



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final Redevelopment Authority

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Thursday, April 25, 2024

4:00 PM

Council Chambers

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The meeting is conducted in person and virtually via the links below.

To join the meeting click this link (or typing the URL in your web browser address bar):

<https://cityoflacrosse-org.zoom.us/j/86856083204?pwd=SHdPbGJuaFRUdUF6d3puRk4zZVN0QT09>

Meeting ID: 868 5608 3204; Passcode: RDA23; Dial by your location: +1-646-558-8656

If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing [tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org), using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

### Call to Order

### Roll Call

### Approval of Minutes from the March 28th, 2024 meeting.

### Agenda Items:

[24-0590](#) Request from Friends of the Marsh to access River Point District for annual Earth Fair marsh clean-up on Saturday, April 27, 2024.

[24-0558](#) Monthly Financial Report - April 2024.

**Attachments:** [April Financials-Updated.pdf](#)

[24-0579](#) Monthly project management report for River Point District - April 2024.

**Attachments:** [April 2024 Reduced.pdf](#)

- [24-0580](#) Consideration and possible action on Planning Option Agreement with Rykey for Lot 8.  
*(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)*  
**Attachments:** [Lot 8 Option Agreement 04-08-2024.docx](#)  
[Exhibit A Lot 8.jpg](#)  
[Specific Development Plan document from PDD for Lot 8.jpg](#)
- [24-0581](#) Consideration and possible action on Option to Purchase Agreement Extension with 360 Real Estate Solutions for Outlot 5.  
*(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)*  
**Attachments:** [Extension Draft 04-25-2024.docx](#)
- [24-0593](#) Progress update from Roush Rentals on Lot 2 of River Point District.  
*(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)*
- [24-0585](#) Consideration and possible action on Planning Option Agreements with Roush Rentals for Lots 11 and 12.  
*(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)*  
**Attachments:** [Roush Planning Option Agreement 11 and 12 Draft 2024.docx](#)

## Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

### NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to [ADAcityclerk@cityoflacrosse.org](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.

### Redevelopment Authority Members:

Adam Hatfield, Edward Przytarski, Gus Fimple, Karen Dunn, Michael Signman, Julie Henline and Barb Janssen



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 24-0590

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**Agenda Date:** 4/25/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** Request

**Agenda Number:**



# City of La Crosse, Wisconsin

City Hall  
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## Text File

File Number: 24-0558

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**Agenda Date:** 4/25/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item

<i>BALANCE SHEET</i>				
	A	1	2	3
	Type of Statement:	Co. Prep's		
	Date of Statement:	1/31/2024	2/29/2024	3/31/2024
<b>ASSETS</b>				
Cash - SB Checking		\$5,000	\$16,000	\$14,945
Cash - SB MM (Operating, UR)		\$475,706	\$469,811	\$463,420
Cash - SB MM Restricted Planning Option Agreement Deposits		\$66,552	\$64,931	\$70,005
Cash - SB MM Restricted Unspent City Reimbursement Phase III		\$47,018	\$47,073	\$47,127
Cash - SB MM Restricted Bond 2021 R-1		\$195,025	\$195,256	\$86,109
Cash - SB MM Restricted Unspent TID 18 Reimbursement Phase II		\$370,557	\$370,994	\$371,419
<b>Total Current Assets</b>		<b>\$1,159,858</b>	<b>\$1,164,065</b>	<b>\$1,053,026</b>
Land - Estimated Value		\$9,000,000	\$9,000,000	\$9,000,000
Note Receivable - Katchever/PSB (8/06/2024)		\$11,414	\$9,816	\$8,208
Note Receivable - Fenigor (12/06/2024)		\$14,256	\$13,004	\$11,744
Note Receivable - Gorman (02/28/2034)		\$300,000	\$300,000	\$300,000
<b>Total Assets</b>		<b>\$10,485,528</b>	<b>\$10,486,886</b>	<b>\$10,372,978</b>
<b>LIABILITIES</b>				
Contract Commitment - JBG Project Mgr		\$0	\$102,300	\$93,000
Contract Commitment - Gerke Phase I		\$12,950	\$12,950	\$12,950
Contract Commitment - SEH Phase II		\$79,874	\$79,874	\$73,196
Contract Commitment - SEH Phase III Design		\$124,218	\$124,218	\$14,848
Contract Commitment - SEH Phase III Admin		\$0	\$648,200	\$637,488
Contract Commitment - Chippewa Concrete Phase II		\$2,225,955	\$2,192,845	\$2,192,845
<b>Total Liabilities</b>		<b>\$2,442,996</b>	<b>\$3,160,387</b>	<b>\$3,024,328</b>
Net investment in capital assets		\$9,000,000	\$9,000,000	\$9,000,000
Unrestricted Funds		\$475,706	\$469,811	\$463,420
Restricted Funds		\$679,152	\$678,254	\$574,661
Unassigned Funds		(\$2,112,326)	(\$2,821,566)	(\$2,689,431)
<b>Net Position</b>		<b>\$8,042,532</b>	<b>\$7,326,498</b>	<b>\$7,348,650</b>
<b>Total Liabilities &amp; Net Position</b>		<b>\$10,485,528</b>	<b>\$10,486,886</b>	<b>\$10,372,978</b>



# City of La Crosse, Wisconsin

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## Text File

File Number: 24-0579

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**Agenda Date:** 4/25/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item



War Eagle Project expected to start June, 2024

# River Point District

## Project Management Report-April, 2024

**JBG Planning LLC**

# Contents

## Project Management Update-April, 2024

### Section 1.

A. Monthly activity summary divided into categories; public infrastructure, investor/developer activity, partnerships activity, financial highlights, design or PDD reviews

### Section 2.

- A. Analysis of challenges and opportunities narrative
- B. Future/existing potential funding solutions and strategies
- C. Partnership solutions and strategies
- D. Ongoing investor/developer contacts/communications
- E. Public/media relations and communications updates
- F. Map panel showing investor activity and Architectural Imagery

### Section 3.

A. Map Panel showing future infrastructure phasing and project schedules

### Section 4.

A. Metrics tracking and project impact per phase/project

# Monthly Activity Summary

## **Public infrastructure Design, Planning:**

### Right-of-Way and plat update

- Right of way plat complete-May Council Meeting approval
- Replat of Outlot 6 (Addition 1 to River Point District ) final draft completed and ready for April Council approval

### Construction Highlights

- Phase 3 Bid Awarded to IGE; Construction has commenced with an estimated completion of phase 3 by November, 2024. Concrete Sub likely to be Trierweiler Companies
- Causeway Blvd construction coordination for anticipated Spring start when River Point Drive is completed on or around May 19. Construction will take place west to east.
- MSP project progressing, temporary power installation underway
- Joint utility trench is prepared and is being evaluated by utilities for installation. Issue being resolved on variable bottom accommodating stormwater laterals.
- Lot 10 Letter of Map Revision for floodplain boundary underway.

### Other:

- Fielding numerous resident inquiries-content includes map, illustrations and lease and sales contacts
- RyKey submitting new schedule and possible option.
- War Eagle awaiting CLOMR and stormwater determination by City with plans to close on property and commence construction in late June.
- F Street awaiting city's review of development agreement requested amendments
- Roush plans progressing
- 360 option extension presentation at April RDA meeting
- Merge option expiring
- Rotary Club Presentations planned May 6 and October, Optimist, May 15, Chamber Forum, April 12, complete.
- WXOW interview completed at Chamber Forum
- ULI Panel in Newark CT, March 24-30 Completed-information on housing strategies gathered and potential developer networks
- Phase 3 and 4 Reconstruction meeting completed (see attached notes)
- Communique to developers on issues to be aware of for construction and occupancy including stormwater agreement, water testing, environmental obligations and fire district approvals.

Next General Infrastructure Update Meeting: April 18, 2024

# April 18, 2024 Phase 3 Reconstruction Meeting Summary

Plat Addition goes to the Council in April for approval

- Transportation Plat for Marsh Ln. is under review (City)
- City legal to work on conveying outlots to the City
- Developer Update
  - F-Street to start in the Fall of 2024
  - War Eagle to start early summer
  - Rykey (Lot 9) plans near complete; expect to start construction in fall of 2024 or Spring of 2025
  - Marketing of Lots 11 & 12 continues
- Parks update – reviewing options for a potential marina
- Phase 2 construction update
  - Started concrete paving last week
  - Tentative completion date of June 1st
- Phase 3 construction update
  - Joint trench excavation completed, underground work currently, stormwater facilities by July, then all surface work (paving)
- Utilities
  - Reviewing possible gas line conflict at Kraft and Copeland, gas in by April 29, plan for electric install in the next two weeks
- Causeway Blvd.
  - Anticipate June 1st start
  - McLuen parcel – keep sidewalk at approximately the grade of the terrace.
- Parcels at the end west end of Causeway – create a CSM of the “tails” and place them as public right-of-way

# Monthly Activity Summary

## Investor/developer activity

### Since last RDA Meeting:

1. Coordination with RyKey on potential new option
2. War Eagle TIF development agreement signed and coordination on closing and construction start in June
3. F Street development agreement review underway
4. Supplemental term sheet for transfer/title documentation complete
5. Developer communicate on construction and occupancy requirements
6. Coordination with the 360 Team on their plans for option extension-received and presentation pending April RDA meeting.
7. Coordination with Roush on plan development and possible new options
8. Communications with several new prospective investors

### 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) Request for 9 month extension**

**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**

**Merge, April 23-April 24-Expiring**

**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, new options pending**

## Partnership Activity

JBG Planning LLC has met with the following stakeholders:

- Outreach to Lots 11 and 12 prospects
- Fielding inquiries from interested investors and future residents
- Preconstruction meetings with contractors and construction managers
- JBG Planning issued notice to developers on obligations for pressure and flow testing for water systems, stormwater agreements, fire district reviews and environmental obligations.
- Coordination with Xcel on joint trench issue and new standards for transformer setbacks (20 feet).

# 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. Schedule for Xcel Energy Work and coordinate accessibility of gas and electric with developers-close communications with engineers and developers
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) and organics affecting the costs of footings/piers.
4. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
5. TIF application review and needs relative to city policy

### **Opportunities:**

6. Continue to market the development opportunities-Outlot 1 assembly, parcels 1 and 8, and parcels 11 and 12 of the first addition to River Point District
7. Costs of parks/recreation improvements should be coordinated with grant application opportunities
8. WEDC's idle sites and community reinvestment grants
9. Inflation Reduction Act Funding and BIL Programs for Clean Water, Transportation (Trails) and Energy Systems
10. La Crosse Community Foundation Social Investment Interests
11. Potential for renter equity programs
12. Ground lease opportunities for RDA (to be discussed on case by case basis)
13. AARP partnerships in housing innovation
14. Public Private partnerships for Public Parking and/or programmable interior/exterior community spaces

### **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**

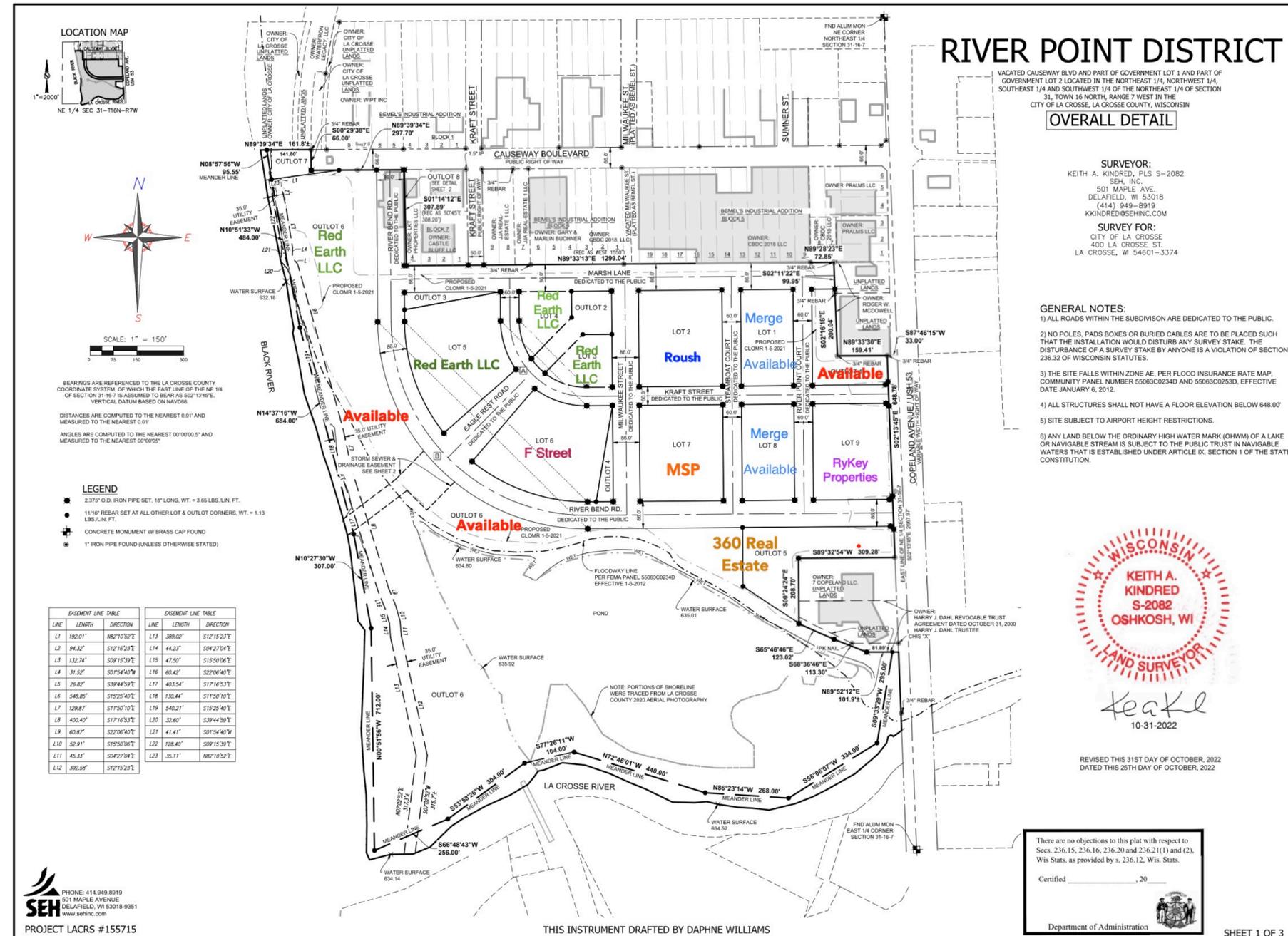
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

### **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.**

**360: April 27-April 27, 2024 (12 months)-9 Month Extension Requested**

**F Street, March 23-December, 23 (9 months) (9 month option extension approved to September, 2024)**

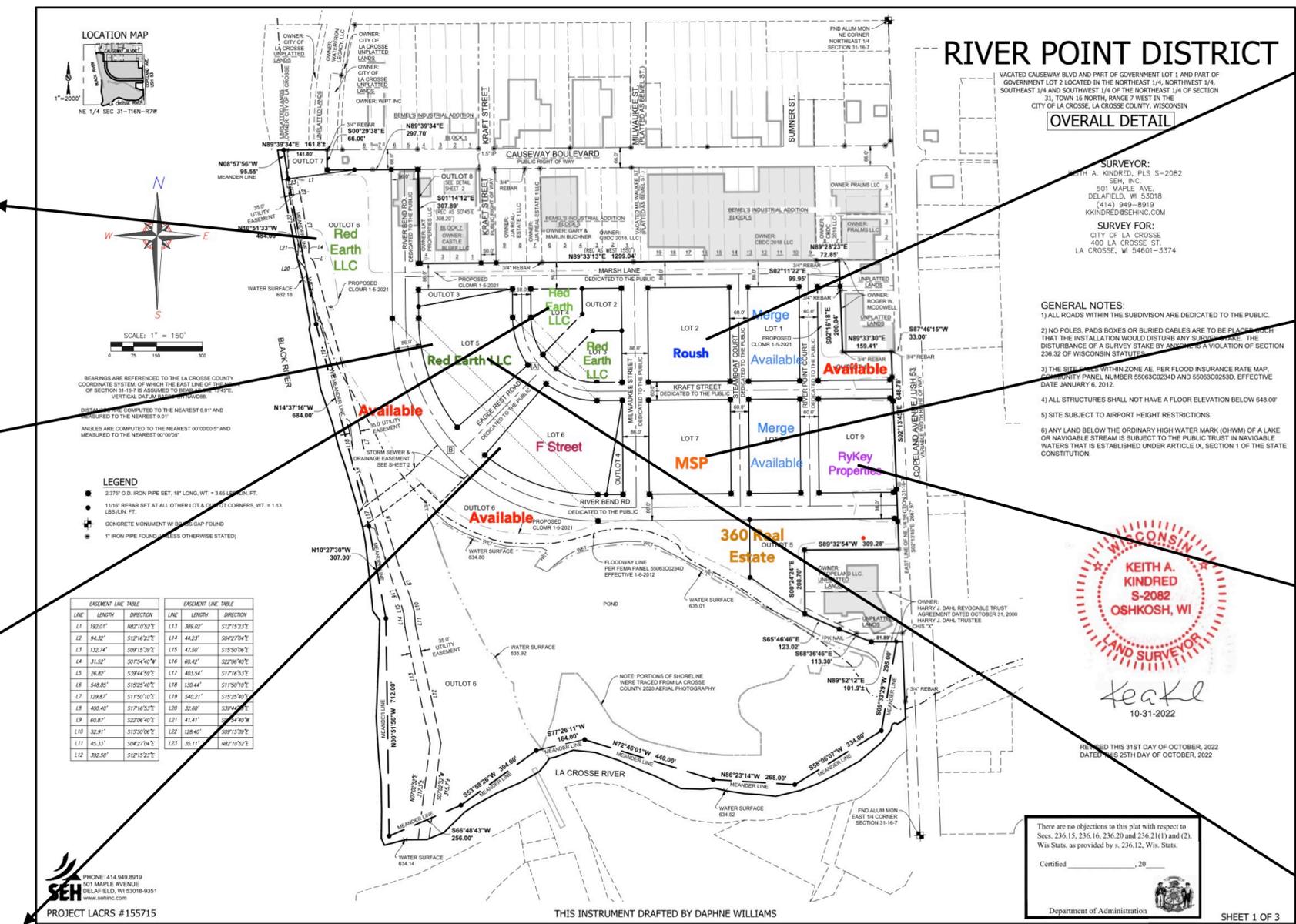
**MSP, Closed and Under Construction**

**Merge, April 23-April 24 (12 months) Expiring**

**Red Earth/War Eagle: March 23-December 23 (9 months option approved to September, 2024)**

**Rough: January 18-July 18, 2024 (6 month option)**

# Investment Character Reference-Current Options



# Infrastructure Phasing Map

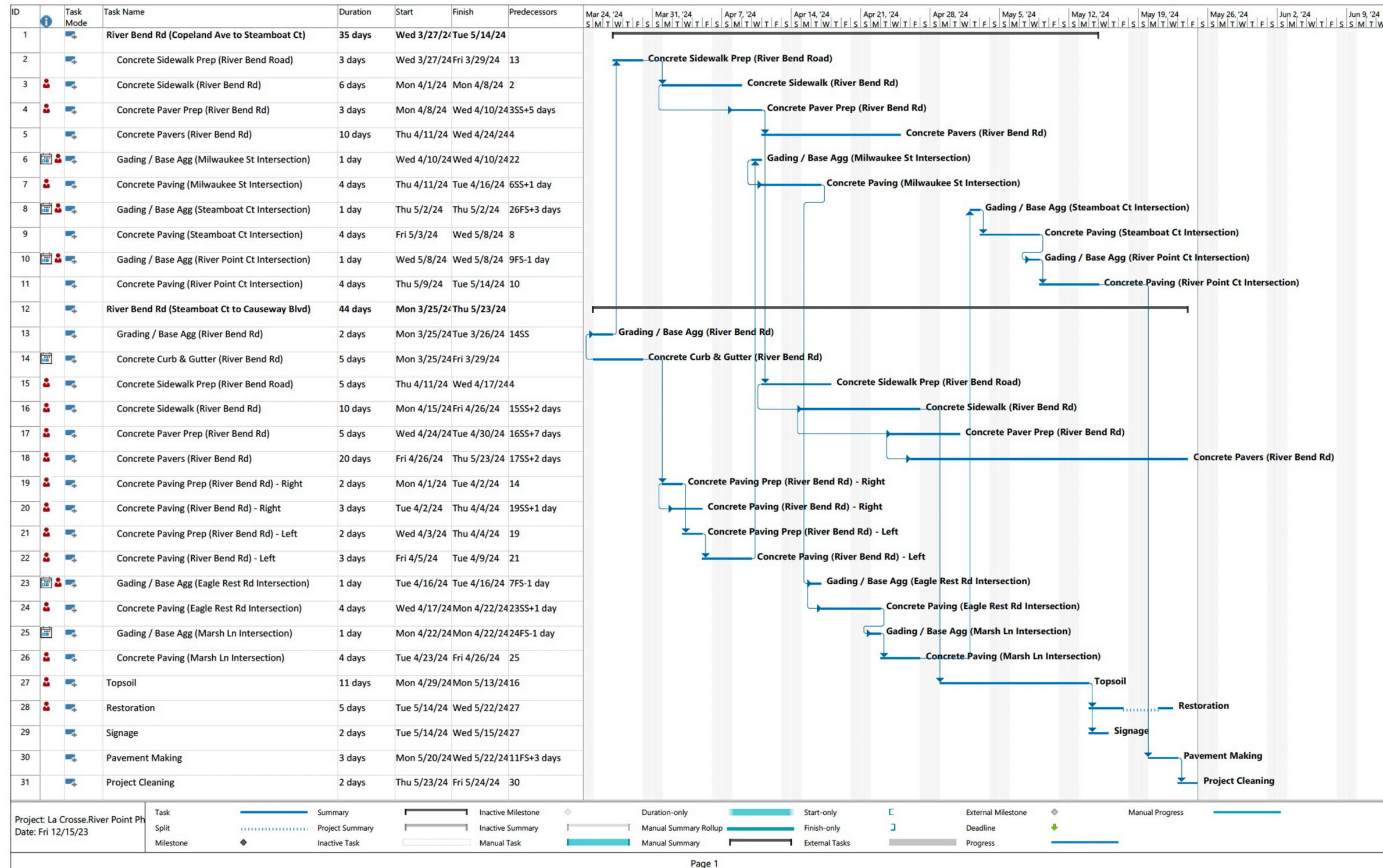


This map depicts the planned infrastructure phasing as of December, 2023, however, these phases are subject to alteration depending on the action of the Redevelopment Authority of the City of La Crosse which may be precipitated by investment activity, funding opportunities or constraints, the contracting 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. MSP's anticipated occupancy this fall will be celebrated by a ribbon cutting tentatively scheduled for May 7, 10:30AM
2. IGE's construction of phase 3 has started and is anticipated to be complete by the end of the 2024 construction season (November, 2024)
3. Several new option agreements pending on parcels 8, 11 and 12 and an extension on Parcel 13 by 360 Real Estate.

# Appendix

## PDD General Land Use Map-Newly Revised

### 2.0 SPECIFIC DEVELOPMENT PLAN

### RIVER POINT DISTRICT

#### 2.2 Land Use Diagram

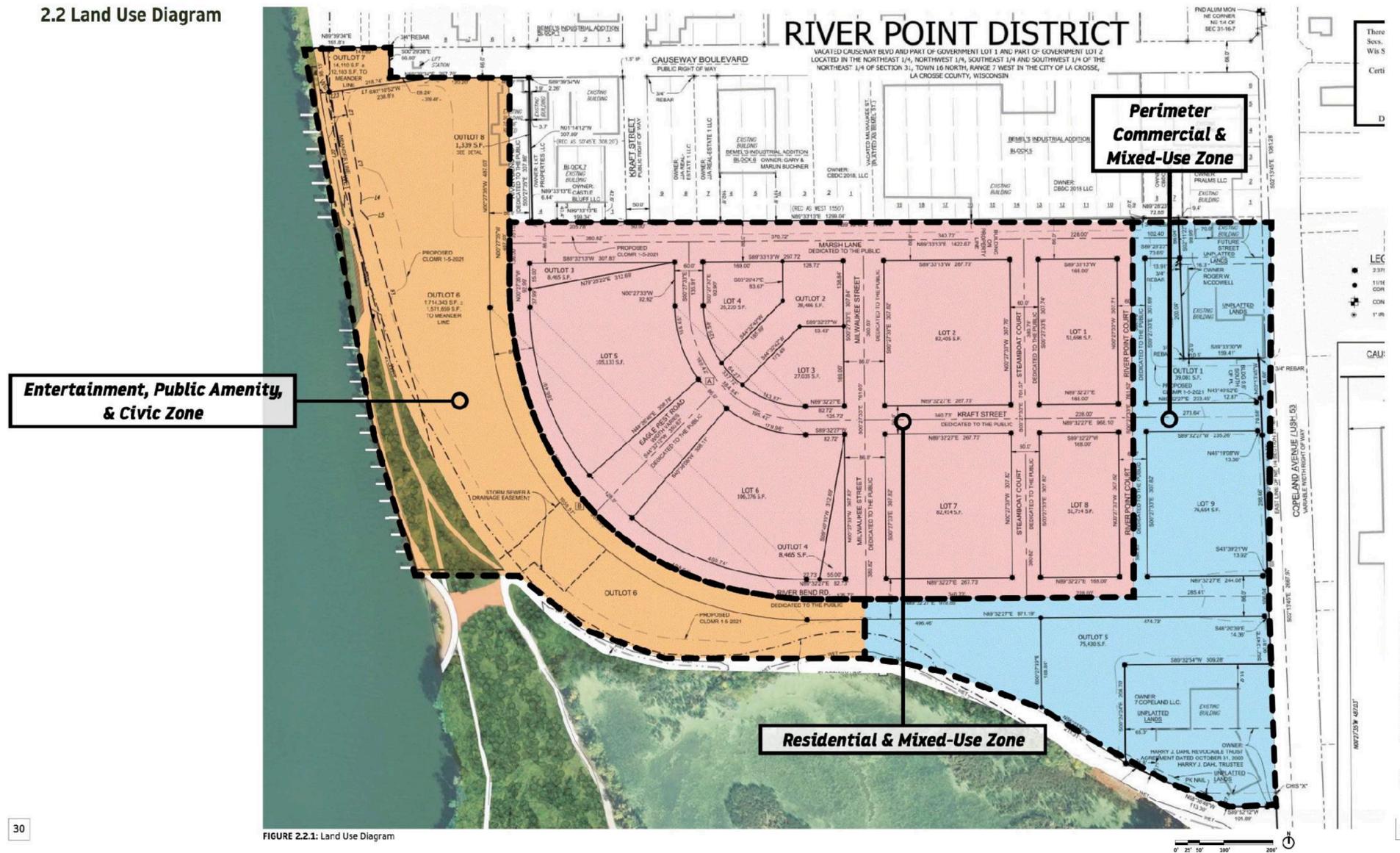


FIGURE 2.2.1: Land Use Diagram



# Appendix

## PDD General Land Use Map-Newly Revised

### 2.0 SPECIFIC DEVELOPMENT PLAN

### RIVER POINT DISTRICT

#### 2.3 Development Summary

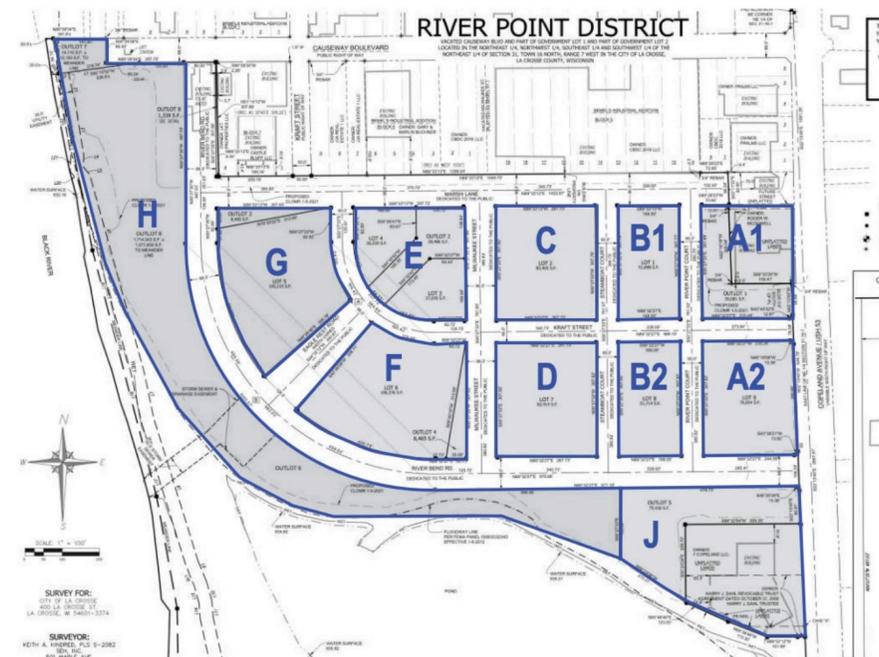
The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan.

TABLE 2.3.1: Development Summary

Lot or Outlot	Approximate Square Footage	Approximate Acreage	Description
<b>ZONE A1 - Perimeter Commercial &amp; Mixed-Use Zone</b>			
<b>OUTLOT 1</b>	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. <b>Building height in Zone A1 shall be a minimum of 2 stories.</b>
<b>ZONE A2 - Perimeter Commercial &amp; Mixed-Use Zone</b>			
<b>LOT 9</b>	76,654	1.76	Zone A2 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. <b>Building height in Zone A2 shall be a minimum of 2 stories.</b>
<b>ZONE B1 - Residential &amp; Mixed Use Zone</b>			
<b>LOT 1</b>	51,698	1.19	
<b>ZONE B2 - Residential &amp; Mixed Use Zone</b>			
<b>LOT 8</b>	51,714	1.19	
<b>ZONE C - Residential &amp; Mixed Use Zone</b>			
<b>LOT 2</b>	82,405	1.89	
<b>ZONE D - Residential &amp; Mixed Use Zone</b>			
<b>LOT 7</b>	82,414	1.89	
<b>ZONE E - Residential &amp; Mixed Use Zone</b>			
<b>OUTLOT 2</b>	28,486	0.65	
<b>LOT 3</b>	27,035	0.62	
<b>LOT 4</b>	26,220	0.60	
<b>ZONE F - Residential &amp; Mixed Use Zone</b>			
<b>LOT 6</b>	106,376	2.44	
<b>OUTLOT 4</b>	8,465	0.19	
<b>ZONE G - Residential &amp; Mixed Use Zone</b>			
<b>LOT 5</b>	105,133	2.41	
<b>OUTLOT 3</b>	8,465	0.19	
<b>ZONE H - Entertainment, Public Amenity, &amp; Civic Zone</b>			
<b>OUTLOT 6</b>	171,434	39.36	Entertainment, Public Amenity, & Civic. Mixed Use opportunities. Multi family residential above retail.
<b>OUTLOT 7</b>	14,110	0.32	
<b>ZONE J - Perimeter Commercial &amp; Mixed-Use Zone</b>			
<b>OUTLOT 5</b>	75,430	1.73	Zone J allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. <b>Building height in Zone J shall be a minimum of 2 stories.</b>
<b>TOTAL</b>		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

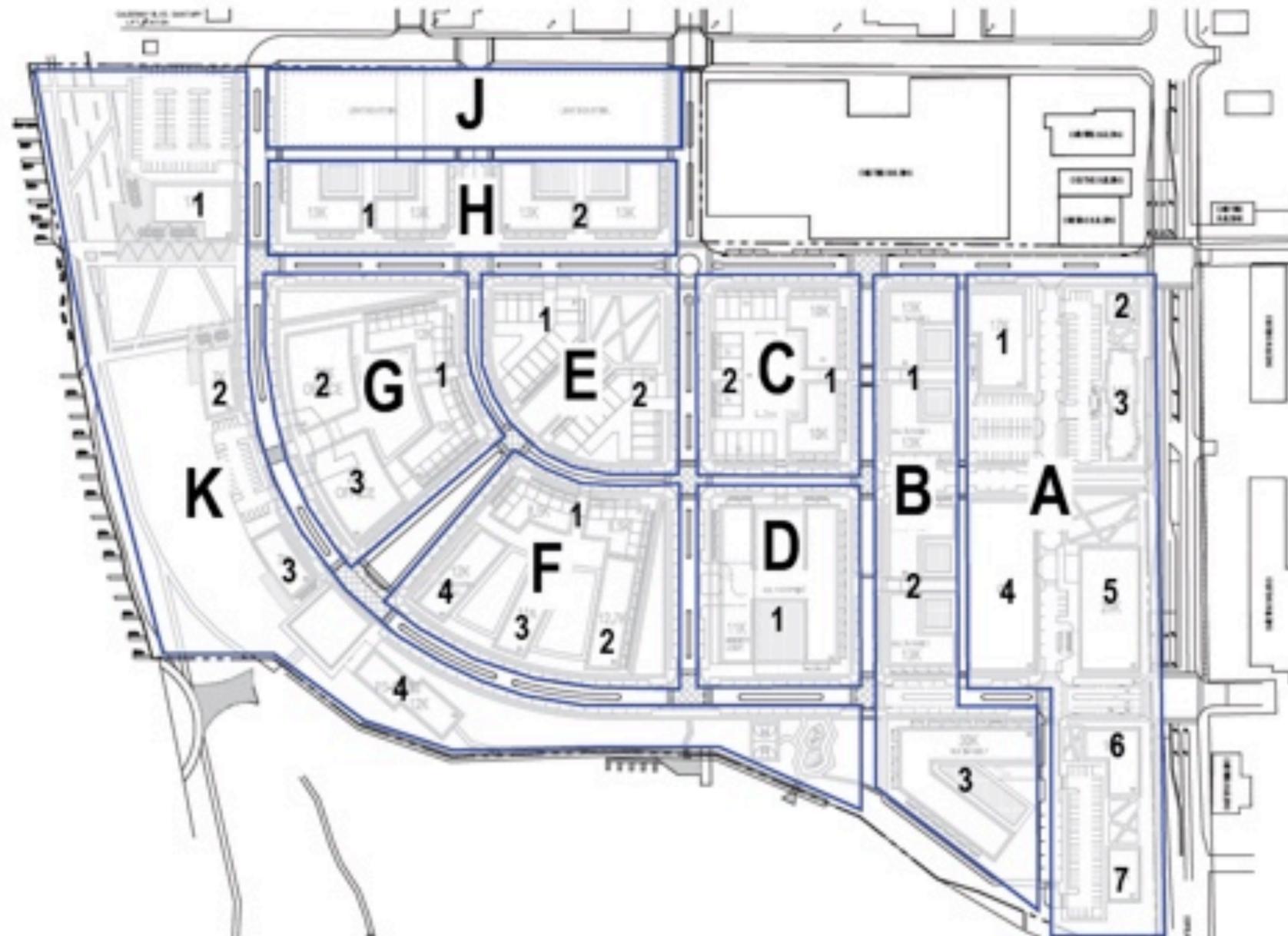
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# Appendix

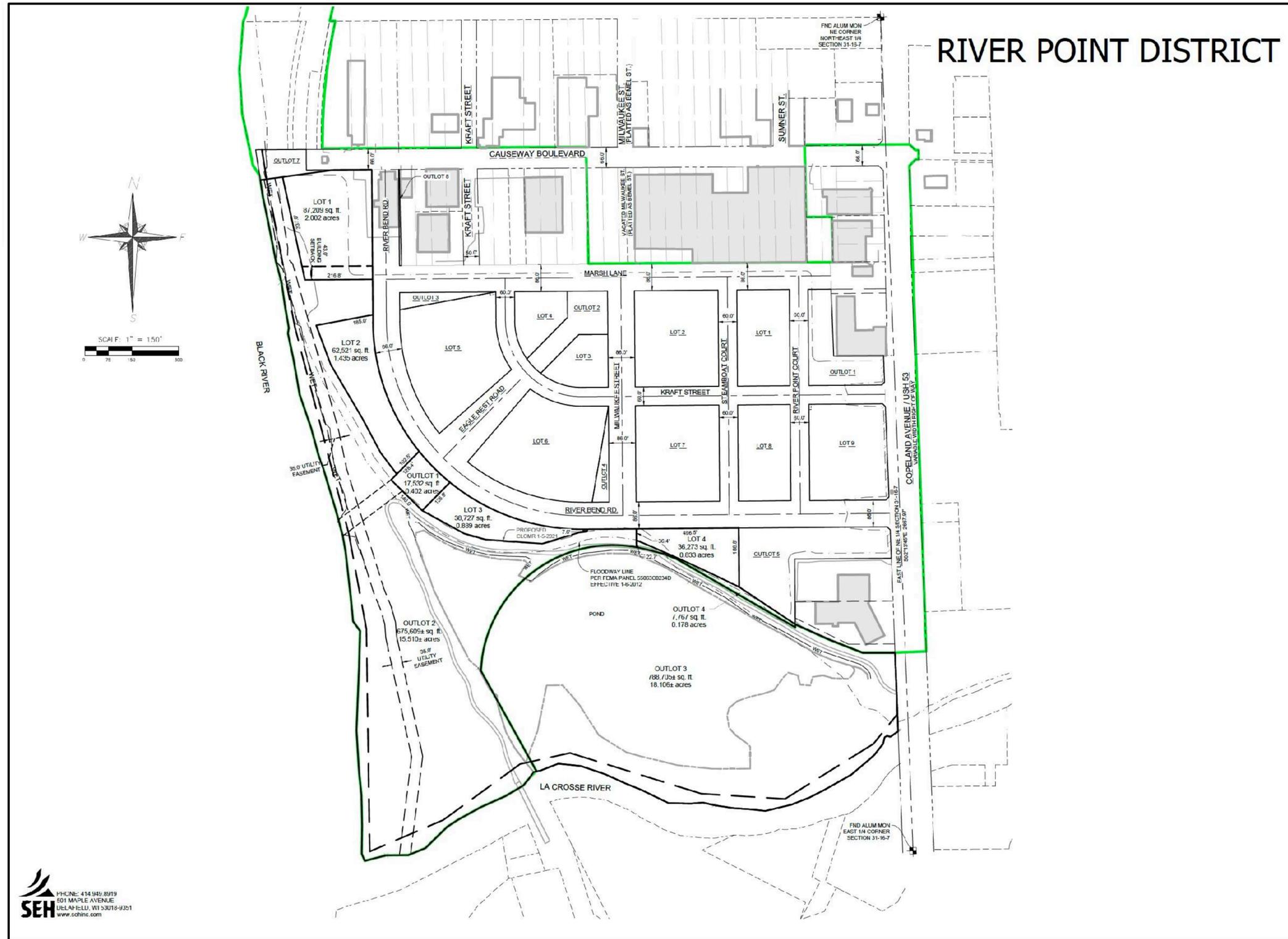
## PDD Master Plan-Reference Parcel Map

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





# Appendix-Outlot 6 RePlat Lot Size Map





# City of La Crosse, Wisconsin

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## Text File

File Number: 24-0580

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**Agenda Date:** 4/25/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item

## PLANNING OPTION AGREEMENT

This PLANNING OPTION AGREEMENT (this “Agreement”), made and entered into this 25th day of April, 2024 (the “Effective Date”), by and between Redevelopment Authority of La Crosse having its office at 400 La Crosse Street, La Crosse, WI 54601 (hereinafter the “RDA”), and Rykey Properties, a limited liability company, having its office at 2004 Highland Avenue, Suite 2A, Eau Claire, WI 54701 (hereinafter “DEVELOPER”).

WITNESSETH:

WHEREAS, the RDA owns property located at River Point District, in the City of La Crosse, County of La Crosse, WI fully depicted in the Plat, which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the DEVELOPER has requested a planning option to allow time to complete all due diligence necessary to determine the physical and financial feasibility of constructing a residential-mixed-use development with rental units and amenity space on Lot 8 of the Preliminary Plat as and as depicted in the revised PDD Specific Development Plan of River Point District as B-2, (hereinafter “Project Site”); and

WHEREAS, RDA desires to see the Project Site developed into an active mixed-use development that complies with the Master Plan, generates economic activity and increases assessed land value, thereby generating additional property tax base for the community; and

WHEREAS, RDA is willing to negotiate a sale of the Project Site with the DEVELOPER upon a determination by both parties of the economic and physical viability of proposed future uses.

NOW, THEREFORE, for good and valuable consideration, the parties mutually agree and state as follows:

1. The RDA hereby grants to DEVELOPER an exclusive Planning Option for an initial term expiring six (6) months after the Effective Date for the Project Site (the “Initial Term”). This period is required in order to complete all due diligence necessary to determine the physical and financial feasibility of proposed future uses. The Initial Term of this Agreement may be extended by mutual written agreement of the parties, and, if so, such extended term will be known and is hereinafter referred to as the “Extended Term”).
2. To secure the Initial Term, DEVELOPER shall pay RDA a payment in the amount of Five Thousand Dollars (\$5,000.00). If DEVELOPER is awarded the Extended Term, DEVELOPER shall pay to RDA an additional payment in the amount of Ten Thousand Dollars (\$10,000.00). These payments are non-refundable.
3. RDA, during the Initial Term, or any Extended Term, shall provide that the Project Site shall not be sold/conveyed or leased to any other legal entity and hereby agrees to grant to the DEVELOPER exclusive negotiating rights for the purchase or lease of said real property during the Initial Term and any Extended Term.
4. RDA, upon receipt from DEVELOPER of proof of insurance with the following terms, the RDA hereby grants DEVELOPER full access to the site for purposes of completing due diligence including, but not limited to, soil testing, engineering analysis, environmental

assessments and inspections (including invasive assessments and inspections in the discretion of the DEVELOPER), other inspections and other needs for ingress and egress upon the land. If the DEVELOPER must use a contractor for any of the above services then contractor is required to provide proof of Professional Liability and Pollution Liability insurances, with the Redevelopment Authority named on the policy. This access is subject to any preexisting easements and licenses on the Project Site. Developer must also coordinate any site visit with the RDA's construction administrator, SEH, c/o Torey Leonard or his assigns.

RDA shall endeavor to terminate any such licenses for which the DEVELOPER determines termination is reasonably necessary for completion of the due diligence necessary for this Agreement, and, in that event, DEVELOPER will be granted a day-by-day/day-to-day extension of the Initial Term or the Extended Term, if any, for the number of days that it takes for RDA to terminate such licenses.

INSURANCE. Contracting Party shall, at its sole expense, obtain and maintain in effect at all times during this Agreement the following insurance coverage:

- 1) Commercial General Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury, personal injury and property damage;
- 2) Automobile Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury and property damage covering all vehicles to be used in relationship to this Agreement;
- 3) Umbrella Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury, personal injury and property damage in excess of coverage carried for commercial general liability and automobile liability;
- 4) Professional Liability Insurance of not less than \$1,000,000.00 per claim and annual aggregate; and
- 5) To the extent that Contracting Party employs any employees or as otherwise required by law, Workers' Compensation and Employees' Liability Insurance with Wisconsin statutory limits.

On the certificate of insurance, the RDA shall be named as an additional insured on any General Liability Insurance, Automobile Insurance, and Umbrella Liability Insurance. The certificate must state the following: The RDA, its officers, agents, employees, and authorized volunteers shall be Additional Insureds. Prior to execution of the Agreement, Contracting Party shall file with RDA, a certificate of insurance signed by the insurer's representative evidencing the coverage required by this Agreement. Such evidence shall include an additional insured endorsement signed by the insurer's representative. Contracting Party shall provide La Crosse with a thirty (30) day notice prior to termination or cancellation of the policy. RDA reserves the right to require review and approval of the actual policy of insurance before it executes this Agreement.

5. DEVELOPER shall keep the Project Site free from and clear of all liens and defend, indemnify and hold harmless the RDA, and their officers, employees, contractors and agents, from and against all claims, actions, losses, liabilities, damages, costs and expenses, whether arising out of injury or death to persons or damage to any real or personal property, and including reasonable attorneys' fees and costs, incurred, suffered by, or claimed against any DEVELOPER or any of its officers, employees, contractors and agents to the extent caused by the entry by DEVELOPER, its officers, employees, contractors and agents, upon the Project Site and any due diligence activities and any costs arising out of or in connection with the due diligence activities. This provision shall survive closing or any termination of this Agreement.

6. RDA and/or the City of La Crosse shall make available all known environmental reports and activity upon the Project Site. By entering into this Agreement, the DEVELOPER in no way assumes any responsibility or liability for site remediation.
7. During the pendency of this Agreement and upon determination of the feasibility of proposed future uses, the parties shall work in good faith to negotiate and execute a Development Agreement for those projects involving Tax Incremental Financing, and any other associated documentation, that shall provide for the acquisition and development of the Project Site to DEVELOPER. Such Development Agreement is subject to the approval of RDA and the City of La Crosse Council where TIF is involved.
8. It is agreed and understood by the parties that all proposed future uses in the Development Agreement shall complement existing uses on adjacent properties. The City of La Crosse shall coordinate the public agency participation in planning, obtaining data from public records as may be available, reviewing and commenting on aspects of proposed future uses in a timely manner.
9. DEVELOPER shall demonstrate the ability to obtain financing for the proposed future uses prior to the expiration of this Agreement.
10. DEVELOPER shall provide monthly progress updates to RDA, which updates shall include, but not be limited to, preliminary site planning, architecture, density, and land uses. Within Sixty (60) days of the execution of this Agreement, DEVELOPER shall present to the RDA a site plan of their development, with corresponding elevations and renderings. RDA shall determine, in its sole and reasonable discretion, whether the DEVELOPER'S plans are sufficiently compliant with the PDD. In the event that DEVELOPER is not able to present compliant plans, then RDA may terminate this Agreement.
11. In the event that RDA may provide financial assistance to DEVELOPER, then DEVELOPER understands that RDA shall approve any final design plans as a condition of receiving any financial assistance from City of La Crosse. City of La Crosse financial assistance, if any, may be in the form of land write-downs, Tax Increment Financing or other governmental grants paid to DEVELOPER in accordance with the Development Agreement.
12. If the parties agree upon and execute a Development Agreement prior to the expiration of this Agreement, RDA shall convey the Project Site to the DEVELOPER in accordance with the terms and conditions of the Development Agreement, and any associated documentation.
13. If a Development Agreement is not agreed to by the parties prior to the expiration of this Agreement, and no extension has been agreed to by the parties, this Agreement is hereby terminated and the DEVELOPER shall furnish to RDA all environmental reports and studies, and surveys relating to the Project Site.
14. In the event the DEVELOPER determines that the proposed use on the Project Site is not feasible during the pendency of this Agreement, DEVELOPER may terminate this Agreement and shall notify RDA in writing of the termination.
15. In the event the RDA determines, in its reasonable judgment, that the DEVELOPER is not meeting its obligations under this Agreement, then the RDA may terminate this agreement and shall notify the DEVELOPER of this termination in writing.

16. RDA and DEVELOPER shall pay all of their own legal fees, third party fees, customary closing costs and other costs related to this Agreement, the Development Agreement, and any lease or sale associated with this Agreement.
17. This Agreement must be signed by the DEVELOPER and payment received within 14 days of the RDA's approval or the document will be void.

IN WITNESS WHEREOF,

this Agreement has been duly executed as of the Effective Date.

\_\_\_\_\_

\_\_\_\_\_  
Adam Hatfield, Chair

\_\_\_\_\_  
Andrea Trane, Executive Director/Secretary

**[DEVELOPER]**

\_\_\_\_\_  
Lee Haremza, Owner

DRAFT

EXHIBIT A

PLAT

DRAFT

## 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 POD document. The below table in no way limits the use or size of individual buildings within the masterplan.

TABLE 2.3.3: Development Summary

Lot or Outlot	Approximate Square Footage	Approximate Acreage	Description
<b>ZONE A1 - Perimeter Commercial &amp; Mixed-Use Zone</b>			
OUTLOT 1	33,061	0.76	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 maximum of 2 stories.
<b>ZONE A2 - Perimeter Commercial &amp; Mixed-Use Zone</b>			
LOT 5	7654	0.17	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 maximum of 2 stories.
<b>ZONE B1 - Residential &amp; Mixed-Use Zone</b>			
LOT 1	31,098	0.71	
<b>ZONE B2 - Residential &amp; Mixed-Use Zone</b>			
LOT 4	31,714	0.73	
<b>ZONE C - Residential &amp; Mixed-Use Zone</b>			
LOT 2	8265	0.19	
<b>ZONE D - Residential &amp; Mixed-Use Zone</b>			
LOT 7	8264	0.19	
<b>ZONE E - Residential &amp; Mixed-Use Zone</b>			
OUTLOT 2	2694	0.61	
LOT 3	2763	0.63	
LOT 4	3623	0.83	
<b>ZONE F - Residential &amp; Mixed-Use Zone</b>			
LOT 4	3837	0.88	
OUTLOT 4	665	0.15	
<b>ZONE G - Residential &amp; Mixed-Use Zone</b>			
LOT 5	3852	0.88	
OUTLOT 3	665	0.15	
<b>ZONE H - Entertainment, Public Amenity, &amp; Civic Zone</b>			
OUTLOT 6	27434	0.63	Entertainment, Public Amenity, & Civic. Mixed-use opportunities. Multi-family residential above retail.
OUTLOT 7	1433	0.33	Single residential above retail.
<b>ZONE J - Perimeter Commercial &amp; Mixed-Use Zone</b>			
OUTLOT 5	7500	0.17	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 maximum of 2 stories.
<b>TOTAL</b>		<b>57.32</b>	

\*Acreages shown do not include public walkways or public green spaces.

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



2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.4 Land Use Regulation Table

Key	APPLICABLE TO THIS LAND USE CHARACTER			
	Residential & Mixed-Use Zone	Commercial & Mixed-Use Zone	Public Amenity & Dist. Zone	Entertainment
P	Permitted uses subject to City regulations			
N	Prohibited			
C	Conditional uses subject to City regulations			
<b>Large format retail</b>				
	Large format retail stores in excess of 50,000 sq ft	N	N	N
<b>Government Facilities and Services</b>				
	Government offices, services, and facilities	P	P	P
<b>Residential</b>				
	Child, transitional, and seniors	C	N	N
	Health	P	P	C
	Housing for the elderly	C	N	N
	Assisted community and other living arrangements	C	N	N
	Assisted family day care homes	C	N	N
	Assisted family child care homes	C	N	N
	Multi-family dwellings with four (4) or more units	C	N	N
	Hotels, motels, and other lodging units	P	N	N
	Bed, board, and transient homes	C	N	N
<b>Commercial retail and office uses occupying 20,000 sq ft or less</b>				
	Arts and crafts	C	C	N
	Antique and collectible stores	P	P	N
	Audio and electronic stores	P	P	N
	Art and craft collector studios	P	P	N
	Art supply stores	P	P	N
	Automotive parts and accessories without installation	P	P	N
	Automotive sales and service	N	N	N
	Beauty salons	P	P	N
	Financial institutions with drive-through	C	C	N
	Financial institutions with no drive-through facilities	P	P	N
	Florist shops and beauty shops	P	P	N
	Books and stationary stores	P	P	N
	Groceries and liquor stores	C	P	P
	Building supply stores	C	P	N
	Professional or business offices	P	P	N
	Camera and photographic supply stores	P	P	N
	Car washes	C	C	N
	Cleaning services	P	P	N
	Clothing services	P	P	N
	Clothing stores	P	P	N
	Gift and specialty stores	P	P	N
	Commercial reception facilities	P	P	N
	Computer & electronic equipment sales & service	P	P	N
	Construction offices and shops	C	C	N
	Convenience shops	P	P	N
	Convenience drugstores	P	P	N
	Restaurants	P	P	P
	Department stores	N	P	N
	Dog obedience training within an enclosed structure	C	C	N

TABLE 2.4.1: Land-use Regulation Table

All uses are subject to an established minimum of restrictions of the River Point District POD including but not limited to baseline design guidelines. Table 2.3.2: Land-use Regulation indicates the Permitted, Prohibited, and Conditional building uses within the River Point District character zones (refer to figure 2.3.5). Any use not listed in this table is assumed to be prohibited. Definitions of terms are the same as the definitions already established in the City of La Crosse zoning ordinances. Additional limitations may be established through agreements between the city, property owners, and businesses proposed within the River Point District. Underlying zoning limitations (per city zoning ordinance) may also be applicable if zoning is changed under the River Point District POD.

Key	APPLICABLE TO THIS LAND USE CHARACTER			
	Residential & Mixed-Use Zone	Commercial & Mixed-Use Zone	Public Amenity & Dist. Zone	Entertainment
P	Permitted uses subject to City regulations			
N	Prohibited			
C	Conditional uses subject to City regulations			
<b>Commercial retail and office uses occupying 20,000 sq ft or less</b>				
	Drug stores and pharmacies	P	P	N
	Drug stores and pharmacies with drive-through facilities	C	P	N
	Educational facilities and exhibitions	P	P	N
	Equipment rental with on-site storage facilities	N	N	N
	Flowers	P	P	N
	Food stores	P	P	N
	Food trucks	N	N	N
	Gift stores	C	C	N
	Gift wrap	C	P	N
	Gift wrap services	C	C	N
	Gift wrap stores	C	P	N
	Gift wrap studios	C	P	N
	Health clubs and physical fitness centers	P	P	N
	Hobby and craft shops	P	P	N
	Home furnishings	P	P	N
	Interior drive-through on parcels	C	C	N
	Industrial supplies and services	P	P	N
	Insulation	P	P	N
	Laundries and dry cleaners	P	P	N
	Laundry services	P	P	N
	Laundry services, body work, certified by State	P	P	N
	Laundry services and body painting establishments	P	P	N
	Liquor stores	C	C	N
	Mail order service stores	P	P	N
	Medical, dental, & health services, certified by State	P	P	N
	Motorcycle services	P	P	N
	Self-storage / storage facilities	N	N	N
	Music stores	P	P	N
	Newspaper and magazine stores	P	P	N
	Not for profits	P	P	N
	Office supplies and business machine stores	P	P	N
	Optical stores	P	P	N
	Outdoor display of retail merchandise	C	C	N
	Paint, glass, and wallpaper stores	P	P	N
	Paint stores and paint grinding	P	P	N
	Printing services	P	P	N
	Printer or repairing studios, including stores	C	C	N
	Printing and mailing studios	C	C	N
	Restaurants with drive-in or drive-through facilities	P	P	P
	Restaurants with drive-in or drive-through facilities	C	C	N
	Self-service laundries and dry-cleaning establishments	P	P	N
	Shoe stores and shoe repair shops	P	P	N
	Soft furnishings and car washes	P	P	N
	Used energy collectors in auxiliary structure	C	C	N
	Used goods stores	P	P	N
	Used or reconditioning shops	P	P	N
	Used and antique stores	P	P	N
	Used furniture and home shops	P	P	N
	Used merchandise and home shops	P	P	N
	Video stores	C	C	N
	Video production, music rehearsal studios, sales, and rentals	P	P	N
	Wholesale office/electronic sales and services	P	P	N
	Wigs studios	P	P	N

TABLE 2.4.2: Land-use Regulation Table cont'd.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 24-0581

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**Agenda Date:** 4/25/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item

**Agenda Number:**

**Extension to the Option to Purchase Agreement**

This extension is made to be effective as of April 25, 2024 by and between the Redevelopment Authority of La Crosse (“RDA”) and 360 Real Estate Solutions 5, LLC, a Wisconsin Limited Liability Company, (“DEVELOPER”).

On April 27, 2023, the parties entered into the Option to Purchase Agreement (“Agreement”), with the ability to extend the term if mutually agreed upon.

NOW, THEREFORE, the parties mutually agree and state as follows:

1. The RDA agrees to award the developer an Extended Term of six (9) months, effective April 25, 2023.
2. The DEVELOPER agrees to pay an additional Ten Thousand Dollars (\$10,000), an amount agreed upon in the initial agreement.

Redevelopment Authority of La Crosse

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Adam Hatfield, Chair

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Andrea Trane, Secretary

Developer

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360 Real Estate Solution 5, LLC



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 24-0593

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**Agenda Date:** 4/25/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** Status Update

**Agenda Number:**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 24-0585

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**Agenda Date:** 4/25/2024

**Version:** 1

**Status:** Agenda Ready

**In Control:** Redevelopment Authority

**File Type:** General Item

**Agenda Number:**

## PLANNING OPTION AGREEMENT

This PLANNING OPTION AGREEMENT (this “Agreement”), made and entered into this **25<sup>th</sup> day of April, 2024** (the “Effective Date”), by and between Redevelopment Authority of La Crosse having its office at 400 La Crosse Street, La Crosse, WI 54601 (hereinafter the "RDA"), and Roush Rentals, a limited liability company, having its office at 707 La Crosse St. Ofc 102, La Crosse, WI 54601, (hereinafter "DEVELOPER").

WITNESSETH:

WHEREAS, the RDA owns property located at River Point District, in the City of La Crosse, County of La Crosse, WI Inclusive of all tax parcels in the River Point District Plat, which is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the DEVELOPER has requested a planning option to allow time to complete all due diligence necessary to determine the physical and financial feasibility of constructing a residential mixed-use development with rental and/or condominium units and retail/commercial space on **Parcels I I and I 2** as depicted in River Point District II Plat (hereinafter “Project Site”); and

WHEREAS, RDA desires to see the Project Site developed into an active mixed-use development that complies with the Planned Development District Master Plan, generates economic activity and increases assessed land value, thereby generating additional property tax base for the community; and

WHEREAS, RDA is willing to negotiate a sale of the Project Site with the DEVELOPER upon a determination by both parties of the economic and physical viability of proposed future uses.

NOW, THEREFORE, for good and valuable consideration, the parties mutually agree and state as follows:

1. The RDA hereby grants to DEVELOPER an exclusive Planning Option for an initial term expiring six (6) months after the Effective Date for the Project Site (the “Initial Term”). This period is required in order to complete all due diligence necessary to determine the physical and financial feasibility of proposed future uses. The Initial Term of this Agreement may be extended by mutual written agreement of the parties, and, if so, such extended term will be known and is hereinafter referred to as the “Extended Term”).
2. To secure the Initial Term, DEVELOPER shall pay RDA a payment in the amount of Five Thousand Dollars (\$5,000.00). If DEVELOPER is awarded the Extended Term, DEVELOPER shall pay to RDA an additional payment in the amount of Ten Thousand Dollars (\$10,000.00). These payments are non-refundable.
3. RDA, during the Initial Term, or any Extended Term, shall provide that the Project Site shall not be sold/conveyed or leased to any other legal entity and hereby agrees to grant to the DEVELOPER exclusive negotiating rights for the purchase or lease of said real property during the Initial Term and any Extended Term.
4. RDA, upon receipt from DEVELOPER of proof of insurance with the following terms, the RDA hereby grants DEVELOPER full access to the site for purposes of completing due diligence including, but not limited to, soil testing, engineering analysis, environmental assessments and inspections (including invasive assessments and inspections in the discretion

of the DEVELOPER), other inspections and other needs for ingress and egress upon the land. If the DEVELOPER must use a contractor for any of the above services then contractor is required to provide proof of Professional Liability and Pollution Liability insurances, with the Redevelopment Authority named on the policy. This access is subject to any preexisting easements and licenses on the Project Site. Developer must also coordinate any site visit with the RDA's construction administrator, SEH, c/o Torey Leonard or his assigns.

RDA shall endeavor to terminate any such licenses for which the DEVELOPER determines termination is reasonably necessary for completion of the due diligence necessary for this Agreement, and, in that event, DEVELOPER will be granted a day-by-day/day-to-day extension of the Initial Term or the Extended Term, if any, for the number of days that it takes for RDA to terminate such licenses.

INSURANCE. Contracting Party shall, at its sole expense, obtain and maintain in effect at all times during this Agreement the following insurance coverage:

- 1) Commercial General Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury, personal injury and property damage;
- 2) Automobile Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury and property damage covering all vehicles to be used in relationship to this Agreement;
- 3) Umbrella Liability Insurance of not less than \$1,000,000.00 per occurrence for bodily injury, personal injury and property damage in excess of coverage carried for commercial general liability and automobile liability;
- 4) Professional Liability Insurance of not less than \$1,000,000.00 per claim and annual aggregate; and
- 5) To the extent that Contracting Party employs any employees or as otherwise required by law, Workers' Compensation and Employees' Liability Insurance with Wisconsin statutory limits.

On the certificate of insurance, the RDA shall be named as an additional insured on any General Liability Insurance, Automobile Insurance, and Umbrella Liability Insurance. The certificate must state the following: The RDA, its officers, agents, employees, and authorized volunteers shall be Additional Insureds. Prior to execution of the Agreement, Contracting Party shall file with RDA, a certificate of insurance signed by the insurer's representative evidencing the coverage required by this Agreement. Such evidence shall include an additional insured endorsement signed by the insurer's representative. Contracting Party shall provide La Crosse with a thirty (30) day notice prior to termination or cancellation of the policy. RDA reserves the right to require review and approval of the actual policy of insurance before it executes this Agreement.

5. DEVELOPER shall keep the Project Site free from and clear of all liens and defend, indemnify and hold harmless the RDA, and their officers, employees, contractors and agents, from and against all claims, actions, losses, liabilities, damages, costs and expenses, whether arising out of injury or death to persons or damage to any real or personal property, and including reasonable attorneys' fees and costs, incurred, suffered by, or claimed against any DEVELOPER or any of its officers, employees, contractors and agents to the extent caused by the entry by DEVELOPER, its officers, employees, contractors and agents, upon the Project Site and any due diligence activities and any costs arising out of or in connection with the due diligence activities. This provision shall survive closing or any termination of this Agreement.

6. RDA and/or the City of La Crosse shall make available all known environmental reports and activity upon the Project Site. By entering into this Agreement, the DEVELOPER in no way assumes any responsibility or liability for site remediation.
7. During the pendency of this Agreement and upon determination of the feasibility of proposed future uses, the parties shall work in good faith to negotiate and execute a Development Agreement for those projects involving Tax Incremental Financing, and any other associated documentation, that shall provide for the acquisition and development of the Project Site to DEVELOPER. Such Development Agreement is subject to the approval of RDA and the City of La Crosse Council where TIF is involved.
8. It is agreed and understood by the parties that all proposed future uses in the Development Agreement shall complement existing uses on adjacent properties. The City of La Crosse shall coordinate the public agency participation in planning, obtaining data from public records as may be available, reviewing and commenting on aspects of proposed future uses in a timely manner.
9. DEVELOPER shall demonstrate the ability to obtain financing for the proposed future uses prior to the expiration of this Agreement.
10. DEVELOPER shall provide monthly progress updates to RDA, which updates shall include, but not be limited to, preliminary site planning, architecture, density, and land uses. Within Sixty (60) days of the execution of this Agreement, DEVELOPER shall present to the RDA a site plan of their development, with corresponding elevations and renderings. RDA shall determine, in its sole and reasonable discretion, whether the DEVELOPER'S plans are sufficiently compliant with the PDD. In the event that DEVELOPER is not able to present compliant plans, then RDA may terminate this Agreement.
11. In the event that RDA may provide financial assistance to DEVELOPER, then DEVELOPER understands that RDA shall approve any final design plans as a condition of receiving any financial assistance from City of La Crosse. City of La Crosse financial assistance, if any, may be in the form of land write-downs, Tax Increment Financing or other governmental grants paid to DEVELOPER in accordance with the Development Agreement.
12. If the parties agree upon and execute a Development Agreement prior to the expiration of this Agreement, RDA shall convey the Project Site to the DEVELOPER in accordance with the terms and conditions of the Development Agreement, and any associated documentation.
13. If a Development Agreement is not agreed to by the parties prior to the expiration of this Agreement, and no extension has been agreed to by the parties, this Agreement is hereby terminated and the DEVELOPER shall furnish to RDA all environmental reports and studies, and surveys relating to the Project Site.
14. In the event the DEVELOPER determines that the proposed use on the Project Site is not feasible during the pendency of this Agreement, DEVELOPER may terminate this Agreement and shall notify RDA in writing of the termination.
15. In the event the RDA determines, in its reasonable judgment, that the DEVELOPER is not meeting its obligations under this Agreement, then the RDA may terminate this agreement and shall notify the DEVELOPER of this termination in writing.

16. RDA and DEVELOPER shall pay all of their own legal fees, third party fees, customary closing costs and other costs related to this Agreement, the Development Agreement, and any lease or sale associated with this Agreement.
17. This Agreement must be signed by the DEVELOPER and payment received within 14 days of the RDA's approval or the document will be void.

IN WITNESS WHEREOF,

this Agreement has been duly executed as of the Effective Date.

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Adam Hatfield, Chair

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Andrea Trane, Executive Director/Secretary

**[DEVELOPER]**

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Name, Title

# EXHIBIT A

## PLAT

