



MEMORANDUM

DATE: SEPTEMBER 27, 2022

TO: THE REDEVELOPMENT AUTHORITY OF LA CROSSE

FROM: BLAIR WILLIAMS

RE: FORMING AN ASSOCIATION FOR THE RIVER POINT DISTRICT LANDS OWNED BY THE RDA

When the city of Oak Creek and WISPARK (WE Energies real estate development company) were planning Drexel Town Square (“DTS”), they held the land in One West Drexel LLC (“OWD”). After Rinka developed the master plan, they created documents around that plan and they formed an Association that was, and is, dedicated to getting the buyers of that land to pay their fair share of the association’s costs. They named it Drexel Towne Square Owners Association, Inc. (“DTSOA”)

- We explored NID and BID for the River Point District land. We couldn’t form those without transacting the land
 - An Association is the replacement for NID and BID
- OWD was the Declarant of the association, not the city of Oak Creek
- The RDA could declare an Association, and they could be property tax exempt on the lands they have not yet sold

Assuming the RDA declares an Association (“River Point District Owners Association, Inc.” - “RPDOA”):

- The RDA will get all approval of the first-generation designs
- Ownership in the DTS Association is apportioned to acreage bought
 - Net acreage is to the thousandth
 - For example: if an owner owns 6.345 acres, they have 6.345 units
 - Votes are per unit

- The costs of the RPDOA association include Insurance, Landscape Maintenance, River Point District Advertising, and other costs
 - There are internal cost sharing mechanisms
 - Adjacent unit owners can share costs that are not in the annual budget

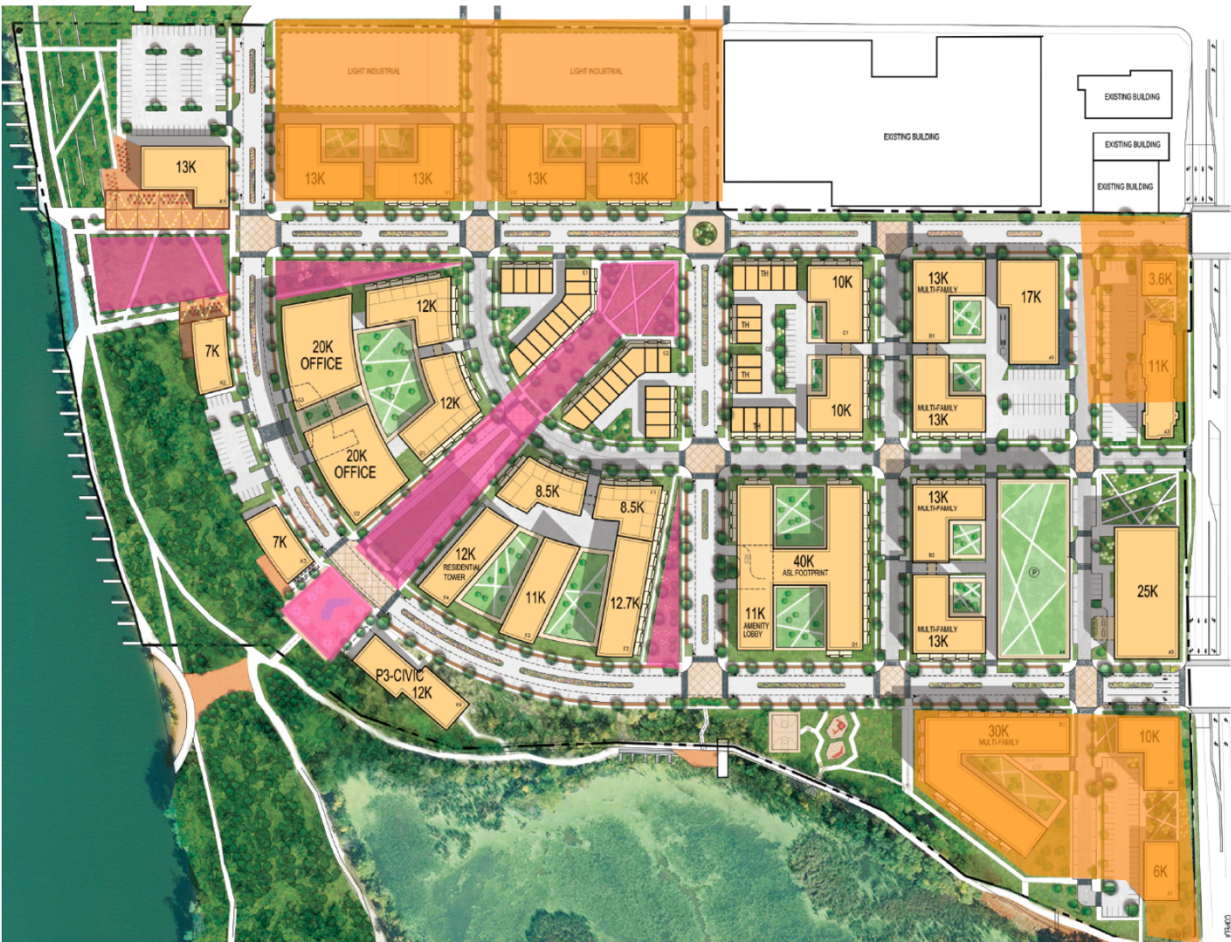
- DTSOA Operating Budget
- “Regular Assessments” mean the Association fees of the owners of units/lots

- The RDA would be the Declarant until enough properties are sold
- The Association will take on the responsibility to lead themselves after the Period of Declarant Control.
 - The Board of Directors of Association would need to appoint the members of the Architectural Committee

Proposed 2022 Budget	
Income	2022
Regular Assessments	148,949.10
Subtotal Income	148,949.10
Expenses	
Electrical	2000
Insurance	5000
Landscape Maintenance	60000
Monument Sign	4000
Real Estate Taxes	30
DTS Advertising	38000
Legal Fees	2000
Accounting Fee	1200
Miscellaneous Fees	150
Reserve Contribution	36569.1
Subtotal Expenses	148949.1
Total Net Income	-

- The RDA doesn't own all the land in River Point District's master plan
 - The land that it doesn't own wouldn't be in the RPDOA and wouldn't pay assessments to share in the costs of RPDOA
 - We haven't changed zoning for those properties
 - The owners would need to apply for a zoning change
 - If the city grants their zoning request, and if there's no TIF request for those properties, and their design matches the PDD exactly, the RPDOA has no financial recourse
 - If there's a TIF request for those properties, I think that the net present value of the condominium assessments should be a factor in that analysis
- Bernard Kearney III (Quarles & Brady) was the attorney that drafted the Bylaws and the Declaration to the DTSOA
 - His budget for the work on the River Point District is \$25,000 - \$30,000
 - He's assuming some back and forth with the RDA, Rinka, and surveyor as needed

- I project it will be in the \$20,000 - \$25,000 range
- Attached please find:
 - Bylaws
 - Amendment to Declaration
 - Declaration of Covenants, Conditions, Restrictions and Easements for Drexel Town Square
- I haven't heard plans for how the city is maintaining the 'green fingers'
 - There will be substantive costs for landscaping, snow removal, maintenance...
 - The Association would charge for these, and other, costs



GREEN FINGERS



LAND NOT RDA OWNED