



August 24, 2025

Memo

To: Redevelopment Authority
From: Jason Gilman, AICP, Project Manager River Point District
RE: August RDA PM Report

The following are some highlights for consideration at the August 28 RDA meeting:

1. Coordination with existing developers including:
 - a. Roush who intends to submit his TIF application for lot 12 in September and has updated plans and estimates for the RDA to consider at the September meeting
 - b. RyKey who is progressing on plans for the Gateway project on Lot 9 and the construction progress on lot 8.
 - c. 360 who is in the process of attracting a commercial end cap tenant to the first phase commercial building and who plans a fall or spring construction start.
2. Coordination with potential developers on the RFEI issued in July for Lot 6, the Marsh Lane assembly and the outlot 1 opportunity. We have two proposals submitted and a few in conversation. The RDA may consider taking up the review of these proposals at their September 25 meeting.
3. We issued an addendum to the landscape contract which includes the maintenance of right of ways and prairie areas.
4. We attended a meeting with the Army Corp of Engineers on the marina planning and progress
5. We attended a pre-application meeting for a grant from the La Cross Community Foundation to hire a consulting team to put together the details of the **renter equity program** (see the attached draft proposal which is subject to your approval), which could include your consideration of up to \$5,000 in RDA funds matching up to \$20,000 from the Foundation.
6. We'll be touching up the cover seed at River Point District this fall or depending on conditions, Spring of 2026.
7. We presented the economic development story of River Point District at the La Crosse Area Chamber Leadership event at First Supply in West Salem.
8. We met with the La Crosse Area Builders Association (Andrea, Tim and I) to discuss challenges and opportunities in delivering missing middle housing and established a plan to reverse engineer a redevelopment site using a LABA study group.
9. We submitted an abstract and have been coordinating the tour and presentation at the Statewide APA-WI conference in La Crosse September 11-12 at River Point District.

Thank you.