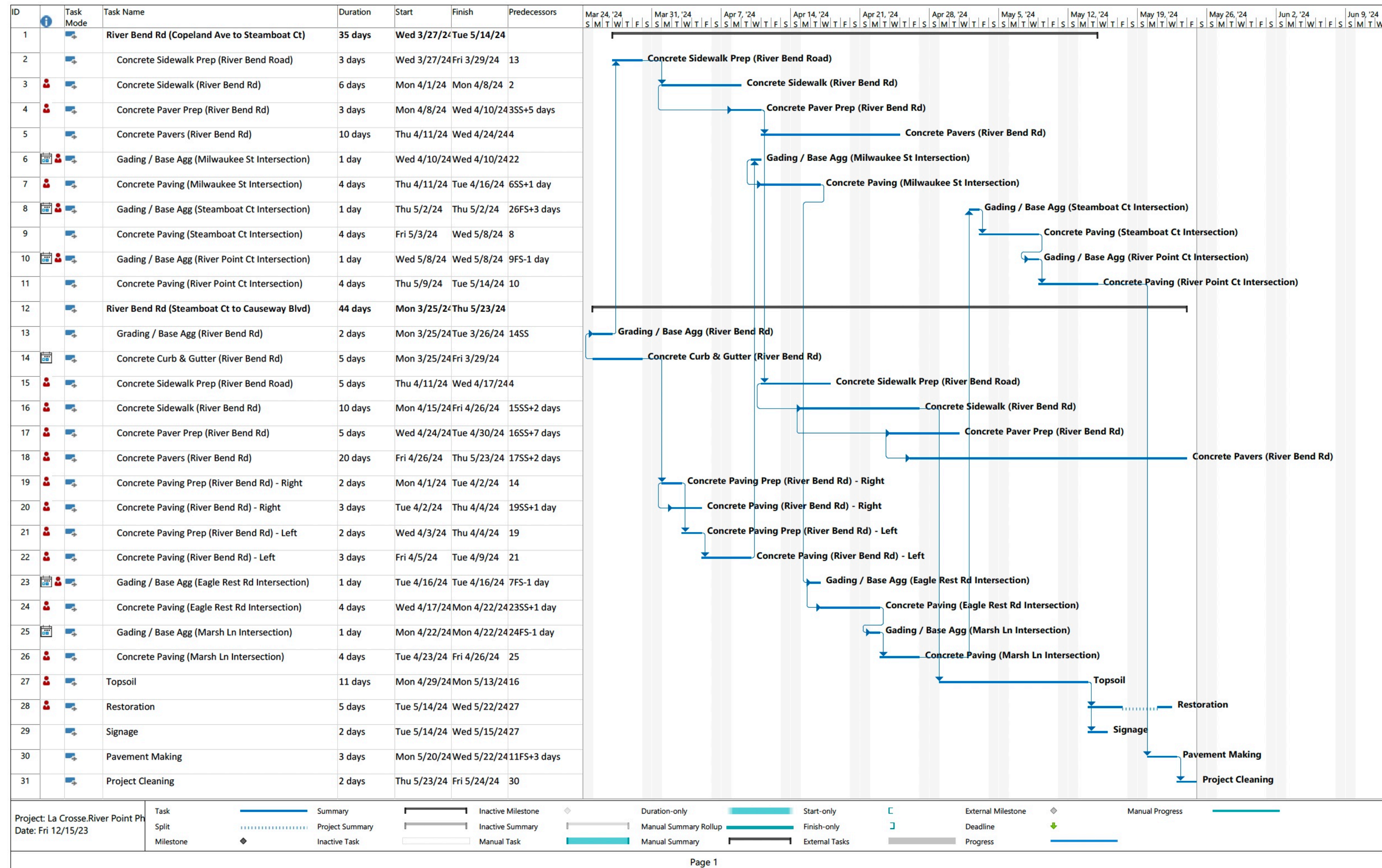


This map depicts the planned infrastructure phasing as of December, 2023, however, these phases are subject to alteration depending on the action of the Redevelopment Authority of the City of La Crosse which may be precipitated by investment activity, funding opportunities or constraints, the contracting and construction climate, environmental variables, partnerships and general economic conditions.

Phase 1 (2023 Construction Season) is expected to require the entire 2023 construction season to complete with finalization by June 1, 2024.



Infrastructure Phasing-2024 Schedule



Project Metrics

Social, Environmental, Economic and Cultural Outcomes by Project

JBG Planning LLC has developed a tool to assist the RDA in its decision making process for both public and private investment within the development. This tool provides guidance on quantifying project impacts using social, environmental, economic and cultural metrics.

See the Smartsheet tool.

Here are some examples of Metrics outlined by various developers proposing investment in River Point District:

1. How does the project relate to social investment in the City

The Merge River Point District development project meets several social sustainable performance indicators. The project will be a short walking distance of public parks, multiple greenspace areas, opportunities for water recreation, and will provide easy accessibility to the public recreation trail system. Throughout the River Point District bike lanes are included on the master plan which will serve as additional pathways to the above listed destinations. A designated tenant fitness area within the project which is currently a planned amenity. Lastly, the main level commercial space will allow for a multiple to socially beneficial businesses a place to operate.

2. How does the project achieve economic investment in the City

The Merge River Point District development project will increase the number of rentable units available to new and current residents of La Crosse. The project would have a direct positive effect on the jobs to housing ratio. Additionally, the ground floor commercial spaces will add locations for new or relocating businesses. The adding of jobs and housing will only benefit the future economic growth of La Crosse. Lastly, All Merge projects strive to provide high speed internet access to all tenants by partnering with local ISP providers.

3. How the project achieve environmental metrics in the City

All planned construction will meet and exceed minimum energy efficiency standards. Merge partners with 3rd pattern consultants to use Focus On Energy initiatives to ensure the highest level of building efficiencies. These upgrades in building insulation modeling, appliances, and mechanical systems all work cohesively to lower energy consumption and lower tenant utility costs. The development will incorporate mindful planning for stormwater runoff. Additional onsite detention and green spaces help alleviate the burden of added non-permeable surfaces. Adding new housing opportunities closer to residents' employment will allow for a reduction in greenhouse emissions.

4. Are there cultural offerings or metrics associated with the project?

The commercial space would be available to any and all potential businesses. These could include cultural focused companies that could provide additional services to the area.

For Immediate Release

1. War Eagle project starting with an early access agreement, closing week of August 19.
2. RyKey TIF agreement approved, fall construction pending
3. Xcel Energy energizes permanent trunk line in development

Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.2 Land Use Diagram

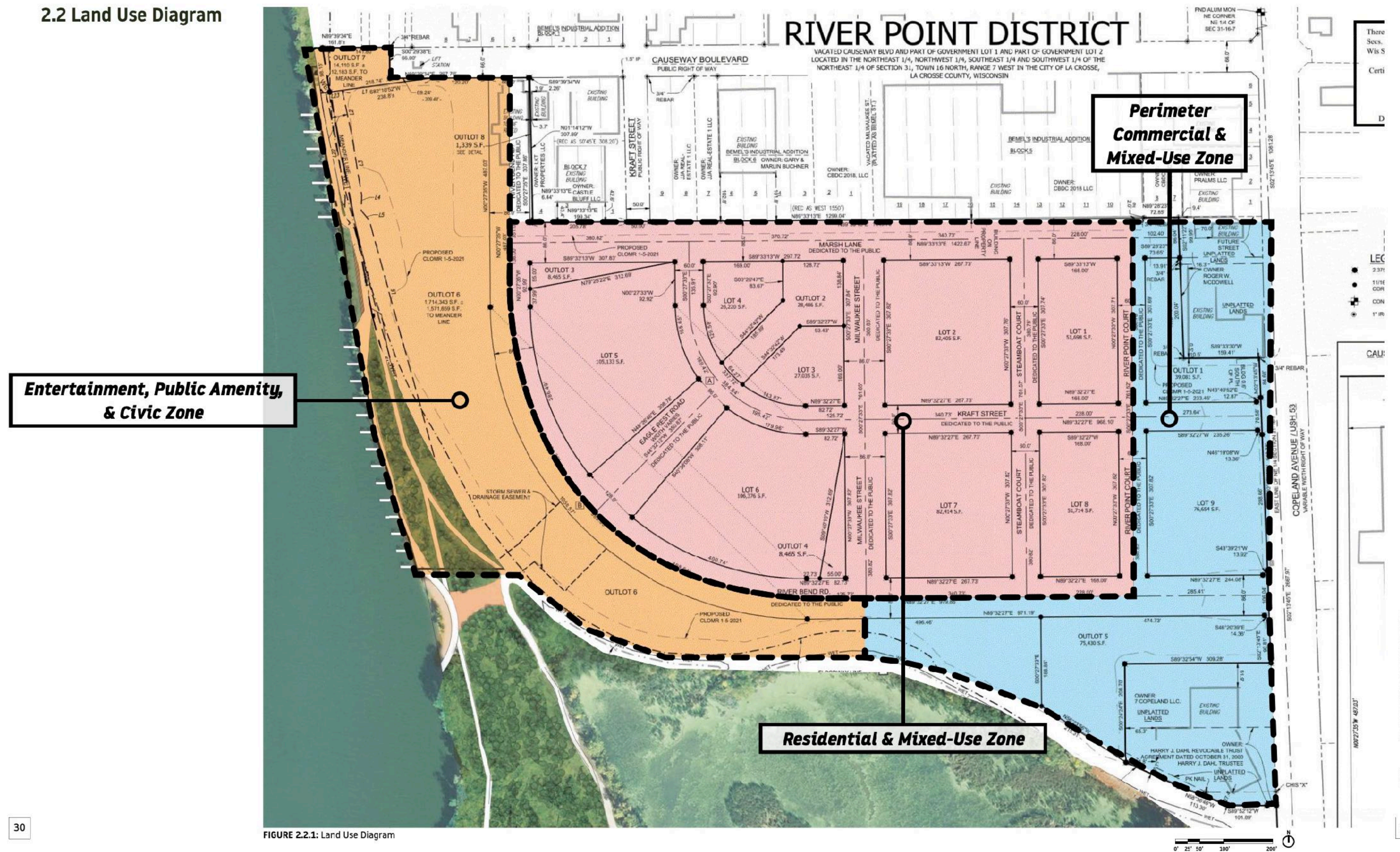


FIGURE 2.2.1: Land Use Diagram



Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.3 Development Summary

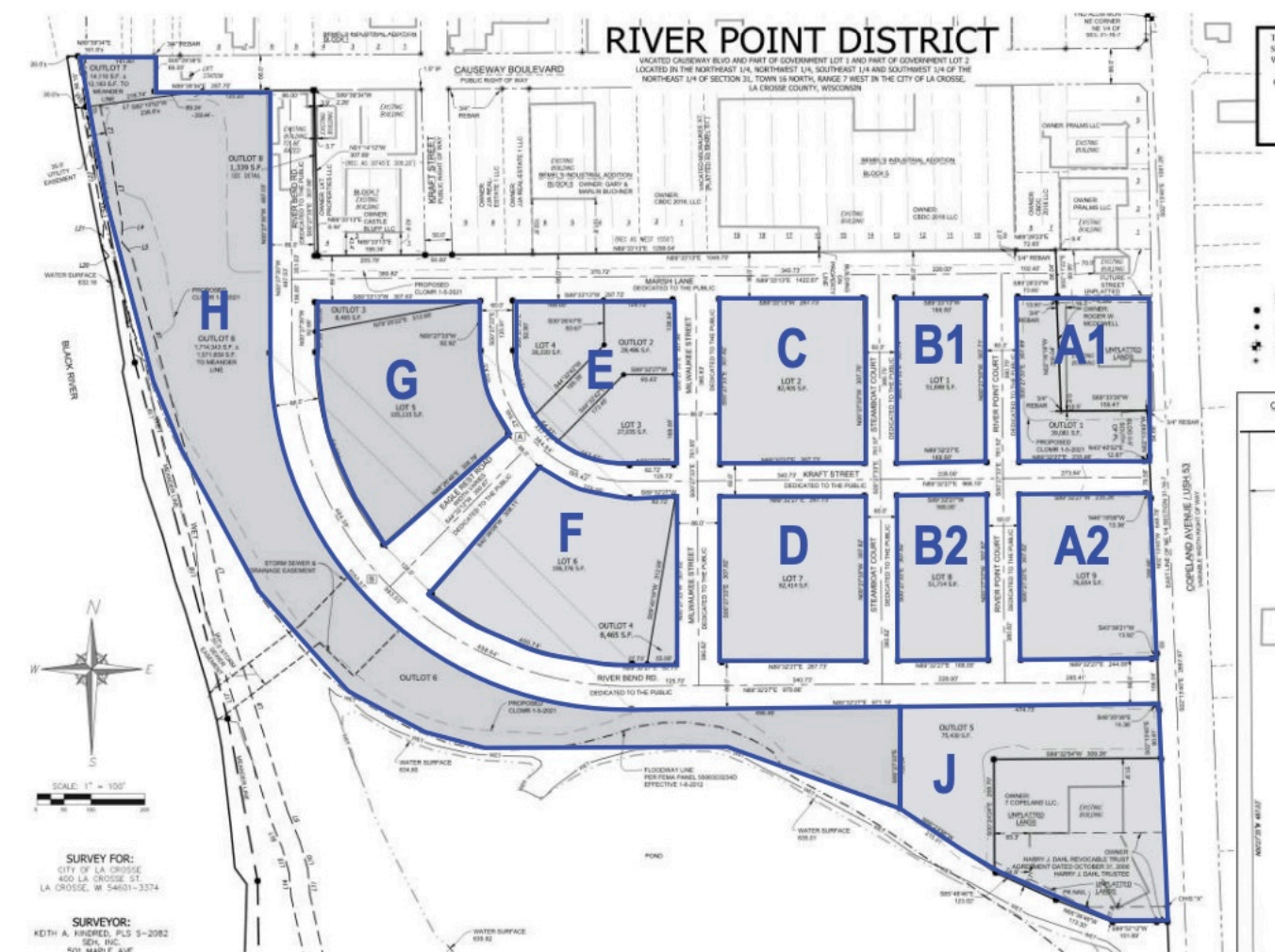
The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan.

TABLE 2.3.1: Development Summary

Lot or Outlot	Approximate Square Footage	Approximate Acreage	Description
ZONE A1 - Perimeter Commercial & Mixed-Use Zone			
OUTLOT 1	39,081	0.90	Zone A1 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A1 shall be a minimum of 2 stories.
ZONE A2 - Perimeter Commercial & Mixed-Use Zone			
LOT 9	76654	1.76	Zone A2 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A2 shall be a minimum of 2 stories.
ZONE B1 - Residential & Mixed Use Zone			
LOT 1	51,698	1.19	
ZONE B2 - Residential & Mixed Use Zone			
LOT 8	51,714	1.19	
ZONE C - Residential & Mixed Use Zone			
LOT 2	82405	1.89	
ZONE D - Residential & Mixed Use Zone			
LOT 7	82414	1.89	
ZONE E - Residential & Mixed Use Zone			
OUTLOT 2	28486	0.65	
LOT 3	27035	0.62	
LOT 4	26220	0.60	
ZONE F - Residential & Mixed Use Zone			
LOT 6	106376	2.44	
OUTLOT 4	8465	0.19	
ZONE G - Residential & Mixed Use Zone			
LOT 5	105133	2.41	
OUTLOT 3	8465	0.19	
ZONE H - Entertainment, Public Amenity, & Civic Zone			
OUTLOT 6	1714343	39.36	Entertainment, Public Amenity, & Civic. Mixed Use opportunities. Multi family residential above retail.
OUTLOT 7	14110	0.32	
ZONE J - Perimeter Commercial & Mixed-Use Zone			
OUTLOT 5	75430	1.73	Zone J allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone J shall be a minimum of 2 stories.
TOTAL		57.35	

*Acreages shown do not include public roadways or public green spaces.

FIGURE 2.3.2: Site plan with labeled zones corresponding to the development summary.



General Development Plan

2.0

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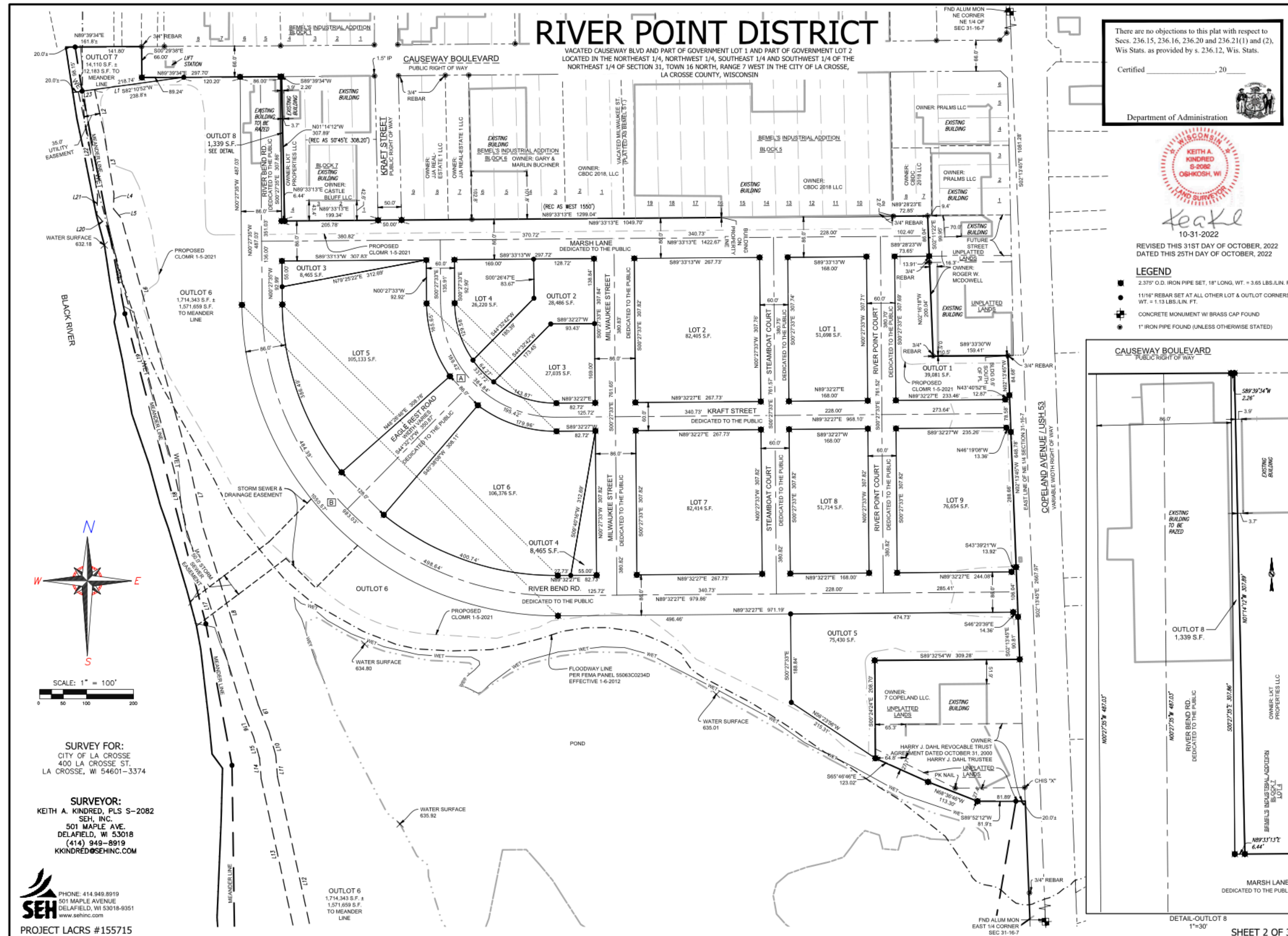
Appendix

PDD Master Plan-Reference Parcel Map

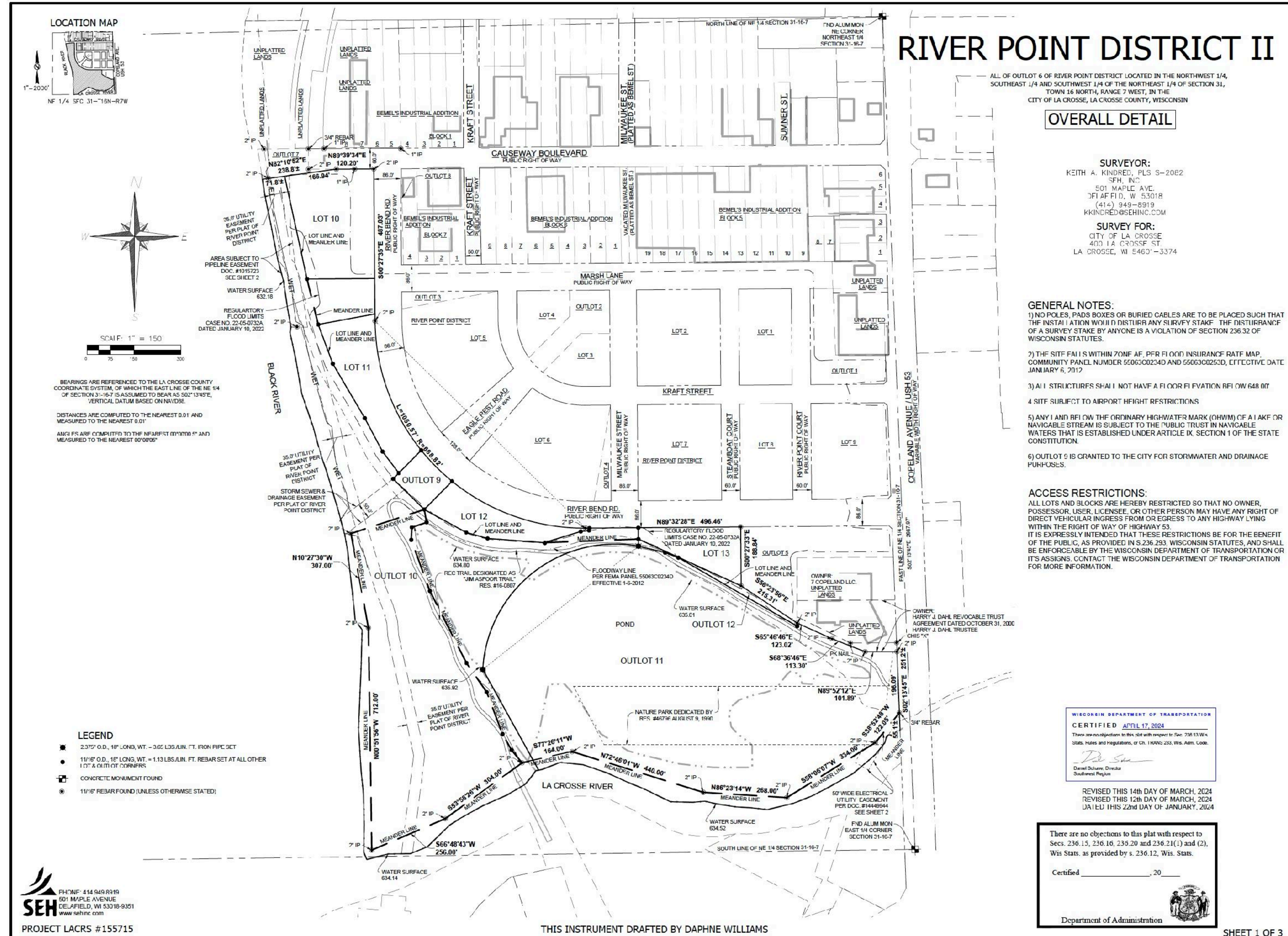
FIGURE 2.3.1: Site plan with labeled zones corresponding to the development summary.



Appendix-Plat Lot Size Map



Appendix-River Point District II Plat



Construction on Marsh Lane, August, 2024



Appendix-Non Exclusive Option Language

Delay Termination. The RDA reserves the right to review proposals from other investors on parcel_____. Should a viable proposal be brought forward by another developer, the RDA may, in its discretion, inform the current option holder of the alternate proposal and at the time of the receipt of a complete alternate proposal, the RDA may require additional information and or guarantees from the current option holder based on the option holder's original proposal (RDA) illustrating the project is progressing to construction commencement as presented per the original presentation and subsequent updates by the developer to the RDA.

Should the option holder (developer), fail to provide an adequate guarantee of progress for the proposed development to the RDA, the RDA may terminate the option with a 30-day notice and return a prorated amount of the option fee to the developer.

Appendix-Notifications to All Developers

Date: June 13, 2024

To: Developers Closing on Redevelopment Authority Lands at River Point District

- Please be advised the Redevelopment Authority/City will require both pressure and flow testing on water systems as part of the permitting and occupancy process in River Point District and that this requirement must be completed by the developer. This requirement is necessary because of the RDA's construction of all public infrastructure and to test the individual projects rather than the collective system due to the private water main laterals put in place to facilitate development and also to avoid any excavation of the new infrastructure.
- The Developer is responsible for all erosion control on site during and after construction per city ordinance including tracking mitigation, street sweeping and DNR vehicle wash-out requirements.
- River Point District is a closed brownfield site with remaining petroleum residues. These conditions require continuing obligations by developers for vapor testing and mitigation and materials management should soils require removal due to encountered concentrations of contaminated soils during excavations. You will need to prepare a Post-Closure Modification to address the applicable Continuing Obligations (COs) that apply to the site. This is the same as the process that was required for the City/RDA-owned public R/W across the site. The property may also have vapor intrusion COs, which require that the potential for vapor intrusion be evaluated prior to redevelopment. Note that this review process with the Wisconsin DNR may take up to 45 days after the submittal, so please coordinate this with your team and closing/construction schedule. Additionally, the developer should inform all contractors of the potential presence of odors from this contamination. Odors by themselves do not necessarily constitute actionable materials management, however, if higher concentrations is suspected, soils may require testing and disposal in accordance with the City's WisDNR Closure guidance. Developers are also responsible for their post-closure modification documentation for each developed site.
- Considerations for the Post Closure Modification: (It is recommended you forward this information to your engineer:

A Post Closure Modification (PCM) should be submitted BEFORE any construction is initiated on site. The PCM request should detail the redevelopment/work that is proposed on-site. It should include:

- a description of the usage of the proposed building (residential, commercial, mixed use, etc.)
- a figure showing the footprint of the building and its location on the property.
- any sampling that has occurred pre-construction. All the parcels will be somewhat different, however, continuing obligations for soil contamination require testing to determine whether the soil is a solid or hazardous waste and said waste shall be handle according to applicable standards and rules. Soil vapor sampling will be required for certain parcels and recommended for the others.
 - sampling may include soil, groundwater, and/or vapor (depending on closure conditions of the parcel)
 - a Materials Management Plan (MMP) detailing how any disturbed material is going to be handled.
 - this is primarily needed if the material is to be reused on-site. If the material is going to be sent to a licensed landfill, a simple mention of that in the PCM is all that is needed. The final report will document soil disposal with weigh tickets from the landfill.
 - if a MMP is needed, submit it as part of the PCM. By doing so, only the PCM fee will be required. If submitted separately, a fee for each is required.
 - the PCM request should be submitted by a WI registered environmental consultant.

There is up to a 60-day review time, but rarely does it take that long. If the developer and their environmental consultant have been communicating with the WisDNR from the very beginning, they are able to anticipate the submittal and will have a placeholder for the review. Once the PCM has been reviewed, WisDNR may either request modification(s) to address specific issues (this is not common if they been involved with the planning) or provide a Notice to Proceed (NTP). Once the developer receives the NTP they are good to go per the PCM request.

After the work has been completed, the environmental consultant will submit a final report documenting the work that was completed, any soil, groundwater, and/or vapor sampling that was collected before and/or during construction, details of a vapor mitigation system installation (if necessary), and the post-construction site conditions. In some cases, the Continuing Obligations (COs) imposed when the site was originally closed may no longer be applicable (depending on work completed), so DNR will issue an Addendum to Closure Letter specifying which COs are no longer applicable and those that are still binding. Also, if there is a Deed Restriction, that will be amended, and any applicable COs will be captured in an Addendum to Closure Letter and therefore be binding on the property.

- River Point District has newly constructed infrastructure including both surface (pavements, curb and gutter), below surface (utilities and footings) and above-surface improvements (light poles, utility boxes, etc.). It is the responsibility of the developer to protect these improvements from damage during construction per the requirements of the City's engineering department. Damage by the developer's contractors will be the responsibility of the developer for replacement/repair. If access to the construction site requires certain protections such as light pole removal or steel plating to protect pavements or tree cells, the developer shall coordinate any activities with the City Engineering Department. The developer may document pre-construction conditions with photographs and report any pre-construction damage to avoid liability for damage.
- The developer/purchaser may have fill needs to balance the site or to accommodate landscaping. Be sure to coordinate these needs with the City's construction or project manager in case there is surplus fill available on-site.
- Developer/purchaser shall manage the of construction materials to mitigate excess litter or blowing of construction materials on sites,
- Developer/purchaser shall provide the Redevelopment Authority with proof of insurance per the requirements of the option agreement before doing any on-site pre-construction work or testing. Additionally, the RDA requires a construction site access agreement prior to closing for any activity on RDA owned lands in advance of closing.
- Developer/purchaser shall provide the RDA and City with contact information for its construction manager to ensure seamless communications.

Appendix-Leasing Agents

Information for the Driftless Apartments:

MSP: Nicole Sorenson

nsorensen@msphousing.com

<tel:4143107530>

Information for the War Eagle development, scheduled to start July:

Red Earth: Lori Fuselier lori@3amigosapartments.com