EXHIBIT B

Description of Project

The War Eagle building is designed to be a community asset that will combine housing options, destination dinning, and other commercial business uses. The building lobby area will highlight the cultural and historic relevance of the location. A concentration on the War Eagle steamboat's usage during the civil war and thereafter will be emphasized throughout community spaces.

The walkability of this site to downtown businesses, Riverside Park, and a nearby grocery store helps reduce the need for driving and makes it an ideal location for all groups of potential renters. The Parks Department has plans for a connection to the bike trail system which will appeal to outdoor recreation enthusiasts. Adding density on this site will positively contribute to the use of the bike trail system which fits the social and cultural significance of outdoor recreation in the City of La Crosse.

This building has multiple sustainability features that, over time, will help offset CO2 emissions created from the construction process. Most notably the rooftop solar panels are intended to help power the common hallways and community spaces. The green roof terrace system will help with stormwater management by capturing rainwater and using it for the plants and then having it slowly dissipate or evaporate. It also helps improve the lifespan of the roof by protecting the roof membrane and it provides a better thermal performance of the roof by providing additional mass and insulation. The green roof helps by absorbing the sun's energy and therefore reducing the temperature of the roof in the summer. The plants themselves are also helping by converting CO2 into oxygen.

The development will also provide parking for tenants, commercial space patrons, as well as surface stalls for tenants, commercial patrons, and public use.

In terms of the architectural design and materials, we are proposing the use of various materials that would not ordinarily be used in a multi-family development. These materials include the use of glass and architectural pre-cast stone around the entire first and second level of the structure. The first/second level materials will scale nearly 24 feet in height. All the upper levels have tall ceilings with floor to ceiling glass with a mix of high-quality brick, metal, and aluminum sidings.

<u>Project Highlights:</u>

6 story building, 51 Apartment Units, 12,621 sf commercial space (including interior mezzanine), interior parking structure and public surface parking stalls

Projected Assessed value: $10,791,700
Projected first year Tax Revenue after stabilization: $211,248
Projected Cost: $21,500,000
Number of Residences: 51
Number of Parking Spaces: 113
Garage/Enclosed: 35 (tenant use)
Surface: 78 (tenant, commercial, public use)