DOC# 1277814

FIRST AMENDMENT TO THE CITY OF MANITOWOC TID NO. 22 DEVELOPMENT AGREEMENT WITH RIVER LANDING DEVELOPERS LLC

STATE OF WI - MTWC CO KRISTI TUESBURG REG/DEEDS RECEIVED FOR RECORD 11/11/2024 12:47:09 PM

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS

10 Chg

Manitowoc City Clerk 900 Quay Street Manitowoc, WI 54220

Parcel Identification Numbers: 052-000-170-010 & 052-000-148-010

This instrument was drafted by: Adam Tegen City of Manitowoc Community Development Director

FIRST AMENDMENT TO THE CITY OF MANITOWOC TID NO. 22 DEVELOPMENT AGREEMENT WITH RIVER LANDING DEVELOPERS LLC

WHEREAS, the City of Manitowoc, Wisconsin, a Municipal Corporation (the "City") and RIVER LANDING DEVELOPERS LLC, (the "Developer") entered into a TID No. 22 Development Agreement (the "Agreement"); and

WHEREAS, the City and Developer executed the Agreement on November 21, 2023 and

WHEREAS, the Developer agreed to acquire two parcels of City owned property, construct 24 residential condominium units and a restaurant/retail space and invest a total estimated cost of \$15 million; and

WHEREAS, the expected impact of the investment would be an increase of approximately \$13.3 million in the assessed value of the property; and

WHEREAS, the City incentive of up to \$2,660,000 was based upon the expected increase to the assessed value of the property over the remaining life of TID No. 22; and

WHEREAS, the original conceptual design included 3 residential buildings with 8 condominium units per building; and

WHEREAS, the developer has revised the design for the development and wishes to construct 6 residential buildings with 4 condominium units per building;

WHEREAS, the Developer has continued to work towards the implementation of the project and the revised concept is not expected to materially impact the financial aspects of the project.

NOW THEREFORE BE IT RESOLVED

That the Section WHEREAS of the Agreement is revised as follows:

WHEREAS, DEVELOPER will invest a total of approximately \$15,000,000 on the Property for site preparation, construction, and soft costs (collectively, the "Project"). The purpose of the Project is to construct three six residential condominium buildings with § 4 dwelling units each, ranging from one bedroom to three bedrooms. The final phase is expected to include an approximately 5,000 square foot restaurant/retail space. The Project will continue building momentum within the River Point District by adding owner occupied residential units and creating new commercial activity focused on the Manitowoc River. The redevelopment will also result in the creation and support of construction jobs while adding another needed residential option within the downtown; and,

That Section 1(A) of the Agreement is revised as follows:

The DEVELOPER agrees to complete the Project which includes the construction of three six new residential condominium buildings with 8 4

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dwelling units each totaling 24 residential units ranging from one bedroom to three bedrooms in accordance with the Concept Plan. DEVELOPER also agrees to construct a new minimum 5,000 square foot restaurant / retail space on the Property which may be utilized as one space or subdivided into more than one restaurant / retail space in the discretion of DEVELOPER provided, however, that the same is done in accordance with applicable laws. Such restaurant / retail space may be included as one of the three six buildings referenced above. The total Project costs will be approximately \$15,000,000. The Project shall begin construction no later than May 31 July 1, 2025.

That Exhibit B is replaced with the attached new Exhibit B.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have executed this First Amendment to the Agreement as of the 10 day of 32"DEVELOPER": RIVER LANDING DEVELOPERS LLC By: Dan Diederichs - owner of 50% of Membership Units RIVER LANDING DEVELOPERS, LLC By: Abby Diederichs - owner of 50% of Membership Units in RIVER LANDING DEVELOPERS, LLC STATE OF WISCONSIN) ss. MANITOWOC COUNTY Personally came before me this day of OC , 2024, the above named Dan Diederichs and Abby Diederichs, to me known to be the persons who executed the foregoing instrument on behalf of RIVER LANDING DEVELOPERS, LLC. Notary Public, State of My Commission:

Notary Public, State of Wisconsin My Commission: 11-26-24



"CITY":	
CITY OF MANITOWOO	
By: Just M. What	
Name: Justin M. Nickels	
Title: Mayor	
By: Malug 3 Name: Mackenzie Reed	
Title: City Clerk/Deputy Treasurer	
STATE OF WISCONSIN)	
) ss.	
MANITOWOC COUNTY)	
Personally came before me this 7 day of November 2024, the above	ove named, Justin
M. Nickels, Mayor, and Mackenzie Reed, City Clerk/Deputy Treasurer, to m	e known to be the
persons and officers who executed the foregoing instrument and acknowledge	ed that they
executed the same as such officers by the CITY of Manitowoc's authority.	



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EXHIBIT A LEGAL DESCRIPTION

Lot 1 and Lot 2 of the Certified Survey Map Recorded as Document 1266038 in Volume 36 Page 329 with said CSM being located in Blocks 148, 169, and 170 of the Original Plat of the City of Manitowoc and adjacent vacated streets, being part of Government Lot 3 of Section 30, Town 19 North, Range 24 East, City of Manitowoc, Manitowoc County, Wisconsin.



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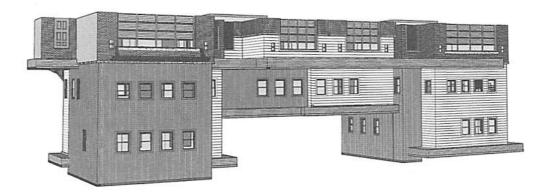
Exhibit B Concept Plan



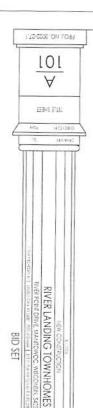
NEW CONSTRUCTION

RIVER LANDING TOWNHOMES

RIVER POINT DRIVE, MANITOWOC, WISCONSIN, 54220



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