



View of MSP Project, November 10, 2023 from River Bend Drive



Curb and Gutter installed on River Bend Drive, November 10, 2023

River Point District

Project Management Report, November 2023

JBG Planning LLC

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Project Management Update-November, 2023

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A. Map Panel showing future infrastructure phasing

Section 4.

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Monthly Activity Summary

Public infrastructure Design, Planning:

Right-of-Way and plat update

- Plat recorded, first title transfer impending with MSP closing complete, deed on file
- Right of way plat (Marsh Lane; McDowell Property) delivered by SEH week of November 6th
- Replat of Outlet 6 underway to accommodate War Eagle site and Parkway areas.

Construction Highlights

- Phase 3 design at 60%, anticipate a February 2024 bid opening and April-May construction start
- Coordination with developers; utility stubs and driveway access
- Area in Outlot 6 where Milwaukee Street extends is not developable and new plat being created for outlot 6.
- Tree Cells are installed and curb and gutter are installed from Copeland Ave to Steamboat Court
- Final concrete curb and gutter and pavement installed by June 1, 2024

Phase 2 – River Bend Road Construction

- Joint utility trench backfilled.
- Gas lines are in some places 7-8 feet from the back of sidewalk where they were to be 5 feet due to the tree cells. Xcel was to make adjustments before fill, but filled them and have not made adjustments so they will have to deal with tree cell conflicts should anything come up in the future as Torey noted the tree cells would not be adjusted.
- Poellinger pulling electric conduit following tree cell installation
- Concrete plant installed on site in Spring of 2024
- First two blocks will be paved from Copeland to Milwaukee Street this year after curb and gutter is installed, however, there is discussion to install all or half of River Bend Drive pavement to Milwaukee Street to accommodate MSP's requirements
- Discussion this week on the simplification of intersection design toward both aesthetics and longevity/resiliency

Causeway planning for '24 underway with staging discussions

Next General Infrastructure Update Meeting: November 16 at 2:00PM.

Monthly Activity Summary

Investor/developer activity

Since last RDA Meeting:

1. RyKey Option Extension executed the week of November 6
2. Revised pro forma submitted by Red Earth LLC for TIF consideration, ECDC consideration November 15.
3. Ry Key coordination on TIF ask and plans/pro forma underway
4. RFEI discussions with prospects on Lot 2, three parties expressing interest at this time, one presenting in December
5. F Street TIF proposal accepted, developers agreement drafting underway
6. JBG Planning met with F Street representatives on site November 10
6. Creating supplemental term sheet for transfer/title documentation.
7. Final title work issue is to obtain the DNR's recoding of the closure documentation for the site, which is desired by title counsel to address older recorded environmental documents (Coordination with Abby at SEH)

Option Agreement status:

RyKey: April 28-October 28 (6 month) -Extension approved for October 28 to July 28, 2024 (9 months)

360: April 27-April 27, 2024 (12 months)

F Street, March 23-December, 23 (9 months) (9 month option extension will be on then December RDA agenda)

MSP, Jan 26, 23-July 26, 23 (6 months)

Merge, April 23-April 24 (12 months)

Red Earth: March 23-December 23 (9 months) (Option extension will be on the December RDA agenda)

Partnership Activity

JBG Planning LLC has met with the following stakeholders:

- Outreach to Lot 2 prospects
- Fielding inquiries from interested investors and future residents
- Discussion with potential partners in a renter equity program
- Field meetings with contractors and construction managers
- Coordination with First American Title
- Met with F Street's Project Coordinator on site, November 10
- Assisted City Staff in developing criteria for RDA land sales

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. Obtain the schedule for Xcel Energy Work and coordinate accessibility of gas and electric with developers (In Process)-**High Priority**
3. Unclassified excavation (contaminated soil) is always a potential cost challenge. Soil disposal costs \$75/cy at the La Crosse County Landfill. (Depending on concentration)
4. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
5. Facilitating MSP's project for the portion fronting Kraft Street for access
6. TIF application review and needs relative to city policy
7. Supply Chain, Lead Times, Financing costs and affordable housing challenges given square foot construction costs
8. Title work discoveries and rectifying title policy needs
9. Timing of paving and coordination with MSP
10. Xcel Energy temporary and permanent power commitment dates

Opportunities:

11. Continue to market the development opportunity with prospective investors (RFEI distributed to over 30 developers)-RFEI revised to include K Sites and redistributed
12. Costs of parks/recreation improvements should be coordinated with grant application opportunities
13. WEDC's idle sites and community reinvestment grants
14. Inflation Reduction Act Funding and BIL Programs for Clean Water, Transportation (Trails) and Energy Systems
15. La Crosse Community Foundation Social Investment Interests
16. Ground lease opportunities for RDA (to be discussed)
17. AARP partnerships in housing innovation

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

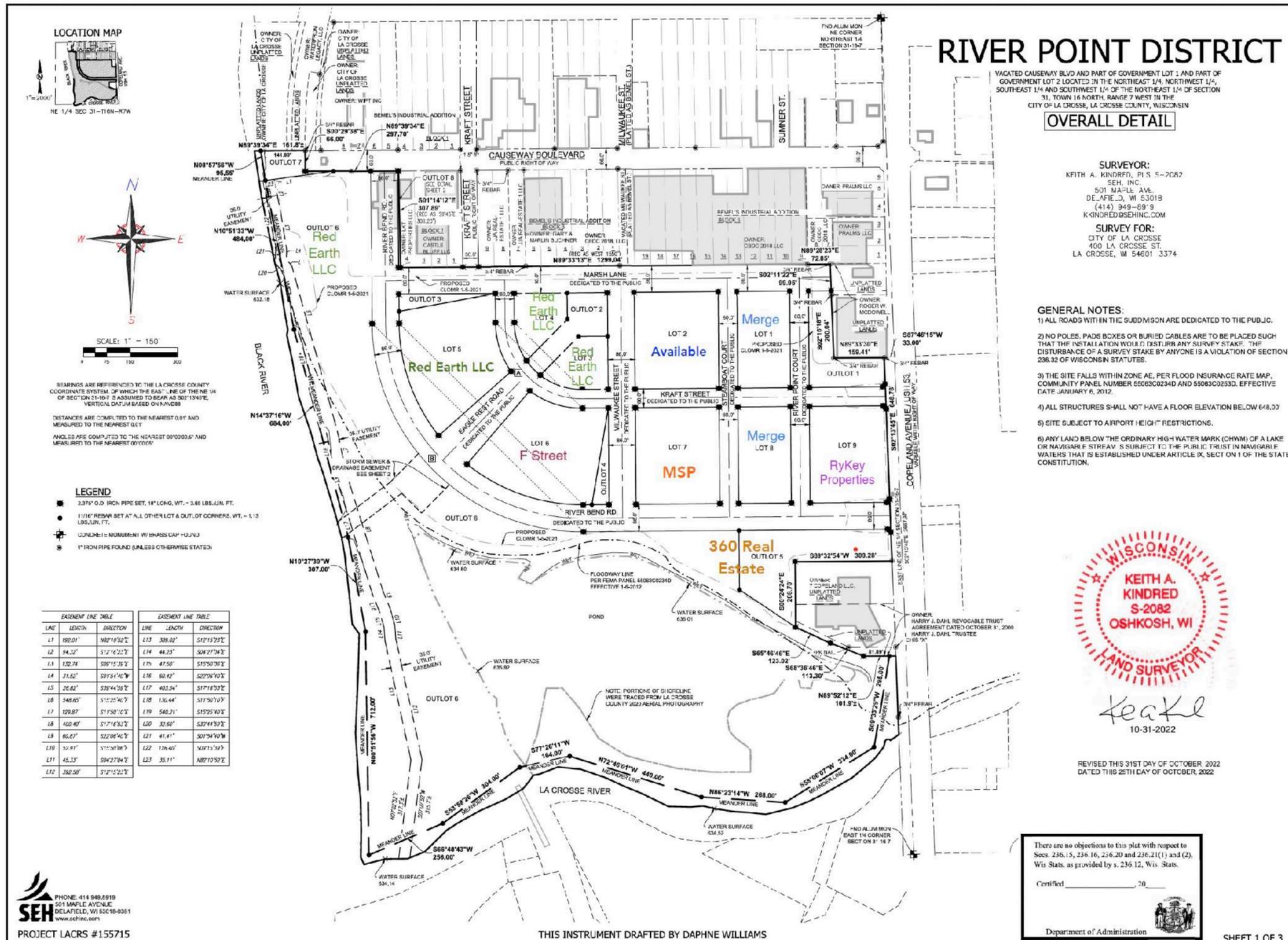
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

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: October 28-July 28, 2024 (9 month)

360: April 27-April 27, 2024 (12 months)

F Street, March 23-December 23 (9 months)

MSP, Jan 26, 23-July 26, 23 (6 months)

Merge, April 23-April 24 (12 months)

Red Earth: March 23-December 23 (9 months)

Red Earth, Lot 5 (G Sites) April, 2024 (Pending RDA Approval)



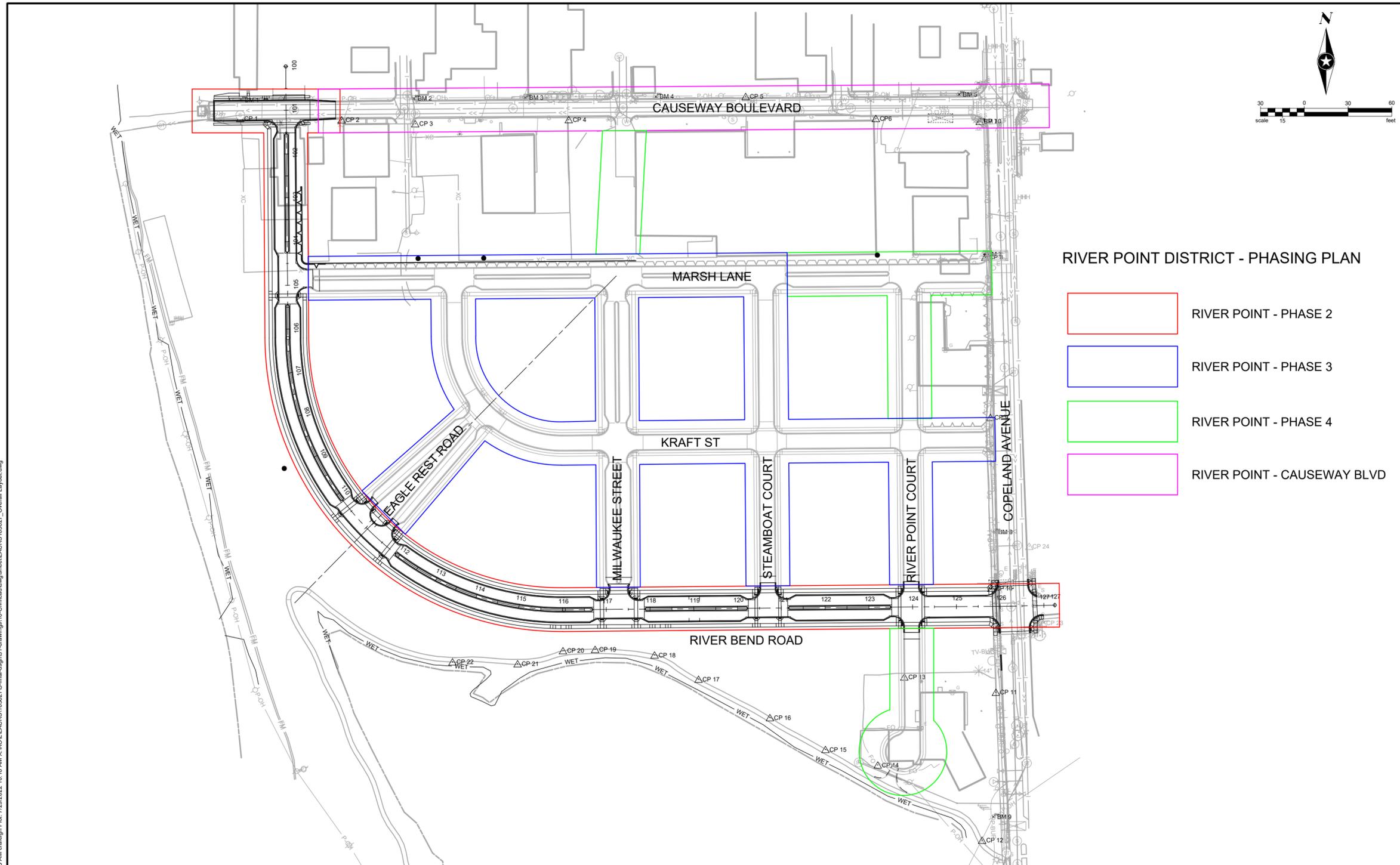
REVISED THIS 31ST DAY OF OCTOBER, 2022
DATED THIS 26TH DAY OF OCTOBER, 2022

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20____

Department of Administration

Infrastructure Phasing Map



RIVER POINT DISTRICT - PHASING PLAN

- RIVER POINT - PHASE 2
- RIVER POINT - PHASE 3
- RIVER POINT - PHASE 4
- RIVER POINT - CAUSEWAY BLVD

This map depicts the planned infrastructure phasing as of February, 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.

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SEH Project	LACRS163627	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	SFA	1	RELEASED FOR PERMITTING	03.17.2022			
Designed By	CMR	2	RELEASED FOR BIDDING	06.03.2022			
Checked By	DAS	3	RELEASED FOR REBID	07.29.2022			



RIVER POINT DISTRICT
8 LA CROSSE, WISCONSIN

PROJECT OVERVIEW

C0.02



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. Curb and Gutter have been installed in the first two blocks of River Bend Drive from Copeland Avenue to Steamboat Court.
2. MSP's project on Lot 7 is well underway with the footings and first floor walls poured on the larger southern structure
3. F Street's TIF request has been approved and a development agreement is pending and they have submitted updated renderings of the project.

Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.2 Land Use Diagram

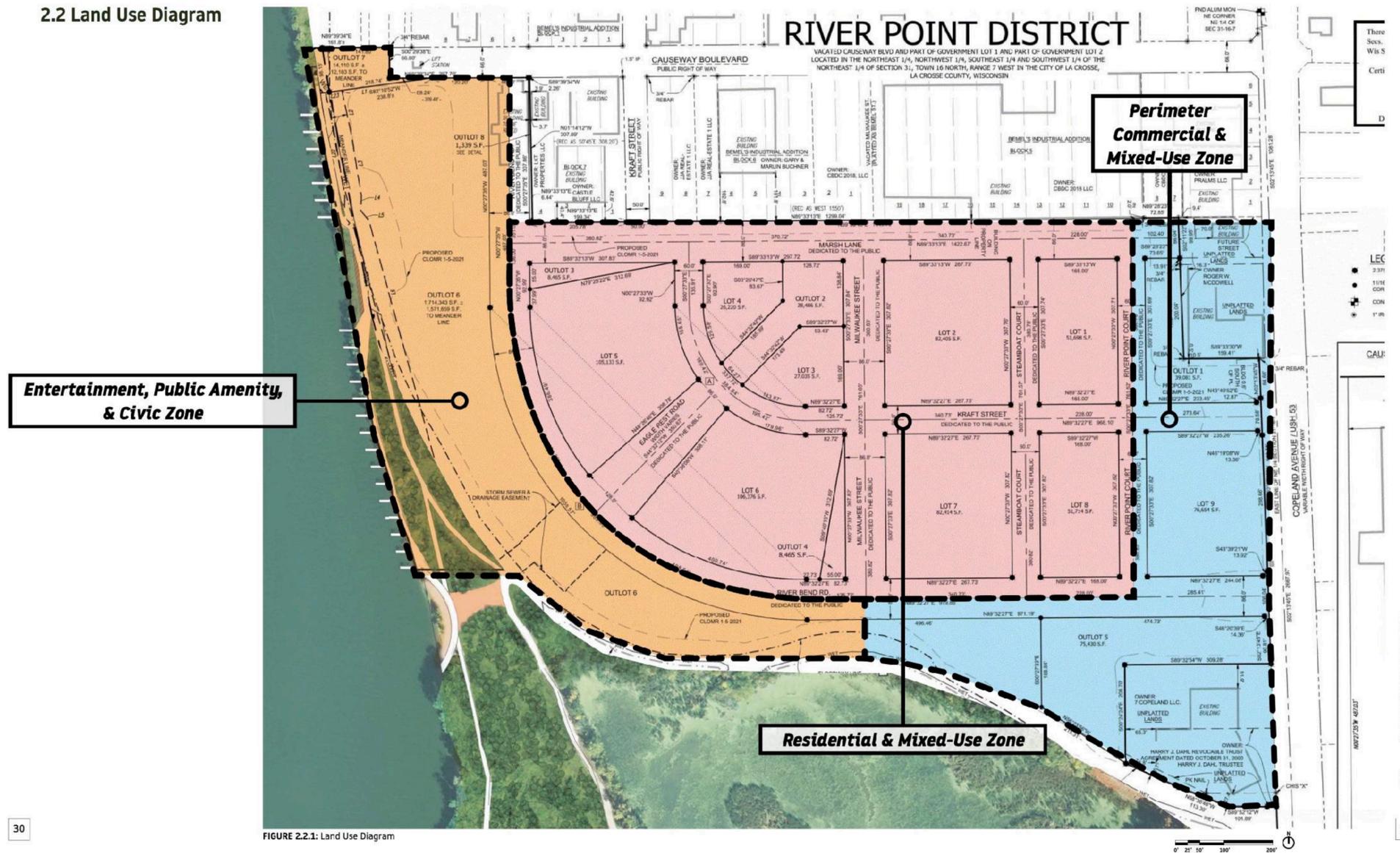


FIGURE 2.2.1: Land Use Diagram

Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.3 Development Summary

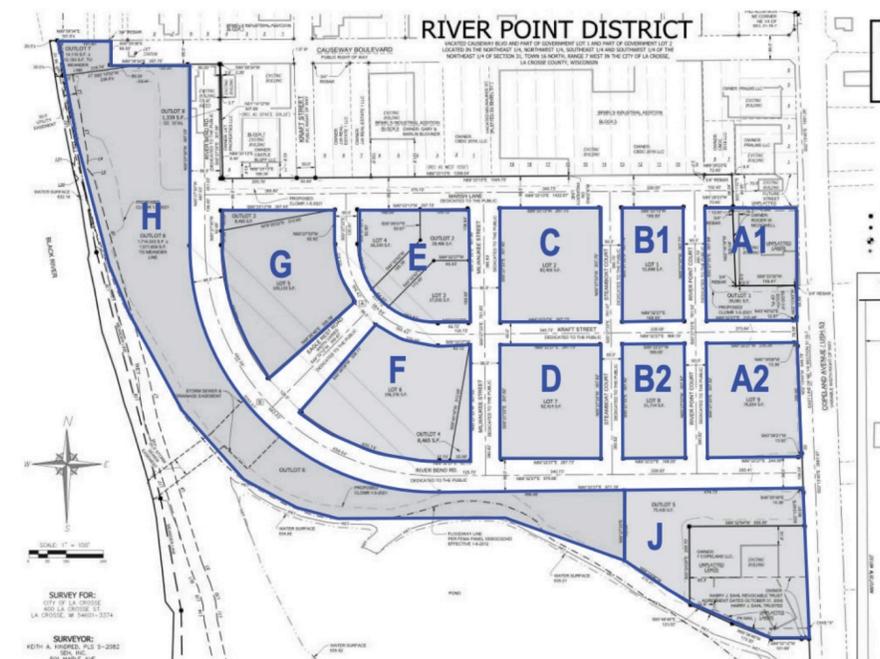
The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan.

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.



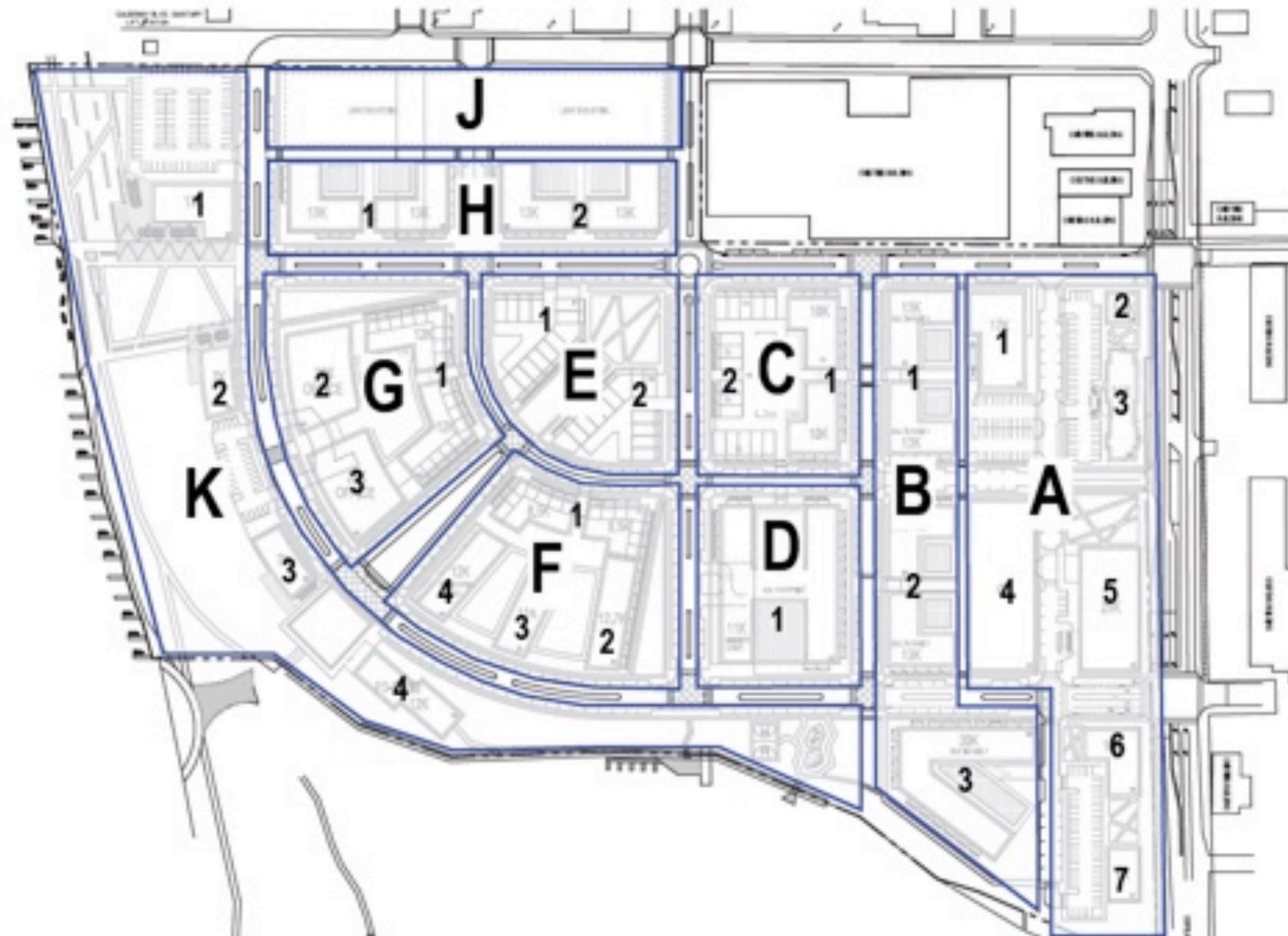
General Development Plan

2.0

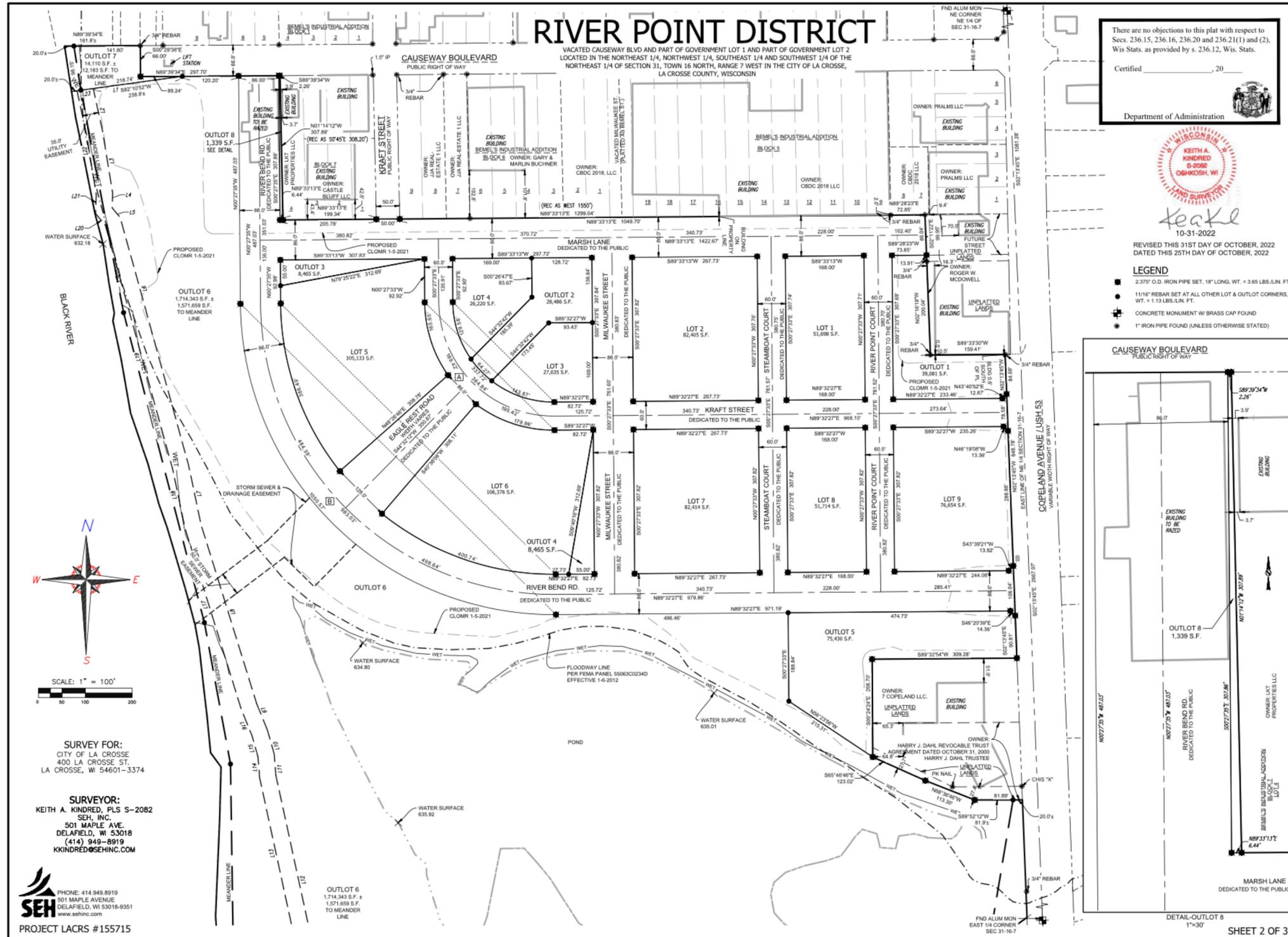
Appendix

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



Title Work Supplemental Documentation

Outline of Supplemental Information for Future Land Transfers

1. Title work clarifications
 - a. Mineral Rights
 - b. Gas Easement
 - c. Zoning Validation
 - d. PDD Redevelopment Plan In Effect
 - e. Access to construction sites
 - f. Early Access Agreements
 - g. Environmental documentation
2. Terms related to conformance with option agreement and representations to the RDA
 - f. Commitment to start construction.
 - g. Adherence to PDD, Design Review and RDA Representations
 - h. Land ownership reversion clause (we'll need to discuss if a developer doesn't move forward with construction during a predetermined period considering phasing)
3. Environmental Obligations
 - f. Vapor Mitigation
 - g. Materials Management
4. Coordination with Contractors/Construction Site Manager
 - f. Contact Information
 - g. Requirement to attend contractor meetings
 - h. Access coordination
 - i. Utility coordination including temporary power
5. Other opportunities
 - f. Renter equity programs
 - g. Energy Subsidies
 - h. Grant opportunities
 - i. WEDC
 - ii. La Crosse County
 - iii. EPA