

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AMENDED AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the **Community Development Authority** of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **COMMUNITY DEVELOPMENT AUTHORITY BOARD OF THE CITY OF WAUSAU**
Date/Time: **Tuesday, August 25, 2026 at 12:00 pm**
Location: **550 E Thomas Street, Wausau, Wisconsin 54403**
Members: **Sarah Napgezek (C), David Welles, John Wagman, Sarah Watson, Andrew Wiskowski, Tracy D'Antonio**

AGENDA ITEMS FOR CONSIDERATION (All items listed may be acted upon)

1. Call the Meeting to Order
2. Approval of Minutes from 07/28/26
3. Presentation of the Steve Falek Scholarship - Dawn Lausche - Housing Choice Voucher Participant
4. Finance Committee Report
5. Discussion and Possible Action on Resolution #26-007 Amending the Bylaws of the Wausau Community Development Authority
6. Consideration and Possible Action on Resolution #26-008 on CDA Finance Committee
7. Consideration and Possible Action on Resolution #26-009 on CDA Redevelopment Committee
8. Discussion and Possible Action on Riverview Towers LLC Concrete Façade Repair Scope of Work Options
9. Operational Issues & Current Activities
 - A. Occupancy Overview
 - B. Update on 405 S 8th Avenue
 - C. Update on Public Housing Repositioning Plan
 - D. Update on Funktion Design Studio Architectural Services Change Order #4 for 405 S 8th Avenue, Wausau
 - E. NEF LIHTC Tenant File Review - Riverview Towers LLC
 - F. CDA Staffing Update

Adjournment

Sarah Napgezek, Chair

This Notice was posted at City Hall and emailed to the Media on Thursday, August 20, 2026 at 1:00 pm. Questions regarding this agenda may be directed to Randy Fifrick, Community Development Director at 715-261-6684

Any person wishing to offer public comment who does not appear in person to do so, may e-mail Juli Birkenmeier at juli.birkenmeier@wausauwi.gov with "Community Development Authority Board Meeting Public Comment" in the subject line a minimum of 2 hours prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The message related to agenda items received prior to the meeting will be provided to the Chair.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

It is possible that members of, and possible a quorum of members of other committees of the City of Wausau may be in attendance at the above mentioned meeting to gather information. No action will be taken by any such group at the above mentioned meeting other than the committee specifically referred to in this notice.

Other Distribution: City Website, Alderpersons, Board Members, Mayor

COMMUNITY DEVELOPMENT AUTHORITY
MINUTES

July 28, 2026

MEMBERS PRESENT: Sarah Napgezok, David Welles, John Wagman, Sarah Watson, Andrew Wiskowski, Tracy D'Antonio

MEMBERS ABSENT:

OTHERS PRESENT: Juli Birkenmeier, Randy Fifrick, Tammy King, Vincent Bonino, Jamie Collins, Amy Bolder-Meyers, Tammy Stratz, Jon Trautman – CliftonLarsonAllen LLP

(1) Call Meeting to Order

Meeting was called to order at 12:00 pm at 550 E Thomas Street, Wausau, Wisconsin.

(2) Approval of Minutes from 06/23/26

Wagman made a motion to approve the minutes from 06/23/26. Watson seconded. Motion was approved unanimously.

(3) Presentation of the 2025 Riverview Towers LLC and the Wausau Community Development Authority Audits – Jon Trautman, CliftonLarsonAllen LLP

Jon Trautman presented the 2025 Wausau Community Development Authority (WCDA) and Riverview Towers LLC audits to the board and answered any questions arising from his presentation. He confirmed there were no financial findings or compliance issues, resulting in the issuance of an unmodified opinion for each audit.

(4) Discussion and Possible Action on Amendment to S.C. Koegler Consulting, LLC Service Agreement for Consulting Services for Comprehensive Repositioning Options Plan to Repositioning Application Services – Public Housing

Birkenmeier presented the amended service agreement for consulting services related to the comprehensive repositioning of the CDA's Scattered Sites Public Housing to provide repositioning application services. Birkenmeier stated that the total fee would be \$18,000 with the initial payment of \$4,000 already paid at execution of the original agreement leaving a balance of \$14,000. She furthered that this revised scope of work includes presenting a condensed repositioning plan to the board for approval and submission of the Section 18 application. Welles made a motion to approve the amendment to the S.C. Koegler Consulting LLC Service Agreement for Consulting Services for Comprehensive Repositioning Options Plan to Provide Repositioning Application Services. Watson seconded. Motion was approved unanimously.

(5) Consideration and Possible Action on Resolution #26-005 Administrative Plan (Admin Plan) Update- HCV Program, Riverview Terrace and Riverview Towers, LLC

Birkenmeier introduced Amy Bolder-Meyer, Housing Project Coordinator, who provided a brief overview of the updates and revisions made to the Administrative Plan (Admin Plan), which applies to the operation of the HCV Program, Riverview Terrace, and Riverview Towers, LLC.

Birkenmeier explained that the CDA subscribes to policy update services from Nan McKay & Associates to ensure that all policies remain consistent, current, and compliant with HUD regulations. Birkenmeier sought board approval to submit the revised plan to HUD's Milwaukee Field Office for retention in their files. Watson moved to approve Resolution 26-005. Wiskowski seconded. Roll call vote of 6-0.

(6) Consideration and Possible Action on Resolution #26-006 Admissions and Continue Policy (ACOP) Update - Public Housing

Birkenmeier then introduced Jamie Collins, Occupancy Specialist, who provided a brief overview of the updates and revisions made to the Admissions and Continue Policy (ACOP), which applies to the operation of the Public Housing program. Birkenmeier sought board approval to submit the revised plan to HUD's Milwaukee Field Office for retention in their files. Watson moved to approve Resolution 26-006. D'Antonio seconded. Roll call vote of 6-0.

(7) Resignation of Commissioner Patrick Gosz

Birkenmeier announced the resignation of Commissioner Patrick Gosz. She explained that after the June board meeting, Mr. Gosz informed her that due to an unforeseen family circumstance, he would no longer be able to serve on the board. Birkenmeier expressed gratitude for the expertise he brought since his appointment in 2023. Birkenmeier furthered that she will work with Mayor Diny and Director Fifrick to identify a qualified replacement.

(8) Discussion on Amending the Bylaws of the Wausau Community Development Authority

Birkenmeier provided a draft revision of the WCDA Bylaws, clarifying the process for filling vacancies in the offices of Chair and Vice Chair and aligning terms of those offices with the appointed member's term. After review Welles recommended removing the word "limits" from the proposed language to avoid misunderstanding, keeping the focus on term alignment rather than restrictions. Birkenmeier confirmed that she would update that recommendation in the Bylaws and would bring it back to the next scheduled board meeting for adoption and approval. Birkenmeier sought board guidance on the appointment of new members to the Redevelopment and Finance Committees and the board agreed to postpone appointing members until a new commissioner is appointed by the Mayor and City Council.

(9) Discussion and Possible Action on Easement with Wisconsin Public Service (WPS) for Underground Facilities at 405 S 8th Avenue, Wausau

Birkenmeier stated that an easement was requested by Wisconsin Public Service (WPS) for underground facilities at 405 S. 8th Avenue. She explained that a similar easement was approved in September 2025 for other CDA properties. She furthered that the easement is required to allow access to the power and gas service for any maintenance needs or upgrades. She explained that the map that was provided shows the easement running along the alley and extending East–West along the north end of the property. Welles made a motion to approve the easement with Wisconsin Public Service for underground facilities. Wagman seconded. Motion was approved unanimously.

(10) Discussion and Possible Action on Funktion Design Studio Architectural Services Change Order #4 for 405 S 8th Avenue, Wausau

Birkenmeier stated Funktion Design Studio submitted change order #4 for additional services under Contract Administration for 405 S. 8th Avenue. Birkenmeier explained that Funktion requested additional compensation due to higher-than-anticipated contractor inquiries, submittal reworks, and coordination needs, estimating over \$3,000 in unbilled time and proposing a

not-to-exceed amount of \$4,625 for the remainder of the project. Birkenmeier stated that staff reviewed previous change orders and expressed concerns that some of the work now being billed appeared to be already covered under previous change orders. Birkenmeier noted that the original agreement was a lump-sum contract that included monthly site observations and corresponding reports, which have not yet been provided. Wiskowski stated that he believed that these obligations should be met before considering further compensation. After discussion, the Board decided not to take action on the change order at this time. Wiskowski made a motion to postpone the item indefinitely. Watson second. Motion was approved unanimously.

(11) Operational Issues and Current Activities

Occupancy Overview - Birkenmeier reported 98% occupancy at Riverview Towers, 97% at Riverview Terrace, 100% at the Scattered Sites, 100% occupancy at Fulton Street, with staff administering 285 Housing Choice Vouchers.

Update on 405 S. 8th Avenue – Birkenmeier stated that construction is moving along and the walls are up, and roofing work is expected to begin soon. She went on to say that she has been coordinating with TDS to install wiring while WPS is trenching, as this is the most efficient time to complete that work. Birkenmeier explained that payment has been issued to WPS to install permanent service, with installation scheduled for the first week of September.

Update on Concrete Façade Repair Inspection and Opinion of Probable Cost – Riverview Towers LLC – Birkenmeier stated that Funktion Design Studio was onsite the first week of June to complete an inspection of the building façade. She noted a full inspection report was completed and is still under review by the investor, National Equity Fund (NEF). She stated that Funktion Design Studio had presented a preliminary opinions of probable cost which estimated the cost to complete the full façade repair at approximately \$2.1 million. She went on to explain that if the project is phased over two years, Phase 1 is estimated at \$1.2 million and Phase 2 at \$1.1 million. Birkenmeier furthered that phasing would require paying the mobilization cost twice, estimated at \$280,000 per mobilization. Birkenmeier went on to say that the minimum work to address only emergent needs is estimated at \$600,000, though this would likely only extend the building's life by an additional five years. Birkenmeier noted that issues include deteriorating brick, compromised caulking, and blocked weep holes.

Birkenmeier stated that after financial review she believes that Riverview Towers has the capacity to support the full project due to strong annual net revenue and existing reserves, though NEF's approval will be required for certain expenditures. She explained that this is just an update and will have a detailed presentation and bid information at a future meeting once NEF completes its review.

Adjournment

Respectfully Submitted,

Sarah Napgezek
Chairperson

The Wisconsin Association of Housing Authorities

PROUDLY AWARDS A

CERTIFICATE OF SCHOLARSHIP

THIS IS TO CERTIFY THAT

Dawn Lausche

is hereby awarded the
2026 Wisconsin Association of Housing Authorities Steve Falek Scholarship
in recognition of your educational achievements and dedication.

Awarded this 3rd day of August, 2026



Sarah Bass

Signature WAHA President

FINANCE COMMITTEE REPORT
August 12, 2026 FINANCE COMMITTEE MEETING

TO: Wausau Community Development Authority
FROM: Sarah Napgezek, Board Chair
DATE: August 14, 2026

The Finance Committee met with Randy Fifrlick, Juli Birkenmeier, and Tammy King. The minutes from May 7, 2026, Finance Committee meeting were approved.

Review of CDA Accounts & Capital Funds

Birkenmeier distributed and reviewed the WCDA's investment balances as of June 30, 2026. Total entity wide balances were \$10,810,824.89. Birkenmeier noted all accounts are earning an interest rate of 3.25%. This rate has remained consistent in 2026. She noted that the bi-annual Live-It-Up loan repayment was received in the amount of \$4,960.73 which included a payoff of one of the participants. This was deposited into the Business Activity account. Birkenmeier also noted that pay applications to Northcentral Construction Company for the construction 405 S 8th Avenue began in April with monthly disbursements. She stated there were no other items of note.

Review of Capital Funds

Birkenmeier reviewed the Capital Fund Program (CFP) grant summary budget detail provided. She noted CFP 2023 and CFP 2024 have been fully closed out with the completion of the audit. She then reviewed CFP 2025 noting the obligated and disbursement balance of \$86,853.80. Birkenmeier furthered that Funktion Design Studio will be assisting with the concrete repair project at the CDA office and the Scattered Sites. She intends to complete tree trimming at the properties and anticipates these projects will use up the remainder of CFP 2025. Birkenmeier reviewed CFP 2026 which has an obligation and disbursement balance of \$108,322. She noted this fund is expected to be used for architect services, bathroom renovations, landscaping and unit turnaround.

Presentation and Review of 2026 Second Quarter Financial Statements

Birkenmeier reviewed the first quarter financial statements. The income and expenses of both entities were reviewed with items of note as provided & explained by Birkenmeier as follows:

CDA – Includes Public Housing, Riverview Terrace, and Fulton Street

- Overall net loss of \$53,029.05 after depreciation expense of \$186,300.00 (income before depreciation expense of \$133,270.95).
- TTL TENANT REV – \$10,500 under budget on Tenant Revenue Income. \$6,200 of this is related to the PH side and \$4,200 is related to TER. PH had tenants that vacated paying a higher rent than those that have moved in. TER had the market rate tenant vacate.
- TTL OTH REV – Approximately \$3,600 under budget. This relates to the operating subsidy
TTL OTH REV – Slightly under budget

- TTL ADMIN EXP – \$6,000 over budget. relates to paying the audit fee in the 2nd quarter and will catch up at year-end. When the City provided the information on benefits they did not include FICA which Hawkins does.
- TTL TENANT SERVICE – \$1,250 under budget but will even out by year-end with the tenant summer picnic and Christmas party.
- UTILITY EXP – Approximately \$4,800 under budget however the variance is primarily due to the timing of the water/sewer and gas/electricity utility billings.
- TTL MAINTENANCE EXP – Approximately \$1,500 under budget. This variance relates to Maintenance Labor – we didn't hire part-time BMT until mid-April.
- TTL PROTECTIVE SERVICE EXP – Slightly over budget.
- TTL OTHER EXP – Approximately \$5,900 under budget – this variance relates primarily to 2026 property and liability insurance premiums, which the City does not bill until the 2nd or 3rd quarter.
- TTL EXTRAORDINARY/CASUALTY EXP – No longer budgeting for.
- DEPRECIATION – Slightly under budget.

There were no issues or questions regarding the CDA's entity wide income statement and balance sheet for the accounting period ended June 30, 2026.

Riverview Towers LLC

- Overall net income of \$115,035.99 after depreciation expense of \$135,000.00 (income before depreciation expense of \$250,035.99).
- TTL TENANT REV – Approximately \$1,200 under budget – this is related to the HAP payment being under budget by \$7,800 which was offset by the higher than anticipated interest income of \$7,100. Laundry income is slightly lower however we have not received the income from this for June. This should catch up by year-end.
- TTL OTH REV – Approximately \$3,600 under budget. This variance is related to the HAP payment which will increase on 6/1/2026 with the HUD OCAF adjustment. OCAF is an annual factor established by HUD to adjust rent for project-based assistance contracts. This should catch up by year-end.
- TTL ADMIN EXP – Approximately \$9,600 over budget – this is related to paying the entire audit fee in the 1st quarter of 2026 and should catch up by year-end.
- TTL TENANT SERVICE – \$1,200 under budget which is related to the resident summer picnic and Christmas party. This will even out by year-end.
- UTILITY EXP – Approximately \$10,000 under budget, however the variance is due to the timing of the utility billings for gas/electric and water/sewer.
- TTL MAINTENANCE EXP – Approximately \$6,100 over budget. This variance relates to the Courtesy Patrol rents which are being expensed in this category which will maintain a variance for 2026. That budget line item will be adjusted in 2027.
- TTL PROTECTIVE SERVICE EXP – Slightly over budget.
- TTL OTHER EXP – \$5,400 over budget over budget which directly relates to paying the WHEDA monitoring fee and tax return fee in the 1st Qtr.
- TTL EXTRAORDINARY/CASUALTY EXP – No longer budgeting for.
- DEPRECIATION EXPENSE – No variance.

There were no questions or issues regarding the fee accountant's financial statements for Riverview Towers LLC for the accounting period ending March 31, 2026.

Review of CDA Salary Allocation Evaluation Tool

Birkenmeier reviewed the CDA salary allocation evaluation tool for 10 employees. She noted the 2026 salary allocations were fairly close to actual. Birkenmeier mentioned per the auditors, the variance between budget and actual is 1%. She furthered that if an adjustment is needed this is completed at year-end.

Discussion on Bank Account for 405 S 8th Avenue, Wausau, WI

Birkenmeier explained that a new bank account would need to be opened for 405 S 8th Avenue, similar to the existing Fulton Street Business Activity account. She noted that the funds for this account would come from the same Business Activity source used when opening the Fulton Street account. After consulting with the fee accountant, she reported that the funds could be provided either by a direct transfer or a loan. To reduce tracking and paperwork and to remain consistent with past practice, she recommended using a transfer rather than a loan. Birkenmeier stated that she anticipates opening the new account in December, ahead of the expected January 2027 lease-up, and confirmed that there is no immediate need since current expenses are being paid through Redevelopment funds. Welles supported allowing staff the discretion to determine the appropriate transfer amount and to open the account when ready, using a transfer rather than a loan, and Napgezek agreed. Birkenmeier concluded by stating she will present the proposed transfer amount at the November meeting.

Next Meeting of the Finance Committee

November 10, 2026, is the date for the next Finance Committee meeting.

Respectfully submitted,

Sarah Napgezek, Board Chair

**COMMUNITY DEVELOPMENT AUTHORITY
CAPITAL FUND PROGRAM
As of 06/30/26**

FUND #	GRANT AMOUNT	OBLIGATION START	OBLIGATION END	OBLIGATION BALANCE	DISBURSEMENT END	DISBURSEMENT BALANCE
501-25	\$ 106,167	05/13/25	05/12/27	\$ 86,853.80	05/12/29	\$ 86,853.80
501-26	\$ 108,122	04/01/26	04/01/28	\$ 108,122.00	04/01/30	\$ 108,122.00
				\$ 194,975.80		\$ 194,975.80

CFP 2025 BUDGET DETAIL

Fees & Costs	Architect/Consultant Fees	\$ 10,000.00
Dwelling/Non-Dwelling Site Work	Concrete Repair(partial)	\$ 42,328.00
Dwelling Unit	Smoke Detectors	\$ 12,000.00
Site Improvements	Tree Maintenance/Landscaping	\$ 9,839.00
Unit Rehab	Unit turnaround – vacated unit	\$ 12,000.00
Assessments/Audits	Capital Needs Assessment/Energy Audit	\$ 20,000.00
2025 Grant Total		\$ 106,167.00

CFP 2026 BUDGET DETAIL

Fees & Costs	Architect/Consultant Fees	\$ 5,000.00
Dwelling Unit	Bathroom Renovation	\$ 74,483.00
Site Improvements	Tree Maintenance/Landscaping	\$ 9,839.00
Unit Rehab	Unit turnaround – vacated unit	\$ 19,000.00
2026 Grant Total		\$ 108,322.00

COMMUNITY DEVELOPMENT AUTHORITY (PH, TER, FUL)
INCOME STATEMENT SUMMARY THROUGH JUNE 30, 2026

	2026 QUARTERLY	2026 YTD	2026 BUDGET	2025 YTD
TTL TENANT REV	\$101,806.46	\$203,416.35	\$213,909.55	\$202,597.81
TTL OTHER REV	\$101,116.43	\$195,666.14	\$196,419.15	\$217,623.47
TOTAL REVENUE	\$202,922.89	\$399,082.49	\$410,328.70	\$420,221.28
 TTL ADMIN EXP	 \$50,965.69	 \$94,439.49	 \$88,345.50	 \$92,240.43
TTL TENANT SRVC EXP	\$108.82	\$198.21	\$1,450.00	\$113.21
TTL UTILITY EXP	\$26,537.57	\$46,795.05	\$51,651.50	\$45,359.56
TTL MAINTENANCE EXP	\$62,291.40	\$100,789.80	\$99,298.50	\$90,895.39
TTL PROTECTIVE SRVC EXP	\$1,053.99	\$2,645.15	\$2,583.00	\$2,557.98
TTL OTHER EXP	\$12,241.01	\$20,943.84	\$26,882.00	\$18,648.38
TTL EXTRA/CASUALTY EXP	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL OPERATING EXPENSES	\$153,198.48	\$265,811.54	\$270,210.50	\$249,814.95
 INCOME/(LOSS) BEFORE DEPRECIATION	 \$49,724.41	 \$133,270.95	 \$140,118.20	 \$170,406.33
DEPRECIATION EXP	\$93,150.00	\$186,300.00	\$186,500.00	\$183,372.00
NET INCOME/(LOSS)	(\$43,425.59)	(\$53,029.05)	(\$46,381.80)	(\$12,965.67)

June 30, 2026

		Low Rent (46 Scattered Sites) (Fund 01)	Voucher (Sec 8) (Fund 02)	Riverview Terrace (Fund 12)	Business Activity ** (Fund 15)	Business Activity II (Fund 17)	Fulton Street (Fund 18)	Redevelopment (Fund 16)		Entity Wide Total	2025 Entity Wide Total
	<u>ASSETS</u>										
	Cash										
*1111	Cash - Unrestricted	4,760.58	1,203,109.95	650,388.48	709,112.26	0.00	61,291.39	2,248,522.85		4,877,185.51	4,302,996.57
*1117	Petty Cash	75.00	25.00	0.00	0.00	0.00	0.00	0.00		100.00	100.00
*1118	Change Fund	20.00	0.00	0.00	0.00	0.00	0.00	0.00		20.00	20.00
*1162	Cash - Savings	1,577,708.83	0.00	0.00	0.00	391,576.21	0.00	0.00		1,969,285.04	1,914,691.75
	Total Cash	1,582,564.41	1,203,134.95	650,388.48	709,112.26	391,576.21	61,291.39	2,248,522.85		6,846,590.55	6,217,808.32
	Accounts Receivable										
1121	Accounts Receivable- Fraud	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00
*1122	Accounts Receivable - Tenants	3,295.12	0.00	370.00	0.00	0.00	0.00	0.00		3,665.12	3,510.79
1125	Accounts Receivable - HUD	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00
1129	Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	858.00
1128	Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00
*1145	Accrued Interest Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00
	Total Accounts Receivable	3,295.12	0.00	370.00	0.00	0.00	0.00	0.00		3,665.12	4,368.79
	Other Current Assets										
1210	Prepaid Expenses	457.12	457.16	4,811.54	0.00	0.00	457.16	0.00		6,182.98	5,992.94
*1211	Prepaid Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00
*1295	Interfund due to/from	0.00	0.00	0.00	0.00	6,787.88	0.00	0.00		6,787.88	3,276.42
	Total Other Current Assets	457.12	457.16	4,811.54	0.00	6,787.88	457.16	0.00		12,970.86	9,269.36
	Noncurrent Assets										
1350	CDA Mortgage Sale	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00
*1400	Land/Structures/Equip Less Accum. Deprn	2,658,804.59	10,236.88	1,417,870.41	60,000.00	0.00	689,841.58	201,367.43		5,038,120.89	5,217,959.04
1500	Note Receivables - Tax Credits	3,923,249.05	0.00	0.00	2,560,164.75	0.00	0.00	0.00		6,483,413.80	5,761,213.83
1600	Investment in Tax Credits	174,834.48	0.00	0.00	0.00	0.00	0.00	0.00		174,834.48	174,819.08
	Total Noncurrent Assets	6,756,888.12	10,236.88	1,417,870.41	2,620,164.75	0.00	689,841.58	201,367.43		11,696,369.17	11,153,991.95
	TOTAL ASSETS	8,343,204.77	1,213,828.99	2,073,440.43	3,329,277.01	398,364.09	751,590.13	2,449,890.28		18,559,595.70	17,385,438.42
	<u>LIABILITIES</u>										
	Accounts Payable										
2110	Bank Overdraft	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00

[illegible]

Wausau Community Development Authority - Entity Wide
Income Statement
June 30, 2026

= Voucher, Redevelopment, and Business Activities I & II

	2026 Quarterly	2026 YTD	2026 Budget	2025 Quarterly	2025 YTD	2025 Budget
<u>REVENUES</u>						
Tenant Revenue						
'3420 Tenant Revenues - Rent	100,857.00	200,965.00	211,480.00	98,711.00	199,698.00	212,283.00
'3420 Tenant Revenues - Rent	0.00	0.00	0.00	0.00	0.00	0.00
Housing Assistance Pymt	0.00	0.00	0.00	0.00	0.00	0.00
Housing Assistance Pymt	0.00	0.00	0.00	0.00	0.00	0.00
'3421 Tenant Rent - Vacancy Loss	0.00	0.00	0.00	0.00	0.00	0.00
'3421 Tenant Rent - Vacancy Loss	0.00	0.00	0.00	0.00	0.00	0.00
'3422 Tenant Revenue - excess utilities	949.46	2,451.35	2,429.55	1,234.03	2,899.81	2,100.00
'3422 Tenant Revenue - excess utilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Revenue	101,806.46	203,416.35	213,909.55	99,945.03	202,597.81	214,383.00
Other Revenue						
3410 Revenue - HUD	0.00	0.00	0.00	0.00	0.00	0.00
3410 Revenue - HUD	545,888.00	1,129,786.00	169,600.00	606,047.00	1,244,441.00	167,877.50
'3430 Interest Income	19,186.16	38,443.75	33,847.15	31,017.00	61,814.32	59,485.50
'3430 Interest Income	52,111.17	96,935.61	17,600.00	44,893.37	88,655.97	17,600.00
'3435 Restricted Interest Income	0.00	0.00	0.00	0.00	0.00	0.00
'3435 Restricted Interest Income	0.00	0.00	0.00	0.00	0.00	0.00
Gain/loss on sale of equipment	0.00	0.00	0.00	0.00	0.00	0.00
Gain/loss on sale of equipment	0.00	0.00	0.00	0.00	0.00	0.00
'3440 Other Charges for Services	5,008.27	12,039.39	11,325.00	6,193.44	14,927.15	10,080.00
'3440 Other Charges for Services	0.00	0.00	0.00	0.00	0.00	0.00
3450 Fraud Recovery	0.00	0.00	0.00	0.00	0.00	0.00
3450 Fraud Recovery	300.00	600.00	300.00	162.82	568.82	300.00
3480 Other Revenue	450.00	1,590.00	545.00	240.00	330.00	0.00
3480 Other Revenue	10,292.42	1,063,064.35	0.00	10,054.03	141,436.57	0.00
Port In Hap & Admin	0.00	2,859.28	175.00	2,444.96	3,016.96	125.00
3690 CFP Operations	0.00	0.00	0.00	0.00	0.00	2,500.00
3691 Operating Subsidy	39,118.00	72,001.00	82,923.50	39,681.00	77,416.00	77,675.50
3691 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00
3691 Cash Receipts from Section 8	37,354.00	71,592.00	67,778.50	31,387.00	63,136.00	66,576.00

3691	Developer Fees	0.00	0.00	0.00	0.00	0.00	0.00
3692	Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
3692	Insurance Proceeds/VNA Charges to Tenants	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Revenue		709,708.02	2,488,911.38	384,094.15	772,120.62	1,695,742.79	402,219.50

TOTAL REVENUES

811,514.48	2,692,327.73	598,003.70	872,065.65	1,898,340.60	616,602.50
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EXPENSES

Administrative Expenses

4110	Administration Salaries	24,425.53	45,361.70	45,419.50	23,364.88	42,924.88	43,729.50
4110	Administration Salaries	45,068.47	83,360.30	63,408.50	54,963.23	91,917.75	63,400.00
4120	Advertising and Marketing	345.00	686.68	790.00	327.00	764.26	750.00
4120	Advertising and Marketing	0.00	0.00	300.00	0.00	0.00	0.00
4130	Legal Expense	0.00	0.00	250.00	0.00	0.00	250.00
4130	Legal Expense	0.00	0.00	0.00	0.00	0.00	0.00
4140	Staff Training	1,050.00	1,291.94	1,300.00	1,815.00	2,056.94	1,000.00
4140	Staff Training	1,442.50	2,437.50	1,250.00	0.00	0.00	1,800.00
4150	Travel	39.90	39.90	550.00	123.20	145.60	550.00
4150	Travel	161.15	161.15	400.00	142.10	142.10	400.00
4160	Office Expense	2,120.49	5,860.75	5,200.00	2,747.98	5,748.78	5,300.00
4160	Office Expense	1,588.59	5,400.51	6,625.00	2,406.37	6,361.68	5,200.00
4170	Accounting Fees	2,301.00	5,235.00	5,285.00	2,708.00	4,648.00	4,834.50
4170	Accounting Fees	1,984.00	5,434.00	3,512.50	2,530.00	4,792.00	3,100.00
4171	Audit Fees	8,724.18	11,559.18	7,209.00	8,991.67	13,106.36	7,175.00
4171	Audit Fees	10,224.99	13,059.99	2,591.50	10,091.66	13,463.22	2,575.00
4182	Empl. Benefit Contrib. -Admin	11,162.80	21,817.06	18,687.00	10,328.23	20,113.66	20,486.50
4182	Empl. Benefit Contrib. -Admin	18,174.67	35,351.20	23,090.00	17,938.53	33,825.78	26,254.00
	Empl. Benefit Contrib. -Maint	0.00	0.00	0.00	0.00	0.00	0.00
	Empl. Benefit Contrib. -Maint	0.00	0.00	0.00	0.00	0.00	0.00
4190	Other Admin and Sundry	0.00	250.00	550.00	0.00	262.58	550.00
4190	Other Admin and Sundry	0.00	0.00	125.00	0.00	0.00	125.00
4191	Telephone	796.79	2,337.28	3,105.00	1,293.15	2,469.37	2,042.50
4191	Telephone	577.26	1,088.95	937.50	471.52	956.81	750.00
	Recreation - Social Act.	0.00	0.00	0.00	0.00	0.00	0.00
4195	Outside Mgt Fees	0.00	0.00	0.00	0.00	0.00	0.00
4195	Outside Mgt Fees	0.00	0.00	0.00	0.00	0.00	0.00
Total Administrative Expenses		130,187.32	240,733.09	190,585.50	140,242.52	243,699.77	190,272.00

Tenant Services Expenses

4210	Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00
4210	Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00

4220	Rec. Pub., and Other	108.82	198.21	1,450.00	7.48	113.21	1,350.00
4220	Rec. Pub., and Other	0.00	0.00	0.00	0.00	0.00	0.00
	Recreation - Social Act.	0.00	0.00	0.00	0.00	0.00	0.00
	Recreation - Social Act.	0.00	0.00	0.00	0.00	0.00	0.00
4221	Tenant Store Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4221	Tenant Store Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4230	Contract Costs/VNA Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4230	Contract Costs/VNA Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Total Tenant Services Expenses		108.82	198.21	1,450.00	7.48	113.21	1,350.00

Utility Expenses

4310	Water	6,563.68	10,364.83	12,650.00	6,584.41	10,480.42	13,350.00
4310	Water	0.00	0.00	0.00	0.00	0.00	0.00
4320	Electricity	8,144.15	13,890.45	15,500.00	7,307.78	13,638.16	15,250.00
4320	Electricity	0.00	0.00	0.00	0.00	0.00	0.00
4330	Gas	3,172.79	8,926.85	5,900.00	2,864.47	7,509.86	6,392.50
4330	Gas	0.00	0.00	0.00	0.00	0.00	0.00
4360	Sewer	7,387.53	11,681.52	15,062.50	7,405.26	11,799.72	14,705.00
4340	Sewer	0.00	0.00	0.00	0.00	0.00	0.00
4390	Other Utilities Expense	1,269.42	1,931.40	2,539.00	1,269.42	1,931.40	2,539.00
4390	Other Utilities Expense	0.00	0.00	0.00	0.00	0.00	0.00
Total Utility Expenses		26,537.57	46,795.05	51,651.50	25,431.34	45,359.56	52,236.50

Maintenance Expenses

4410	Maint. Labor	28,122.59	49,521.63	53,465.00	22,809.37	42,743.62	41,213.00
4410	Maint. Labor	5,683.40	9,606.07	11,083.50	4,451.34	8,157.45	8,074.50
4420	Maint. Materials	12,151.18	14,768.64	13,775.00	8,069.03	14,238.28	12,200.00
4420	Maint. Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430	Maintenance Contracts	6,833.32	15,574.17	14,812.50	9,786.78	14,534.84	14,841.50
4430	Maintenance Contracts	0.00	0.00	0.00	0.00	0.00	0.00
4431	Garbage & Trash Removal	822.71	1,733.75	1,774.00	780.89	2,020.11	1,700.00
4431	Garbage & Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00
4433	Empl. Benefit Contr. Maint.	9,961.60	19,191.61	15,472.00	8,886.05	17,358.54	17,108.50
4433	Empl. Benefit Contr. Maint.	776.50	1,360.87	607.00	651.80	1,194.73	1,178.50
	Misc. Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00
	Misc. Operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance Expenses		64,351.30	111,756.74	110,989.00	55,435.26	100,247.57	96,316.00

Protective Services Expenses

4460	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4460	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4470	Materials	0.00	0.00	0.00	0.00	0.00	0.00
4470	Materials	0.00	0.00	0.00	0.00	0.00	0.00
4480	Contract Costs	1,053.99	2,645.15	2,583.00	1,053.99	2,557.98	2,258.00
4480	Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00
Total Protective Services		1,053.99	2,645.15	2,583.00	1,053.99	2,557.98	2,258.00

Other General Expenses

4510	Insurance Expense	714.12	1,281.71	10,899.50	1,834.41	3,069.55	13,271.00
4510	Insurance Expense	568.59	1,040.69	1,409.00	1,391.37	2,461.66	1,939.00
4520	Payment in Lieu of Taxes	7,526.89	15,662.13	15,982.50	7,451.38	15,723.83	16,015.50
4520	Payment in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00
4570	Collection Losses	0.00	0.00	0.00	0.00	-145.00	0.00
4570	Collection Losses	0.00	0.00	200.00	0.00	0.00	200.00
4590	Other General Expense	4,000.00	4,000.00	0.00	0.00	0.00	0.00
4590	Other General Expense	3,023.64	3,438.36	850.00	0.00	0.00	500.00
	Gain/Loss on Investments	0.00	0.00	0.00	0.00	0.00	0.00
	Interest Expense	0.00	0.00	0.00	0.00	0.00	0.00
4595	Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00
4595	Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00
Total Other General Expenses		15,833.24	25,422.89	29,341.00	10,677.16	21,110.04	31,925.50

Extraordinary/Casualty Loss Expenses

4610	Labor	0.00	0.00	0.00	0.00	0.00	1,200.00
4610	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4620	Labor	0.00	0.00	0.00	0.00	0.00	0.00
4620	Labor	0.00	0.00	0.00	0.00	0.00	0.00
Total Extraordinary/Casualty Loss		0.00	0.00	0.00	0.00	0.00	1,200.00

Housing Assistance Payments

4715	Hap Expenses	531,950.00	1,038,786.00	0.00	499,109.00	1,008,745.00	0.00
Total Hap expenses		531,950.00	1,038,786.00	0.00	499,109.00	1,008,745.00	0.00

Depreciation Expense

4800	Depre Expense - PHA Funded	93,150.00	186,300.00	186,500.00	91,686.00	183,372.00	185,453.50
4800	Depre Expense - PHA Funded	525.00	1,050.00	1,050.00	540.00	1,080.00	0.00
Total Depreciation Expense		93,675.00	187,350.00	187,550.00	92,226.00	184,452.00	185,453.50

TOTAL OPERATING EXPENSES

863,697.24	1,653,687.13	574,150.00	824,182.75	1,606,285.13	561,011.50
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Change in Net Position

-52,182.76	1,038,640.60	23,853.70	47,882.90	292,055.47	55,591.00
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Prior Year Adjustments							
6010	Prior Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
6010	Prior Year Adjustments	0.00	0.00	0.00	0.00	0.00	0.00
Total Prior Year Adjustments		0.00	0.00	0.00	0.00	0.00	0.00
Equity Transfers							
9116	Equity Transfers	0.00	0.00	0.00	0.00	0.00	0.00
9116	Equity Transfers	0.00	0.00	0.00	0.00	0.00	0.00
Total Equity Transfers		0.00	0.00	0.00	0.00	0.00	0.00
NET INCOME/LOSS		-52,182.76	1,038,640.60	23,853.70	47,882.90	292,055.47	55,591.00

RIVERVIEW TOWERS LLC
INCOME STATEMENT SUMMARY THROUGH JUNE 30, 2026

	2026 QUARTERLY	2026 YTD	2026 BUDGET	2025 YTD
TTL TENANT REV	\$172,016.00	\$349,813.00	\$351,030.00	\$322,811.80
TTL OTHER REV	\$143,552.35	\$280,894.02	\$282,074.52	\$269,402.65
TOTAL REVENUE	\$315,568.35	\$630,707.02	\$633,104.52	\$592,214.45
TTL ADMIN EXP	\$64,742.20	\$139,756.87	\$130,098.48	\$135,129.15
TTL TENANT SRVC EXP	\$993.51	\$1,639.01	\$2,850.00	\$1,316.49
TTL UTILITY EXP	\$30,790.16	\$53,433.06	\$63,478.98	\$45,228.72
TTL MAINTENANCE EXP	\$69,247.56	\$125,693.52	\$119,559.96	\$135,395.65
TTL PROTECTIVE SRVC EXP	\$671.46	\$1,720.28	\$1,650.00	\$1,342.92
TTL OTHER EXP	\$24,340.90	\$58,428.29	\$52,942.02	\$56,925.01
TTL EXTRA/CASUALTY EXP	\$0.00	\$0.00	\$0.00	\$2,102.00
TOTAL OPERATING EXPENSES	\$190,785.79	\$380,671.03	\$370,579.44	\$377,439.94
INCOME/(LOSS) BEFORE DEPRECIATION	\$124,782.56	\$250,035.99	\$262,525.08	\$214,774.51
DEPRECIATION EXP	\$67,500.00	\$135,000.00	\$135,000.00	\$129,970.50
NET INCOME/(LOSS)	\$57,282.56	\$115,035.99	\$127,525.08	\$84,804.01

RIVERVIEW TOWERS LLC

FINANCIAL STATEMENTS

For the Accounting Period Ending June 30, 2026



To the Members
Riverview Towers LLC
Wausau, WI

The members are responsible for the accompanying financial statements of Riverview Towers LLC ("Project"), which comprise the balance sheet as of June 30, 2026, and the related statement of operations for the one month and six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements, nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by the members. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Accounting principles generally accepted in the United States of America require that accounts payable be recorded. The members have informed us that the Project has not recorded accounts payable, which is not in accordance with accounting principles generally accepted in the United States of America. The members have not determined the effect of the departure from accounting principles generally accepted in the United States of America on the accompanying financial statements.

The members have elected to omit the statement of cash flows and substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the statement of cash flows and omitted disclosures were to be included in the financial statements, they might influence the user's conclusions about the Project's financial position, result of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

The accompanying budget of the Project for the year ending December 31, 2026, has not been compiled or examined by us, and, accordingly, we do not express an opinion or any other form of assurance on it. The members have elected to omit the summaries of significant assumptions and accounting policies required under established guidelines for presentation of prospective financial statements. If the omitted summaries were included in the budgeted information, they might influence the user's conclusions about the Project's budgeted information. Accordingly, this budgeted information is not designed for those who are not informed about such matters.

We are not independent with respect to the Project.

A handwritten signature in dark ink that reads 'Hawkins Ash CPAs, LLP'.

La Crosse, Wisconsin
July 13, 2026

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2026

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	Current Period	Cumulative
ASSETS		
CURRENT ASSETS		
Cash		
26-0-000-000-1010.100 Cash - Construction (US Bank)	0.00	0.00
26-0-000-000-1111.040 Cash - Unrestricted	28,593.11	2,383,982.73
26-0-000-000-1111.050 Cash - Reserve Account	0.00	0.00
26-0-000-000-1162.000 Cash - Savings/Money Mkts/CDs	9,466.42	1,545,899.88
Total	38,059.53	3,929,882.61
Accounts Receivable		
26-0-000-000-1122.000 Accounts Receivable - Tenants	503.69	3,442.88
26-0-000-000-1128.000 Accounts Receivable - Other	0.00	0.00
26-0-000-000-1129.000 Accounts Receivable - Subsidy	0.00	0.00
Total	503.69	3,442.88
Accrued Receivables		
26-0-000-000-1145.000 Accrued Interest Receivable	0.00	0.00
Total	0.00	0.00
Other Current Assets		
26-0-000-000-1210.000 Prepaid Expenses	(2,024.47)	16,960.73
26-0-000-000-1211.000 Prepaid Insurance	(2,836.09)	15,326.24
26-0-000-000-1295.001 Interprogram Due (to) from PH	0.00	0.00
Total	(4,860.56)	32,286.97
TOTAL CURRENT ASSETS	33,702.66	3,965,612.46

*(See Accountants' Compilation Report)

Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2026

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	Current Period	Cumulative
NONCURRENT ASSETS		
Fixed Assets		
26-0-000-000-1400.000 CWIP	9,685.57	9,685.57
26-0-000-000-1400.060 Land	0.00	0.00
26-0-000-000-1400.061 Land Improvements	0.00	20,555.00
26-0-000-000-1400.080 Dwelling Equipment	0.00	18,329.76
26-0-000-000-1400.090 Nondwelling Equipment	5,701.55	344,547.95
26-0-000-000-1400.100 Building Improvements	0.00	10,124,407.15
26-0-000-000-1400.150 Accumulated Depreciation	(22,500.00)	(4,077,834.62)
Total	(7,112.88)	6,439,690.81
Other Assets		
26-0-000-000-1460.000 Tax Credit Fees	0.00	47,114.00
26-0-000-000-1460.010 Tax Credit Fees Amort	(261.75)	(43,187.28)
26-0-000-000-1470.000 Financing Fees	0.00	0.00
26-0-000-000-1470.010 Financing Fees Amort	0.00	0.00
Total	(261.75)	3,926.72
TOTAL NONCURRENT ASSETS	(7,374.63)	6,443,617.53
TOTAL ASSETS	26,328.03	10,409,229.99

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2026

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	Current Period	Cumulative
LIABILITIES AND MEMBERS' EQUITY		
CURRENT LIABILITIES		
Accounts Payable		
26-0-000-000-2111.000 A/P - Vendors & Contractors	0.00	0.00
26-0-000-000-2111.010 A/P - Other	0.00	0.00
26-0-000-000-2114.000 Tenants Security Deposits	(1,542.00)	54,644.00
26-0-000-000-2119.000 A/P - Other	0.00	0.00
26-0-000-000-2119.010 A/P - Payroll	(9,396.88)	25,569.97
26-0-000-000-2119.020 A/P - Gorman Compliance Fee	0.00	0.00
26-0-000-000-2119.030 A/P - Gorman Developer Fee	0.00	0.00
26-0-000-000-2119.040 A/P - Subsidy	0.00	0.00
Total	(10,938.88)	80,213.97
Accrued Liabilities		
26-0-000-000-2134.000 Accrued Comp Absences - Due within one year	0.00	19,549.86
26-0-000-000-2136.000 Other Accrued Liabilities	0.00	0.00
26-0-000-000-2137.000 Payment in Lieu of Taxes	5,021.72	28,509.99
26-0-000-000-2149.000 Accrued Asset Mgt Fee	945.34	5,672.04
Total	5,967.06	53,731.89
Other Current Liabilities		
26-0-000-000-2145.001 Interprogram Due to (from) PH	0.00	0.00
26-0-000-000-2145.002 Interprogram Due to (from) Voucher	0.00	0.00
26-0-000-000-2145.012 Interprogram Due to (from) Riverview Terrace	0.00	0.00
26-0-000-000-2145.017 Interprogram Due to (from) BA II	3,385.20	6,787.88
26-0-000-000-2240.000 Tenants Prepaid Rent	(141.00)	0.00
26-0-000-000-2290.000 Unearned Revenue	0.00	0.00
Total	3,244.20	6,787.88
TOTAL CURRENT LIABILITIES	(1,727.62)	140,733.74

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Balance Sheet-Riverview Towers LLC
June 30, 2026

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	Current Period	Cumulative
NONCURRENT LIABILITIES		
26-0-000-000-2134.010 Accrued Comp Absences	0.00	31,393.74
26-0-000-000-2310.000 Notes Payable - Construction Loan	0.00	0.00
26-0-000-000-2320.000 Notes Payable - Wausau CDA PH	0.00	2,500,000.00
26-0-000-000-2320.010 Interest Payable - Wausau CDA PH	4,166.67	625,000.02
26-0-000-000-2330.000 Notes Payable - Wausau CDA PH (AHP loan)	0.00	750,000.00
26-0-000-000-2330.010 Interest Payable - Wausau CDA PH (AHP loan)	331.78	48,249.03
Total	4,498.45	3,954,642.79
 TOTAL LIABILITIES	 2,770.83	 4,095,376.53
MEMBERS' EQUITY		
26-0-000-000-2700.000 CY Net Change	23,557.20	86,474.79
26-0-000-000-1450.000 Syndication Costs	0.00	(52,000.00)
26-0-000-000-2810.512 Unrestricted Net Assets	0.00	0.00
26-0-000-000-2834.000 Managing Member Equity	0.00	174,834.48
26-0-000-000-2835.000 NEF Investor Equity	0.00	6,104,544.19
TOTAL MEMBERS' EQUITY	23,557.20	6,313,853.46
 TOTAL LIABILITIES AND MEMBERS' EQUITY	 26,328.03	 10,409,229.99
 Proof	 0.00	 0.00

*(See Accountants' Compilation Report)

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Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
Six Month Period - June 30, 2026

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
PUM	1.00	149.00	149.00	1.00	894.00	894.00	0.00
OPERATING REVENUE							
Rental Revenue							
26-1-000-000-3420.000 Tenant Revenue - Rent	390.58	58,197.00	59,450.42	396.59	354,554.00	356,702.52	(2,148.52)
26-1-000-000-3421.000 Tenant Rent - Vacancy Loss	11.44	(1,704.00)	(945.42)	5.30	(4,741.00)	(5,672.52)	931.52
26-1-000-000-3422.000 Excess Utilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	379.15	56,493.00	58,505.00	391.29	349,813.00	351,030.00	(1,217.00)
Nonrental Revenue							
26-1-000-000-3410.000 HUD HAP Subsidy	257.95	38,435.00	36,437.42	235.75	210,764.00	218,624.52	(7,860.52)
26-1-000-000-3410.010 HUD Admin Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3440.000 Other Income - Tenants Charges	7.85	1,169.84	466.67	3.29	2,940.09	2,800.02	140.07
26-1-000-000-3440.020 Other Income - Tenant Store	1.76	262.40	208.33	1.67	1,491.10	1,249.98	241.12
26-1-000-000-3440.030 Other Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3440.060 Other Income - Voucher CARES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3444.040 Other Income - Laundry	6.09	906.68	666.67	3.53	3,152.45	4,000.02	(847.57)
26-1-000-000-3444.050 Other Income - Vending	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3691.000 Operating Subsidy	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-3692.000 Other Income - Insurance Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	273.65	40,773.92	37,779.09	244.24	218,347.64	226,674.54	(8,326.90)
TOTAL OPERATING REVENUE	652.80	97,266.92	96,284.09	635.53	568,160.64	577,704.54	(9,543.90)
OPERATING EXPENSES							
Administration							
26-1-000-000-4110.000 Administration Salaries	53.46	7,965.61	8,706.50	57.92	51,776.46	52,239.00	(462.54)
26-1-000-000-4110.010 Admin Salaries - Comp Abs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4120.000 Advertising & Marketing	3.09	460.00	468.33	3.07	2,746.71	2,809.98	(63.27)
26-1-000-000-4130.000 Legal Expense	0.00	0.00	41.67	0.00	0.00	250.02	(250.02)
26-1-000-000-4140.000 Staff Training	3.52	525.00	100.00	0.86	766.94	600.00	166.94
26-1-000-000-4150.000 Travel	0.00	0.00	75.00	0.00	0.00	450.00	(450.00)
26-1-000-000-4150.010 Mileage	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4160.000 Office Expenses	3.28	488.38	800.00	4.91	4,388.77	4,800.00	(411.23)
26-1-000-000-4170.000 Accounting Fees	2.97	443.00	479.17	2.82	2,519.00	2,875.02	(356.02)
26-1-000-000-4171.000 Audit Fees	0.00	0.00	1,254.83	16.85	15,064.58	7,528.98	7,535.60
26-1-000-000-4182.000 Employee Benefits - Admin	33.18	4,943.80	4,481.00	33.82	30,231.22	26,886.00	3,345.22
26-1-000-000-4190.000 Other Admin and Sundry	0.00	0.00	41.67	0.00	0.00	250.02	(250.02)
26-1-000-000-4191.000 Telephone	2.02	301.41	350.00	2.66	2,375.30	2,100.00	275.30
26-1-000-000-4192.000 Management Fee	22.72	3,385.20	3,380.83	23.34	20,863.35	20,284.98	578.37
26-1-000-000-4193.000 Compliance Fee	3.75	558.75	558.75	3.75	3,352.50	3,352.50	0.00
26-1-000-000-4194.000 Asset Management Fee	6.34	945.34	945.33	6.34	5,672.04	5,671.98	0.06
Total	134.34	20,016.49	21,683.08	156.33	139,756.87	130,098.48	9,658.39

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Riverview Towers LLC
Stmnt of Operations-Riverview Towers LLC
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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
Tenant Services							
26-1-000-000-4210.000 Tenant Services Salaries	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4220.000 Rec, Pub and Other	0.84	125.32	250.00	0.42	378.58	1,500.00	(1,121.42)
26-1-000-000-4221.000 Tenant Store Expenses	1.80	267.52	225.00	1.41	1,260.43	1,350.00	(89.57)
Total	2.64	392.84	475.00	1.83	1,639.01	2,850.00	(1,210.99)
Utilities							
26-1-000-000-4310.000 Water	0.00	0.00	1,245.83	3.98	3,556.62	7,474.98	(3,918.36)
26-1-000-000-4320.000 Electricity	36.72	5,471.90	5,250.00	24.96	22,314.73	31,500.00	(9,185.27)
26-1-000-000-4330.000 Gas	5.39	803.85	2,683.33	25.88	23,138.05	16,099.98	7,038.07
26-1-000-000-4360.000 Sewer	0.00	0.00	1,216.67	4.33	3,871.66	7,300.02	(3,428.36)
26-1-000-000-4390.000 Other Utilities Expense	0.00	0.00	184.00	0.62	552.00	1,104.00	(552.00)
Total	42.12	6,275.75	10,579.83	59.77	53,433.06	63,478.98	(10,045.92)
Maintenance and Operations							
26-1-000-000-4410.000 Maint Labor	55.78	8,310.49	9,061.33	64.75	57,882.35	54,367.98	3,514.37
26-1-000-000-4410.010 Maint Labor - Comp Abs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4420.000 Maint Materials	8.82	1,313.67	1,958.33	9.29	8,302.18	11,749.98	(3,447.80)
26-1-000-000-4430.010 Heating & Cooling	11.73	1,747.35	466.67	3.46	3,093.02	2,800.02	293.00
26-1-000-000-4430.020 Snow Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4430.030 Elevator Maintenance	3.73	556.37	591.67	4.31	3,857.22	3,550.02	307.20
26-1-000-000-4430.040 Landscape & Grounds	14.38	2,142.18	666.67	3.89	3,476.52	4,000.02	(523.50)
26-1-000-000-4430.050 Unit Turnaround	0.00	0.00	83.33	0.00	0.00	499.98	(499.98)
26-1-000-000-4430.060 Electrical	0.00	0.00	150.00	0.53	469.66	900.00	(430.34)
26-1-000-000-4430.070 Plumbing	0.00	0.00	133.33	0.00	0.00	799.98	(799.98)
26-1-000-000-4430.080 Extermination	8.93	1,330.00	1,913.33	8.77	7,840.00	11,479.98	(3,639.98)
26-1-000-000-4430.090 Janitorial	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4430.100 Other Contract Costs	10.05	1,498.05	316.67	10.01	8,947.96	1,900.02	7,047.94
26-1-000-000-4430.101 Routine	0.00	0.00	100.00	0.47	423.62	600.00	(176.38)
26-1-000-000-4431.000 Garbage & Trash Removal	6.56	978.00	758.33	5.41	4,832.76	4,549.98	282.78
26-1-000-000-4433.000 Employee Benefits - Maint	28.38	4,228.91	3,727.00	29.72	26,568.23	22,362.00	4,206.23
Total	148.36	22,105.02	19,926.66	140.60	125,693.52	119,559.96	6,133.56
Protective Services							
26-1-000-000-4480.000 Contract Costs	1.50	223.82	275.00	1.92	1,720.28	1,650.00	70.28
Total	1.50	223.82	275.00	1.92	1,720.28	1,650.00	70.28

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
OPERATING EXPENSES							
General Expense							
26-1-000-000-4510.010 Insurance - Property	15.25	2,272.67	2,387.50	16.69	14,923.48	14,325.00	598.48
26-1-000-000-4510.020 Insurance - Liability	3.78	563.42	579.17	3.78	3,380.52	3,475.02	(94.50)
26-1-000-000-4510.030 Insurance - Workers Comp	0.81	121.16	132.00	0.87	781.30	792.00	(10.70)
26-1-000-000-4510.040 Insurance - Other	0.00	0.00	29.17	0.00	0.00	175.02	(175.02)
26-1-000-000-4520.000 Payment in Lieu of Taxes	33.70	5,021.72	4,887.08	33.15	29,637.99	29,322.48	315.51
26-1-000-000-4570.000 Collection Losses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4590.000 Other General Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4590.010 Other Gen Exp - Compliance Fee	0.00	0.00	558.75	7.50	6,705.00	3,352.50	3,352.50
26-1-000-000-4590.020 Other Gen Exp - Tax Return	0.00	0.00	250.00	3.36	3,000.00	1,500.00	1,500.00
26-1-000-000-4595.000 Compensated Absences	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	53.55	7,978.97	8,823.67	65.36	58,428.29	52,942.02	5,486.27
Extraordinary Maintenance							
26-1-000-000-4610.010 Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4610.030 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Casualty Losses							
26-1-000-000-4620.030 Contract Costs	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Depreciation Expenses							
26-1-000-000-4800.000 Depreciation Expense	151.01	22,500.00	22,500.00	151.01	135,000.00	135,000.00	0.00
26-1-000-000-4801.000 Amortize - Tax Credit Fees	1.76	261.75	261.75	1.76	1,570.50	1,570.50	0.00
26-1-000-000-4802.000 Amortize - Finance Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	152.76	22,761.75	22,761.75	152.76	136,570.50	136,570.50	0.00
TOTAL OPERATING EXPENSES	535.27	79,754.64	84,524.99	578.57	517,241.53	507,149.94	10,091.59
OPERATING INCOME (LOSS)	117.53	17,512.28	11,759.10	56.96	50,919.11	70,554.60	(19,635.49)

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	***** PERIOD TO DATE*****			***YTD ACTUAL***		***YTD BUDGET***	
	PUM	Actual	Budget	PUM	Actual	Budget	Variance
Nonoperating Revenue (Expense)							
26-1-000-000-3430.000 Investment Income	70.76	10,543.37	9,233.33	69.96	62,546.38	55,399.98	7,146.40
26-1-000-000-3480.000 Gain (Loss) on Fixed Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00
26-1-000-000-4540.000 Interest Expense - CDA Loan	27.96	(4,166.67)	(4,498.44)	27.96	(25,000.02)	(26,990.64)	1,990.62
26-1-000-000-4540.010 Interest Expense - AHP CDA Loan	2.23	(331.78)	0.00	2.23	(1,990.68)	0.00	(1,990.68)
26-1-000-000-9000.000 Operating Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	40.57	6,044.92	4,734.89	39.77	35,555.68	28,409.34	7,146.34
 CHANGE IN NET ASSETS	 158.10	 23,557.20	 16,493.99	 96.73	 86,474.79	 98,963.94	 (12,489.15)
Prior Period Adjustments							
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00
 NET CHANGE	 158.10	 23,557.20	 16,493.99	 96.73	 86,474.79	 98,963.94	 (12,489.15)

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2026
SALARY ALLOCATION - HOURS WORKED

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2026
SALARY ALLOCATION - HOURS WORKED

JULI BIRKENMEIER								
	5%		65%		30%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY		5	56.5			26.5		88
ALLOCATION	0.00%	5.68%	64.20%	0.00%	0.00%	30.11%	#DIV/0!	
FEBRUARY		7.5	99			45.5		152
ALLOCATION	0.00%	4.93%	65.13%	0.00%	0.00%	29.93%	#DIV/0!	
MARCH		7.5	98.75			45.75		152
ALLOCATION	0.00%	4.93%	64.97%	0.00%	0.00%	30.10%	#DIV/0!	
APRIL		6	78			36		120
ALLOCATION	0.00%	5.00%	65.00%	0.00%	0.00%	30.00%	#DIV/0!	
MAY		11	147			67		225
ALLOCATION	0.00%	4.89%	65.33%	0.00%	0.00%	29.78%	#DIV/0!	
JUNE		7.25	87.5			41.25		136
ALLOCATION	0.00%	5.33%	64.34%	0.00%	0.00%	30.33%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	44.25	566.75	0	0	262	0	873
ALLOCATION	0.00%	5.07%	64.92%	0.00%	0.00%	30.01%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

LARRY BUCHBERGER								
95%				5%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY				152.75			8	160.75
ALLOCATION	0.00%	0.00%	0.00%	95.02%	0.00%	0.00%	4.98%	
FEBRUARY				153.5			7.5	161
ALLOCATION	0.00%	0.00%	0.00%	95.34%	0.00%	0.00%	4.66%	
MARCH				128			7	135
ALLOCATION	0.00%	0.00%	0.00%	94.81%	0.00%	0.00%	5.19%	
APRIL				121.5			6.5	128
ALLOCATION	0.00%	0.00%	0.00%	94.92%	0.00%	0.00%	5.08%	
MAY				197.5			11	208.5
ALLOCATION	0.00%	0.00%	0.00%	94.72%	0.00%	0.00%	5.28%	
JUNE				96			5	101
ALLOCATION	0.00%	0.00%	0.00%	95.05%	0.00%	0.00%	4.95%	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	0.00%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	0	0	849.25	0	0	45	894.25
ALLOCATION	0.00%	0.00%	0.00%	94.97%	0.00%	0.00%	5.03%	

2026
SALARY ALLOCATION - HOURS WORKED

SCOTT BUCHBERGER								
		25%	50%	25%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY		36.25	72	36.5				144.75
ALLOCATION	0.00%	25.04%	49.74%	25.22%	0.00%	0.00%	#DIV/0!	
FEBRUARY		36.5	68	36.25				140.75
ALLOCATION	0.00%	25.93%	48.31%	25.75%	0.00%	0.00%	#DIV/0!	
MARCH		40.25	73	40				153.25
ALLOCATION	0.00%	26.26%	47.63%	26.10%	0.00%	0.00%	#DIV/0!	
APRIL		35.5	89	37.73				162.23
ALLOCATION	0.00%	21.88%	54.86%	23.26%	0.00%	0.00%	#DIV/0!	
MAY		48	96.25	48				192.25
ALLOCATION	0.00%	24.97%	50.07%	24.97%	0.00%	0.00%	#DIV/0!	
JUNE		34	68	34				136
ALLOCATION	0.00%	25.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	230.5	466.25	232.48	0	0	0	929.23
ALLOCATION	0.00%	24.81%	50.18%	25.02%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

JAMIE COLLINS								
	70%		25%				5%	
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	82.25		29.25				6	117.5
ALLOCATION	70.00%	0.00%	24.89%	0.00%	0.00%	0.00%	5.11%	
FEBRUARY	103		37				8	148
ALLOCATION	69.59%	0.00%	25.00%	0.00%	0.00%	0.00%	5.41%	
MARCH	112		40				8	160
ALLOCATION	70.00%	0.00%	25.00%	0.00%	0.00%	0.00%	5.00%	
APRIL	80.5		29				7	116.5
ALLOCATION	69.10%	0.00%	24.89%	0.00%	0.00%	0.00%	6.01%	
MAY	162		58				12	232
ALLOCATION	69.83%	0.00%	25.00%	0.00%	0.00%	0.00%	21.00%	
JUNE	106		38				8	152
ALLOCATION	69.74%	0.00%	25.00%	0.00%	0.00%	0.00%	5.26%	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	645.75	0	231.25	0	0	0	49	926
ALLOCATION	69.74%	0.00%	24.97%	0.00%	0.00%	0.00%	5.29%	

2026
SALARY ALLOCATION - HOURS WORKED

RANDY FIFRICK								
					7.5%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY					10			10
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
FEBRUARY					12			12
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
MARCH					12			12
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
APRIL					12			12
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
MAY					18			18
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
JUNE					12			12
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	0	0	0	76		0	76
ALLOCATION	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

TAMARA KING								
100%								
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY				102				102
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY				155				155
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
MARCH				140				140
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
APRIL				112				112
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
MAY				210				210
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
JUNE				144				144
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	0	0	0	863	0	0	0	863
ALLOCATION	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

LACY RODEMEIER								
	50.00%			50.00%				
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	62.5			62.5				125
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	68			68				136
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
MARCH	77.75			77.75				155.5
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
APRIL	74.25			74.5				148.75
ALLOCATION	49.92%	0.00%	0.00%	50.08%	0.00%	0.00%	#DIV/0!	
MAY	91.75			91.75				183.5
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
JUNE	64.5			64.5				129
ALLOCATION	50.00%	0.00%	0.00%	50.00%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	438.75	0	0	439	0	0	0	877.75
ALLOCATION	49.99%	0.00%	0.00%	50.01%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

NATE SCHIEFELBEIN								
	25%		50%		25%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	29.5		59	29.5				118
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
FEBRUARY	36.5		69.5	36.5				142.5
ALLOCATION	25.61%	0.00%	48.77%	25.61%	0.00%	0.00%	#DIV/0!	
MARCH	36		70	37.5				143.5
ALLOCATION	25.09%	0.00%	48.78%	26.13%	0.00%	0.00%	#DIV/0!	
APRIL	33		73	35.5				141.5
ALLOCATION	23.32%	0.00%	51.59%	25.09%	0.00%	0.00%	#DIV/0!	
MAY	54		108.5	57				219.5
ALLOCATION	24.60%	0.00%	49.43%	25.97%	0.00%	0.00%	#DIV/0!	
JUNE	22		44	22				88
ALLOCATION	25.00%	0.00%	50.00%	25.00%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	211	0	424	218	0	0	0	853
ALLOCATION	24.74%	0.00%	49.71%	25.56%	0.00%	0.00%	#DIV/0!	

2026
SALARY ALLOCATION - HOURS WORKED

TOU YANG								
	20%		75%		5%			
MONTH	2000 HCV	2015 TER	2010 PH	2012 RVT	2005 RED	2014 BA	FULTON	TOTAL HOURS
JANUARY	0							0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
FEBRUARY	0							0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MARCH	0							0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
APRIL	0							0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
MAY	24		90	6				120
ALLOCATION	20.00%	0.00%	75.00%	5.00%	0.00%	0.00%	#DIV/0!	
JUNE	15		57	4				76
ALLOCATION	19.74%	0.00%	75.00%	5.26%	0.00%	0.00%	#DIV/0!	
JULY								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
AUGUST								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
SEPTEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
OCTOBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
NOVEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
DECEMBER								0
ALLOCATION	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	
TOTAL	39	0	147	10	0	0	0	196
ALLOCATION	19.90%	0.00%	75.00%	5.10%	0.00%	0.00%	#DIV/0!	

RESOLUTION # 26-007

AMENDING THE BYLAWS OF THE WAUSAU COMMUNITY DEVELOPMNENT AUTHORITY

WHEREAS, the Wausau Community Development Authority (WCDA) is a public agency and in accordance with State Statute 66.1335 and other applicable sections conducts community development, blight elimination and other urban renewal activities, and

WHEREAS, The WCDA has adopted a set of Bylaws by which it operates; and

WHEREAS, The most recent amendment to the WCDA Bylaws was adopted on June 23, 2020, and staff has conducted a recent review to determine whether any existing provisions should be updated or revised; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the WCDA hereby approves the amendment of Article II, Sections 9 of the Agency's Bylaws as reflected on the attached revised versions of those sections; to update the term of the office of Chair and Vice-Chair shall coincide with the term of the appointed member, or until such time as a successor is elected; and

BE IT FURTHER RESOLVED, that all other provisions of the Bylaws as adopted shall remain in effect and the foregoing amendment shall be incorporated into the standing Bylaws of the WCDA.

AYES _____ NAYS _____ Approved Date: _____

Wausau Community Development Authority

Sarah Napgezek
Chair

David Welles
Vice Chair

Randy Fifrick
Secretary/Executive Director

Juli Birkenmeier
Assistant Director of the WCDA

BYLAWS OF THE COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WAUSAU

ARTICLE I - THE AUTHORITY

Section 1 - Name of Authority. The name of the Authority shall be "Community Development Authority of the City of Wausau".

Section 2 - Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority.

Section 3 - Offices of the Authority. The principal offices of the Authority shall be at 550 East Thomas Street, Wausau, Wisconsin 54403. In addition, the Authority may from time-to-time have offices at such other place or places as it deems necessary. The location of the Authority's principal offices may be changed by appropriate resolution of the Authority.

Section 4 - Appointment of Members. The Mayor shall, with the confirmation of the Common Council, appoint seven (7) resident persons as commissioners to the Community Development Authority according to Wisconsin Statutes 66.1335, and Wausau Municipal Code 2.76.060.

ARTICLE II - OFFICERS

Section 1 - Officers. The officers of the Authority shall be a Chair, a Vice-Chair, and a Secretary/Treasurer (who shall be Executive Director).

Section 2 - Chair. The Chair shall preside at all meetings of the Authority. The Chair, Executive Director and Assistant Director of the WCDA are authorized to execute on behalf of the Authority all contracts, deeds, notes and other forms of obligations or instruments when duly authorized by the Commissioners of the Authority to do so. At each meeting the Chair shall submit such recommendations and information as he/she may consider proper concerning the business, affairs, and policies of the Authority.

Section 3 - Vice-Chair. The Vice-Chair shall perform the duties of the Chair in the absence or incapacity of the Chair; and in case the Chair is no longer able to serve, the Vice Chair shall perform such duties as are imposed on the Chair until such time as the Authority shall select a Chairperson from among its members, pursuant to section 66.1201(5).

Section 4 - Secretary/Treasurer. The Secretary/Treasurer shall be the Executive Director and at the direction of the Secretary, the Assistant Director of the WCDA shall keep the records of

the Authority, shall act as Secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to that office. The Secretary/Treasurer shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

The Secretary/Treasurer, or at the direction of the Secretary/Treasurer, the Assistant Director of the WCDA shall have the care and custody of all funds of the Housing Division and shall deposit the same in the name of the Authority in such bank or banks. The Secretary/Treasurer or the Assistant Director of the WCDA shall approve all checks for the payment of bills and shall delegate responsibility to pay out and disburse such monies.

The Secretary/Treasurer may delegate to the City of Wausau Finance Department payment of bills as set forth above.

Section 5 - Executive Director. The Executive Director shall serve as Secretary/Treasurer to the Authority and shall be the chief administrative officer of the Authority and shall direct, manage and supervise the Authority's administrative operation and technical activities in accordance with and subject to the direction of the Authority. The Executive Director is authorized to sign all official documents including those associated with grant application processing.

Section 6 - Assistant Director of the WCDA. The Assistant Director of the WCDA shall serve as the Deputy Secretary/Treasurer to the Authority and shall perform the duties of the Executive Director or Secretary/Treasurer in the Secretary/Treasurer's absence. Duties shall be carried out in accordance with the rules and regulations set up by the Community Development Authority and rules and regulations of the U.S. Department of Housing and Urban Development (HUD), Wisconsin Statutes, the Wisconsin Housing and Economic Development Authority (WHEDA), and other agencies as applicable.

Section 7 - Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time-to-time be required by the Authority or by the bylaws or rules and regulations of the Authority and which are necessary to promote the housing and redevelopment mission of the agency.

Section 8 - Election or Appointment. Successive commissioners shall be appointed by the Mayor. The Chair and Vice-Chair shall be elected from among the commissioners of the Authority. The election or appointment of Chair and Vice-Chair shall be reviewed by the Board on an annual basis. Additional reviews may be conducted as needed at the discretion of the Board, in response to organizational needs, vacancies, or other relevant circumstances.

Section 9 - Vacancies. Should the offices of Chair or Vice Chair become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. The term for the offices of Chair and Vice

Chair shall coincide with the term of the appointed member, or until such time as a successor is elected. If the Executive Director position is vacant, any appointed Interim Executive Director, the Assistant Director of the WCDA, or the Vice-Chair shall serve as Secretary/Treasurer to the Authority, until such time as the Executive Director is hired.

ARTICLE III - MEETINGS

Section 1 - Regular Meetings. Meetings shall be held by the Authority monthly, or as needed, and at a regular time. When the regular meeting falls on a legal holiday, a special meeting may be called in lieu of the regular meeting. All regular and special meetings of the Authority shall be held at the Authority's principal office or in such other public place as the Authority deems appropriate. All regular and special meetings, hearings, records and accounts of the Authority shall be subject to Wisconsin Statutes, Chapter 19.

Section 2 - Special Meetings. The Chair of the Authority may, when she/he deems expedient, and/or upon written request of any member of the Commission, call a special meeting of the Commissioners, whenever any one of them deems it necessary.

Section 3 - Meeting Agendas. Any commissioner may have any item of his or her choosing on an agenda of either a regular or a special meeting. Agendas shall be posted for public notice under Wisconsin Statutes Chapter 19.

Section 4 - Quorum. The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Four (4) Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes. An item can be adopted with a majority of votes of the same persuasion.

Section 5 - Order of Business. The Secretary/Treasurer or the Deputy Secretary/Treasurer shall prepare an agenda for each meeting.

Section 6 - Motions. Motions shall be restated by the Chair before a vote is taken. The name of the maker of the motion and the second to the motion shall be duly recorded in the minutes of the meeting.

Section 7 - Voting. The voting on all questions coming before the Authority shall be by voice and shall not be recorded by "yeas" and "nays" unless requested by a member of the Authority.

Section 8 - Parliamentary Procedure. The parliamentary procedure utilized during Authority meetings shall be governed by Roberts Rules of Order.

ARTICLE IV - AMENDMENTS

Section 1 - Amendments to Bylaws. The bylaws of the Authority may be amended after an amendment has been introduced at any regular meeting or special meeting and referred to the next regular/special meeting. Adoption of an amendment shall be by a two-thirds vote of the voting quorum.

ARTICLE V - SUBCOMMITTEES

Section 1 - Subcommittees. The Authority may establish subcommittees as may (from time-to-time) be required.

Adopted this 25 day of August, 2026.

Sarah Napgezek, Chair

Secretary/Treasurer

RESOLUTION # 26-008

WAUSAU COMMUNITY DEVELOPMNENT AUTHORITY

FINANCE COMMITTEE

WHEREAS, the Wausau Community Development Authority (“WCDA”) is a public agency duly established under applicable law; and

WHEREAS, the WCDA formed a Finance Committee in 2008; and

WHEREAS, the Finance Committee was established for the purposes of reviewing WCDA financial reports and referring any material deviations to the full Commission; serving as a primary point of contact for WCDA’s external auditor; reviewing the appropriateness of WCDA investments and making related recommendations to the full Commission; evaluating the financial responsibilities of the WCDA and determining any corresponding duties of the Finance Committee; identifying and eliminating material weaknesses identified in audits; and providing recommendations on proposed budgets; and

WHEREAS, the Finance Committee shall convene on a quarterly basis to review WCDA program financials and shall consist of three (3) Commissioners appointed from the full Commission; and

WHEREAS, Members will serve two (2) year terms, with elections occurring at the May meeting in even numbered years; and

WHEREAS, the Committee will elect a Chair and Vice Chair at their first meeting of each term; and

WHEREAS, vacancies will be filled by the full Commission at their next regularly scheduled meeting as needed; and

NOW, THEREFORE, BE IT RESOLVED that the Wausau Community Development Authority Commission hereby adopts Resolution 26-008 reaffirming the establishment and ongoing function of the WCDA Finance Committee.

AYES _____ NAYS _____

Approved Date _____

Community Development Authority

Of the City of Wausau

Sarah Napgezek

Chairperson

Randy Fifrick

Executive Director

RESOLUTION # 26-009

WAUSAU COMMUNITY DEVELOPMNENT AUTHORITY REDEVELOPMENT COMMITTEE

WHEREAS, the Wausau Community Development Authority (“WCDA”) is a public agency duly established under applicable law; and

WHEREAS, the WCDA established a Redevelopment Committee in 2018; and

WHEREAS, the Redevelopment Committee was formed to assist in the proactive redevelopment of problem or challenged properties; to address and remove blight; to remediate environmental concerns; and to eliminate substandard building conditions that are otherwise not adequately addressed; and

WHEREAS, the Redevelopment Committee is further charged with identifying and presenting to the full Commission opportunities for potential property acquisition, including those arising through tax delinquency; and with working collaboratively with the City of Wausau’s Community Development Department on redevelopment initiatives throughout the City; and

WHEREAS, the Redevelopment Committee shall convene on an as-needed basis to review redevelopment opportunities, and shall consist of three (3) Commissioners appointed from the full Commission; and

WHEREAS, members of the Redevelopment Committee shall serve two-year terms, with elections held at the regular May meeting in even-numbered years; and

WHEREAS, the Committee shall elect a Chair and Vice Chair at the first meeting of each newly elected term; and

WHEREAS, any vacancies on the Committee shall be filled by the full Commission at its next regularly scheduled meeting as needed; and

NOW, THEREFORE, BE IT RESOLVED that the Wausau Community Development Authority Commission hereby adopts Resolution 26-009, reaffirming the establishment, purpose, and ongoing function of the WCDA Redevelopment Committee.

AYES _____ NAYS _____

Approved Date _____

Community Development Authority
Of the City of Wausau

Sarah Napgezek
Chairperson

Randy Fifrick
Executive Director



MEMO

TO: Community Development Authority Commissioners
FROM: Juli Birkenmeier
RE: Riverview Towers – Exterior Repair Cost Summary
DATE: August 25, 2026

Purpose

This memorandum provides a consolidated summary of the exterior repair cost estimates for Riverview Towers. The information is based on two Opinions of Probable Cost (OPC) prepared by Funktion Design Studio, LLC (FDS) dated July 14, 2026.

1. Full Exterior Repair – Complete Building (Proposed 2027)

Total Exterior Building Repair OPC:
\$2,132,959

Key Cost Components

- Shelf angle repairs, column joints, horizontal sunshade joints, tuckpointing repair, perimeter sealants, power washing, roof beam coating, window sealant, lintel cleaning, paint repairs, and associated general conditions.
- General Conditions & Mobilization:
 - General conditions & mobilization: \$46,300
 - Portable toilets/office rental: \$22,500
 - Fence rental: \$11,500
 - Lift/stage/anchor equipment: \$200,000
 - Subtotal: \$280,300
- Contingency (25%): \$370,532

Optional Add-Ons

- Alternate Roof Coping Cap: \$212,410
- Waterproof Sealant: \$107,592
- Reroofing two one-story buildings: \$132,126

This option can also be further broken down into Phase I and Phase II. See below:

Phase Breakdown

- Phase 1: \$1,236,369
- Phase 2: \$1,190,906

Completing the phase option would result in paying the mobilization cost twice – approximately \$280,000 for each mobilization.

Life expectancy of concrete façade if full building is completed either at once or in a phase option is 20-30 years.



2. Exterior Repair – North & South Elevations Only (Proposed 2027)

Total Exterior Building Repair OPC:

\$599,565

Key Cost Components

- Selective repair only on North and South elevations: shelf angle work, minor crack fill, column joints, limited sunshade repairs, power washing, roof coping repair, replacement perimeter sealants, window sealants, roof beam coating.
- General Conditions & Mobilization:
 - General conditions & mobilization: \$25,000
 - Portable toilets/office rental: \$12,000
 - Fence rental: \$6,000
 - Lift/stage/anchor equipment: \$110,000
 - Subtotal: \$153,000
- Contingency (25%): \$89,313

Optional Add-On

- Waterproof Sealant (11,500 sf): \$34,500

3. Summary Comparison

- Full Building Repair: \$2.13M
- North & South Elevations Only: \$0.60M

Life expectancy of concrete façade if only emergent needs are repaired 5 years.

The full building scope includes substantially more work: east/west elevations, additional sunshade repairs, comprehensive tuckpointing, extensive power washing and coating, window sealants building-wide, lintel and soffit repair, and significantly higher mobilization requirements.

The reduced-scope option provides a more limited intervention but still addresses critical conditions on the two most affected elevations.

4. Notes from FDS

- Costs represent opinions of probable cost, not guaranteed bid or actual costs.
- Pricing may vary based on labor, materials, contractor methods, and market conditions.

The above options are estimates of cost and not actual. Once the board approves which option they would like to proceed forward with, CDA staff will work collaboratively with FDS in the issuance of bids to qualified contractors. The CDA board will review bids submitted.

If you have any questions or concerns, please feel free to contact me by phone at 715-261-6676 or Email: juli.birkenmeier@wausauwi.gov.

Riverview Towers, LLC

Masonry and Concrete Facade Evaluation Study

July 14, 2026



FUNKTION
Design Studio

Owner:

Riverview Towers, LLC
550 E. Thomas Street
Wausau, WI 54403

PRELIMINARY
NOT FOR CONSTRUCTION

Prepared by:

Funktion Design Studio, LLC
207 Windtree Drive
Wausau, Wisconsin 54401
715-571-8122
www.funktiondesignstudio.com

Project No.: 26.005

Riverview Towers
Masonry and Concrete Facade Evaluation Study
Wausau, WI

Prepared for:
Riverview Towers, LLC
Juli Birkenmeier, Assistant Director
Wausau, Wisconsin

Prepared by:
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1806 Woodland Ridge Road
Wausau WI 54403

715-571-8122
melody@funktiondesignstudio.com



Melody Hamlin, AIA

July 14, 2026

Date

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Certification Page

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Riverview Towers Masonry and Concrete Facade Evaluation Study

1.0 Executive Summary

Riverview Towers' Assistant Director, Juli Birkenmeier, requested that Funktion Design Studio, LLC provide professional Structural Engineering services for the evaluation and repair of the existing Riverview Towers facade. The first phase of the project is to observe and document the exterior facade of the building, perform an arm's length investigation of the existing conditions, determine areas of deterioration, failures and previous repairs, and to photograph and dimension the existing conditions. Provide structural analysis as required. Prepare a preliminary report to include exterior investigation diagrams of the facade designating the required areas of repair and propose a repair strategy.

The building as reviewed is considered to be in reasonable condition. Adverse conditions noted were spalling concrete, masonry deterioration, sealant deterioration and improper original construction, manifesting leaks along the exterior walls of the upper floor apartments and interior wall water damage. If nothing is done to repair the masonry or keep the building sealed from water infiltration, it is reasonable to expect that deterioration will continue and leaks within the building will increase, shortening the useful life of the building. If the recommended concrete repair, brick replacement, tuck pointing, shelf angle repairs, and sealant replacement is done, the additional life of the building should be assumed to be more in the range of 50 years.

1.1 Background Information

Riverview Towers, completed in 1970, is located at 500 Grand Avenue, Wausau, Wisconsin. The ten story concrete frame building features 149 one-bedroom apartments available to income-qualifying individuals and couples who meet program eligibility requirements. The original building included an attached one story portion on the west side of the tower. The one story portion of the building was altered in 1989 and again in 2008. A canopy over the main entrance was added in 2008. The exterior materials of the building are exposed concrete, brick masonry and aluminum windows.

At the top of the tower there is a concrete coping covered with a metal fascia that is stepped back from the face of the building. The east and west facades of the tower have exposed concrete columns at the corners and regularly spaced between units running from grade level to the top of the building. On the east and west sides of the building, exposed cast in place concrete sunshades are located between the exposed concrete columns at the floor lines of floors 2 through 10 and at the top of floor 10. The area between the columns and the sunshades consists of a masonry cavity wall with exposed brick. The exposed brick panels contain a pair of aluminum windows and an air conditioner sleeve.

The north and south facades of the tower have exposed concrete columns at the outside corners running from grade level to the top of the building. On the north and south sides of the building there is an exposed concrete beam in line with the topmost sunshade. The area between the columns, foundations and the exposed concrete coping, consists of a masonry cavity wall with exposed brick. Control joints with steel shelf angles run between the exposed concrete columns at the floor lines of floors 2 through 10.

An extensive \$11,000,000 renovation of the building was completed in 2014. Renovations included new flooring, reworking kitchen layout to make it accessible and new kitchen cabinets. Through wall air conditioning sleeves were cut into the exterior masonry walls in each of the units. Work also included a new single ply roof membrane, new boilers and new plumbing and heating systems. On the exterior of the building, the aluminum windows were recaulked and a cementitious material was painted over the exposed concrete.

Riverview Towers Masonry and Concrete Facade Evaluation Study

1.2 Study Purpose

The purpose of the Existing Facility Investigation and Report is to evaluate the existing condition of the exterior facade to identify areas of deterioration, distress, structural integrity and potential safety hazards. A repair strategy including phasing will be proposed and a repair budget presented.

The Existing Facility Investigation and Preliminary Planning portion of the project includes:

- Reviewing existing documentation and previous repair proposals.
- Observing and documenting the condition of the exterior cast in place concrete framing system, brick masonry/ CMU cavity wall, shelf angles, sealant joints, window units and interior moisture infiltration damage.
- Observing apartments with interior damage and correlate to exterior infiltration damage.
- Noting exterior cracking in the concrete frame, coping and sunshades, delamination of the concrete coating, spalling and cracking in the brick masonry, failed sealant joints.
- Based on the onsite investigation, the required areas of repair will be determined and a repair strategy will be proposed.
- Developing a budget for the required repairs.
- Meeting with Riverview Towers' staff to review the evaluation report of the recommended proposed repairs and maintenance determined by the site observations.

1.3 Evaluation Team

Funktion Design Studio assembled following Evaluation Team of consultants to perform the arm's length evaluation of the existing building facade, selective interior apartments and the roof edge. The Funktion Design Studio Evaluation Team consisted of Melody Hamlin, AIA and Rick Schroeder, AIA. Structural observation was completed by Steven E. Kaiser, PE, of Larson Engineering, Inc. to evaluate any immediate or ongoing structural deficiencies.

Masonry Restoration, Inc. of West Allis, provided an aerial lift and a qualified operator to access the entire building.

1.4 Team Visit

During the week of June 1, 2026, the evaluation team used a 135' aerial lift to investigate the entire facade of the building to determine failures of the systems. The upper floor units that had interior damage from water intrusion were also visited.

1.5 Evaluation Process

The first step in our process for evaluation was to gather the available existing building drawings and previous repair proposals. The drawings were used for base information during our general arm's length observation of building.

All exposed surfaces of the building's facades were visually observed and surveyed. Observations of spalling and cracking of the exposed concrete frame, delamination of the concrete coating, spalling and cracking in the brick masonry, failed sealant joints and other distress were noted on elevation views, supplemented by photographs of significant and typical types of distress.

Riverview Towers Masonry and Concrete Facade Evaluation Study

2.0 Observations

The following is a summary of observations made during the visual inspection of the building's facade grouped according to the building location and type of system. Additional observations related to the other areas of buildings' facades are also noted as observed.

North Facade:

Exposed Concrete Beam: Some cracking and delamination of the concrete beam on the top and sides at the outside corners of the building. Peeling of existing concrete coating. Some delamination of the concrete sunshades under the coating.

Exposed Concrete Columns: Some delamination of the concrete coating and cementitious parging. Sealant joints between concrete column and brick masonry are brittle and failing.

Brick Masonry: Some severe spalling and joint deterioration was noted especially at the top of the building, below windows, adjacent to columns and at horizontal control joints.

Horizontal Control Joints: Sealant joints are brittle and failing.

Windows and Doors: Sealant joints around the frames are brittle and failing.

South Facade:

Exposed Concrete Beam: Severe deterioration of the concrete beam on the top and sides at the outside corners of the building. Peeling of existing concrete coating. Some delamination of the concrete beam under the coating. Some delamination of the concrete coating.

Exposed Concrete Columns: Peeling of existing concrete coating. Some delamination of the concrete column under the coating. Sealant joints between concrete column and brick masonry are brittle and failing.

Brick Masonry: Some severe spalling and joint deterioration was noted especially at the top of the building, below windows, adjacent to columns and at horizontal control joints. The most severe deterioration was located at the setback façade along the horizontal control joints.

Horizontal Control Joints: Sealant joints are brittle and failing.

Windows and Doors: Sealant joints around the frames are brittle and failing.

East Facade:

Exposed Concrete Sunshades: Some cracking and delamination of the concrete sunshades on the top and sides at the outside corners of the building. Peeling of existing concrete coating. Some delamination of the concrete sunshades under the coating. Sealant joints between concrete column and concrete sunshades are brittle and failing.

Exposed Concrete Columns: Some delamination of the face and top of the concrete columns cementitious parging at the top of the building. Some delamination of the concrete coating. Sealant joints between concrete columns and brick masonry are brittle and failing.

Riverview Towers Masonry and Concrete Facade Evaluation Study

East Facade Continued:

Brick Masonry: Weep holes at floor level of concrete sunshade were covered with sealant or not originally installed. Sealant joints between brick masonry and concrete sunshades are brittle and failing.

Windows and Doors: Sealant joints around the frames are brittle and failing.

Airconditioning Sleeves: Sealant joints around the sleeves are brittle and failing.

West Facade:

Exposed Concrete Sunshades: Some spalling of the concrete at the north side of column line 2 at floors 7 through 10. Sealant joints between concrete columns and concrete sunshades are brittle and failing.

Exposed Concrete Columns: Some delamination of the face and top of the concrete columns cementitious parging at the top of the building. Some delamination of the concrete coating. Sealant joints between concrete column and brick masonry are brittle and failing.

Brick Masonry: Weep holes at floor level of concrete sunshade were covered with sealant or not originally installed. Sealant joints between brick masonry and concrete sunshades are brittle and failing.

Windows and Doors: Sealant joints around the frames are brittle and failing.

Airconditioning Sleeves: Sealant joints around the sleeves are brittle and failing.

2.1 Field Photos

The following is a summary of photos made during the visual inspection of the building's facade.

Melody Hamlin

Funktion Design Studio, LLC

Jun 30, 2026 | 105 Photos

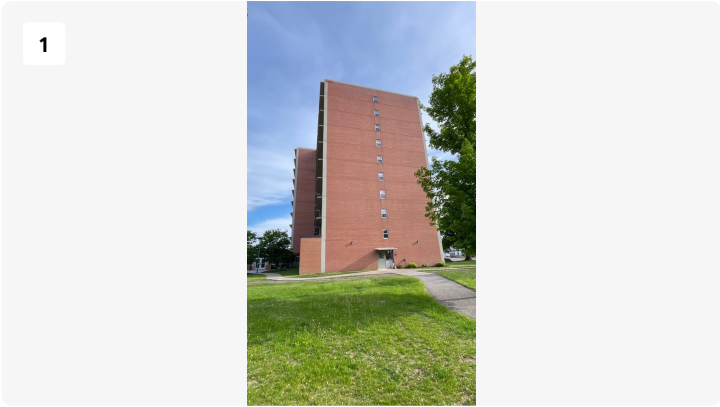


Funktion Design Studio, LLC
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Riverview Towers - Field Observations



Section 1



South elevation. 08:00. Start.

Project: Riverview Towers, LLC
Date: Jun 1, 2026, 8:01 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 1, 2026, 8:22 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 1, 2026, 8:22 AM
Creator: Melody Hamlin



Southwest elevation interior column, caulking at perimeter and two verticals along grid line E to D and 4

Project: Riverview Towers, LLC
Date: Jun 1, 2026, 8:22 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
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Creator: Melody Hamlin



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Creator: Melody Hamlin



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Creator: Melody Hamlin



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Creator: Melody Hamlin



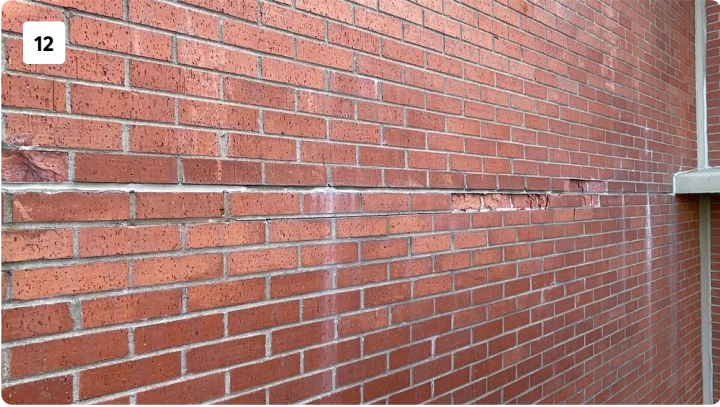
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Creator: Melody Hamlin

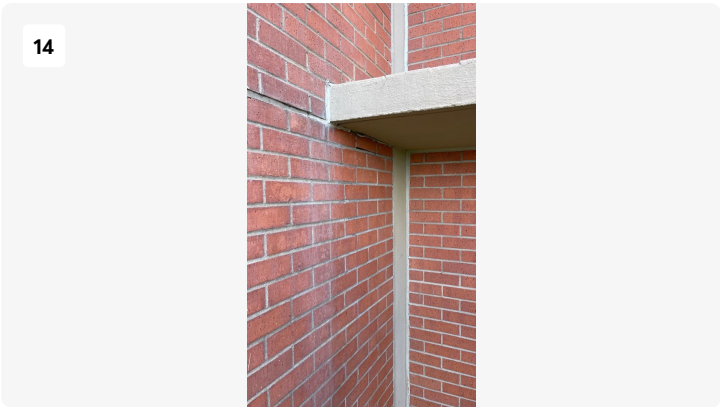


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Date: Jun 1, 2026, 8:36 AM
Creator: Melody Hamlin



Interior South elevation on West side floor line of 10th floor

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Creator: Melody Hamlin



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Creator: Melody Hamlin



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Creator: Melody Hamlin



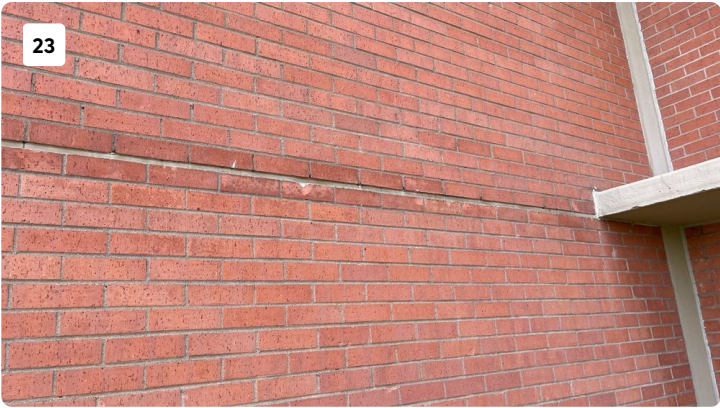
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Creator: Melody Hamlin



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Creator: Melody Hamlin



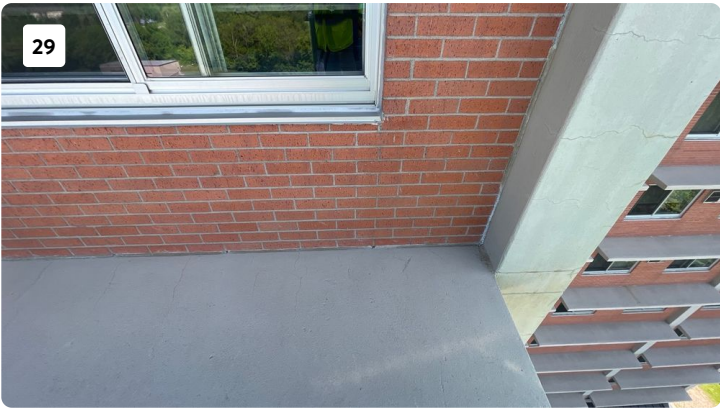
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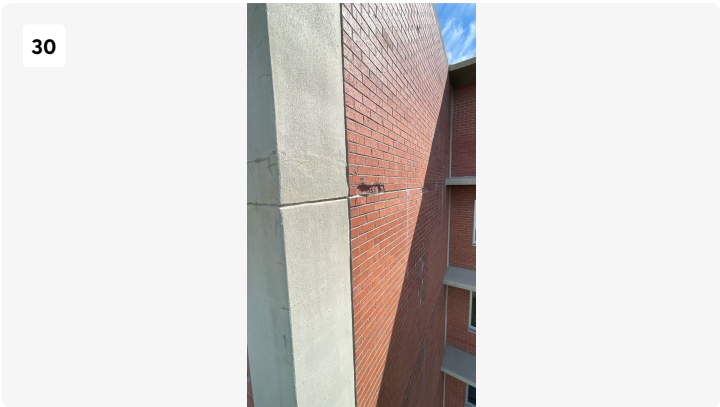
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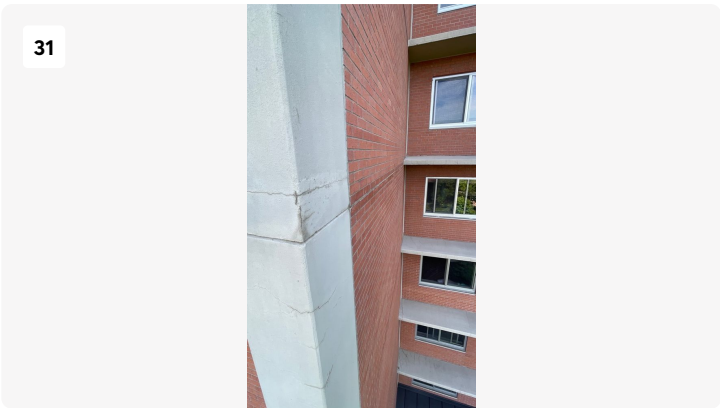
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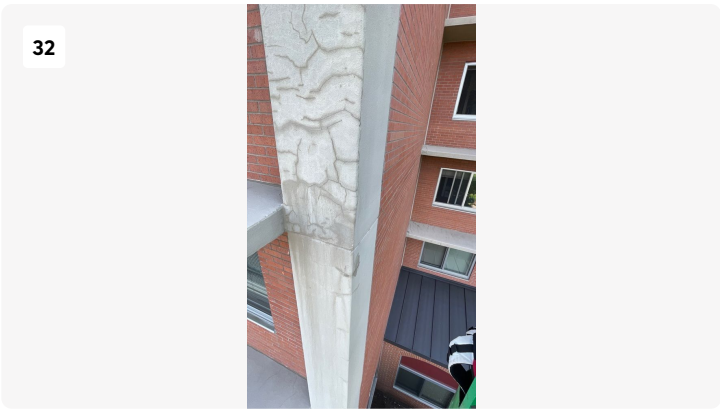
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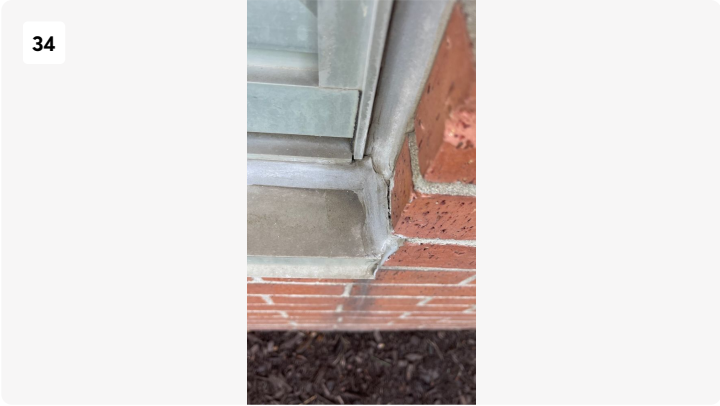
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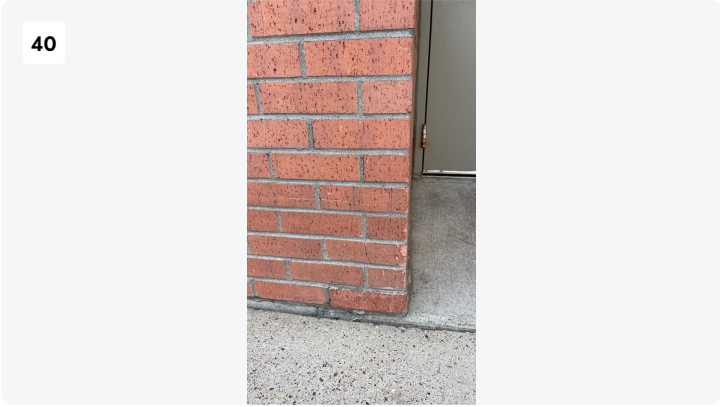


North 1st Floor interior joint of column

Project: Riverview Towers, LLC
Date: Jun 1, 2026, 2:18 PM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 1, 2026, 2:23 PM
Creator: Melody Hamlin



Tuck point at north elevation near side door entrance.

Project: Riverview Towers, LLC
Date: Jun 1, 2026, 2:33 PM
Creator: Melody Hamlin



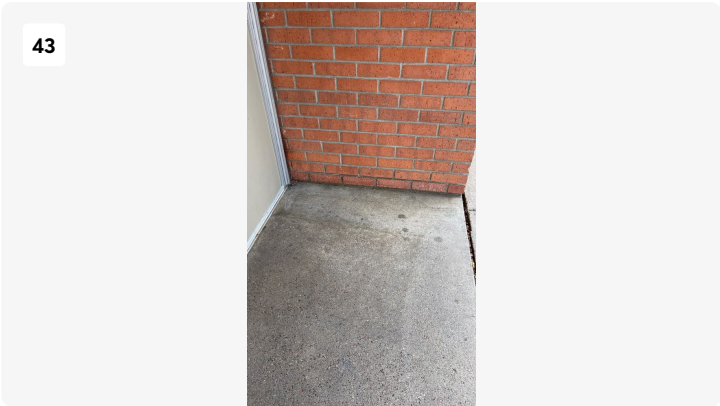
Replace bottom course of brick spalling from salt at the interior east elevation of the north entrance.

Project: Riverview Towers, LLC
Date: Jun 1, 2026, 2:34 PM
Creator: Melody Hamlin



Replace first bottom course in a long jam up to three brick at the interior north entrance first and second course.

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Date: Jun 1, 2026, 2:34 PM
Creator: Melody Hamlin



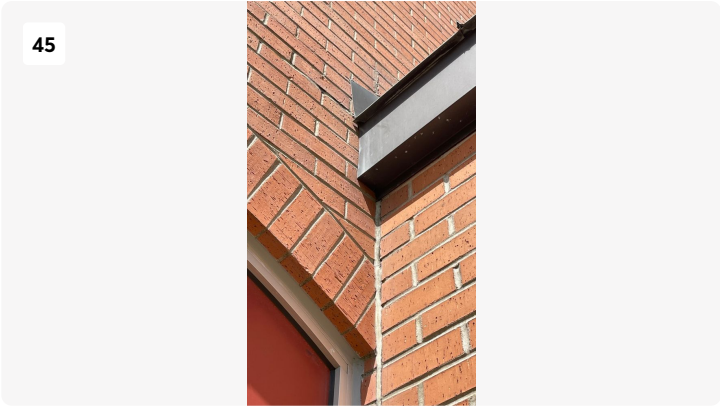
Replace first course of brick in the north entryway west wall elevation.

Project: Riverview Towers, LLC
Date: Jun 1, 2026, 2:34 PM
Creator: Melody Hamlin



Southwest parapet, plywood exposed that was used as a factor for the flashing at the parapet coping needs to be capped or sealed.

Project: Riverview Towers, LLC
Date: Jun 1, 2026, 2:42 PM
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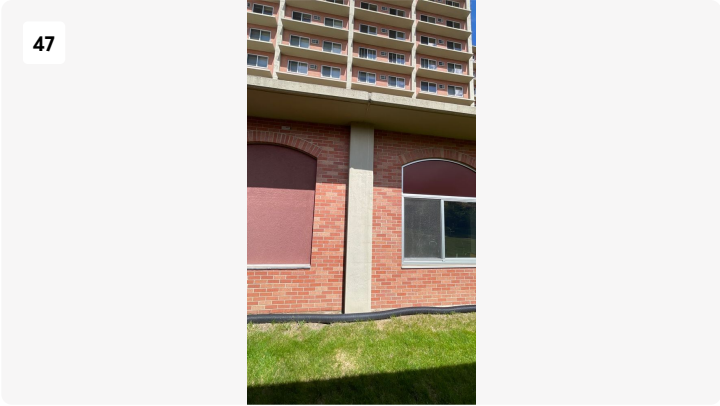


Interior 1st Floor, south wall. Redo caulk joint that is control at the 1st Floor level, review the end of the sheet metal flashing to be caulked also.

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Creator: Melody Hamlin



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Date: Jun 1, 2026, 2:54 PM
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Flashing at the top concrete apron, also along columns.

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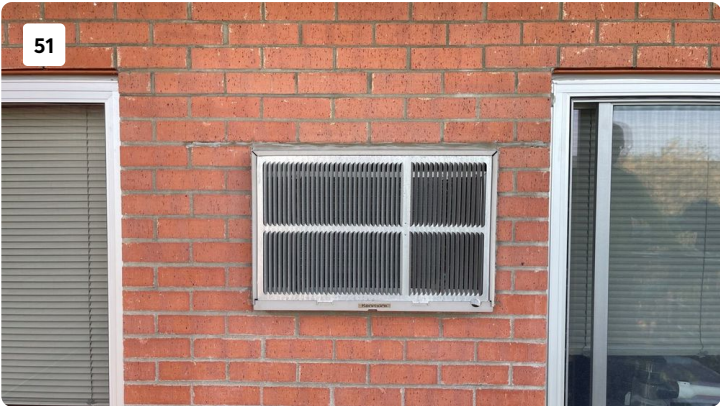
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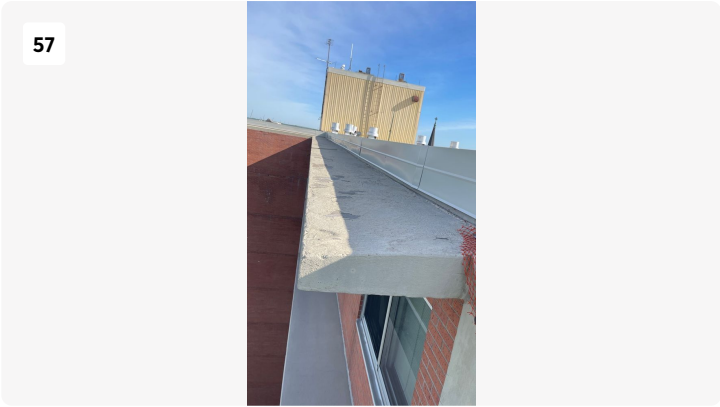
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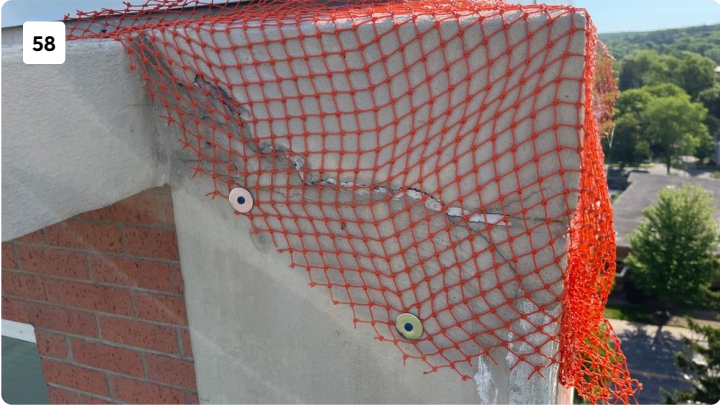
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Project: Riverview Towers, LLC
Date: Jun 2, 2026, 8:31 AM
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Southwest corner before starting south elevation

Project: Riverview Towers, LLC
Date: Jun 2, 2026, 8:34 AM
Creator: Melody Hamlin



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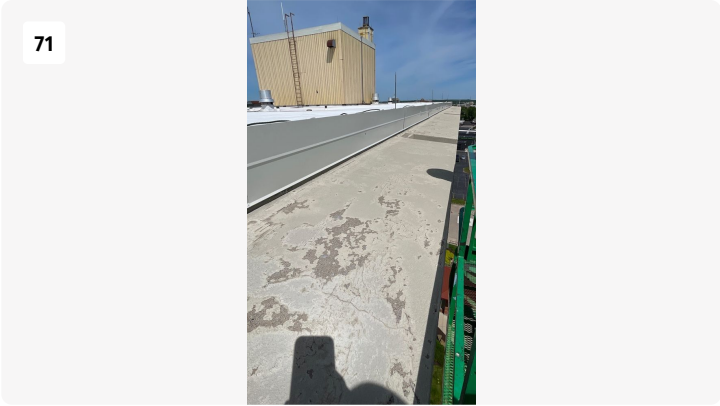
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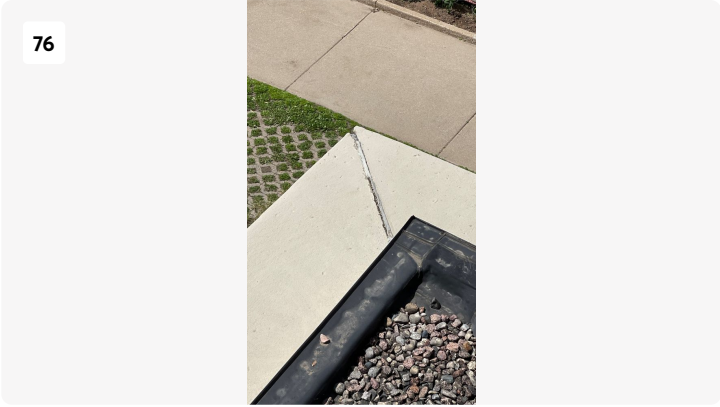
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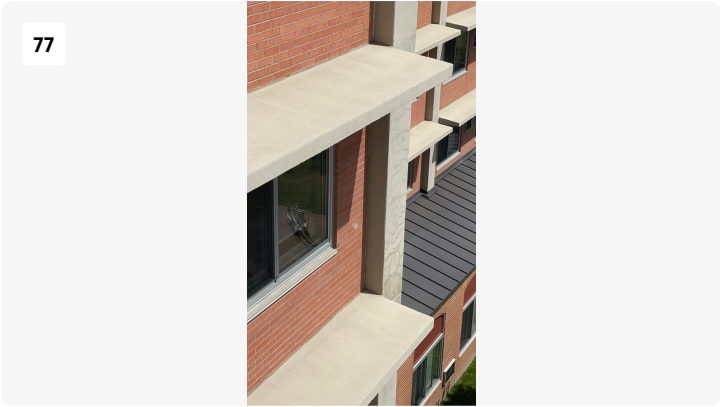
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Creator: Melody Hamlin



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Date: Jun 2, 2026, 2:29 PM
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Building column line between shelves, verify for delamination and surface cracks in coating system reference note 15

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Date: Jun 2, 2026, 2:37 PM
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Typical floor shelf note 15

Project: Riverview Towers, LLC
Date: Jun 2, 2026, 2:40 PM
Creator: Melody Hamlin



Roof shelf reference note 17

Project: Riverview Towers, LLC
Date: Jun 2, 2026, 2:40 PM
Creator: Melody Hamlin



North elevation along the west side of the column concrete delamination reference note for

Project: Riverview Towers, LLC
Date: Jun 2, 2026, 3:20 PM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 2, 2026, 3:26 PM
Creator: Melody Hamlin

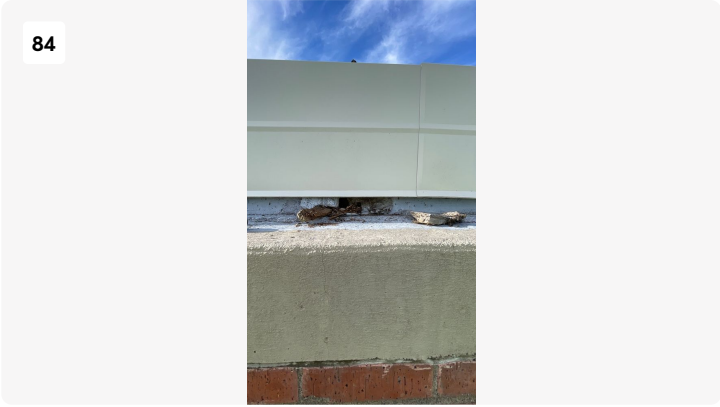


Project: Riverview Towers, LLC
Date: Jun 2, 2026, 3:27 PM
Creator: Melody Hamlin



West exterior Corner coping disintegration undercoating
reference note 14

Project: Riverview Towers, LLC
Date: Jun 3, 2026, 7:23 AM
Creator: Melody Hamlin



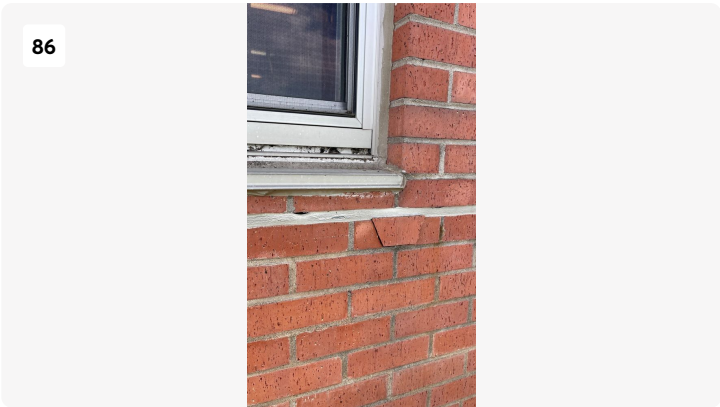
Section where wood blocking is rotten remove concrete
mortar joint and add new treated wood blocking and
cover with new mortar joint?

Project: Riverview Towers, LLC
Date: Jun 3, 2026, 7:28 AM
Creator: Melody Hamlin



Repair roof concrete coping on North elevation Eastside up to eight linear feet sea reference note 14

Project: Riverview Towers, LLC
Date: Jun 3, 2026, 7:30 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 3, 2026, 7:36 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
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Creator: Melody Hamlin



Project: Riverview Towers, LLC
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Creator: Melody Hamlin



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Date: Jun 3, 2026, 7:48 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 3, 2026, 7:48 AM
Creator: Melody Hamlin



Review column for plaster slash cement covering, and then look at the coating that's adjacent to the concrete column.

Project: Riverview Towers, LLC
Date: Jun 3, 2026, 7:56 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 3, 2026, 8:00 AM
Creator: Melody Hamlin



Typical existing caulking, joint at top of column to concrete coping. Reference note 9.

Project: Riverview Towers, LLC

Date: Jun 3, 2026, 9:19 AM

Creator: Melody Hamlin



North elevation wall on East side of the main building grid line 6 concrete coping repair see reference note 14

Project: Riverview Towers, LLC

Date: Jun 3, 2026, 9:31 AM

Creator: Melody Hamlin

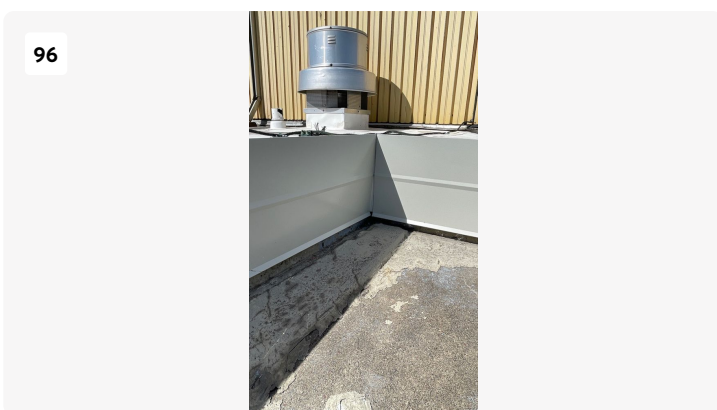


Concrete coping crumbling below roof coating.

Project: Riverview Towers, LLC

Date: Jun 3, 2026, 9:32 AM

Creator: Melody Hamlin



Interior at the north grid line 6 roof shelf detail, coating applied has created a void behind the start allowing water to sit between the applied coating and the vertical concrete coping that is covered with a metal fascia. Repair option see reference note 17.

Project: Riverview Towers, LLC

Date: Jun 3, 2026, 9:49 AM

Creator: Melody Hamlin



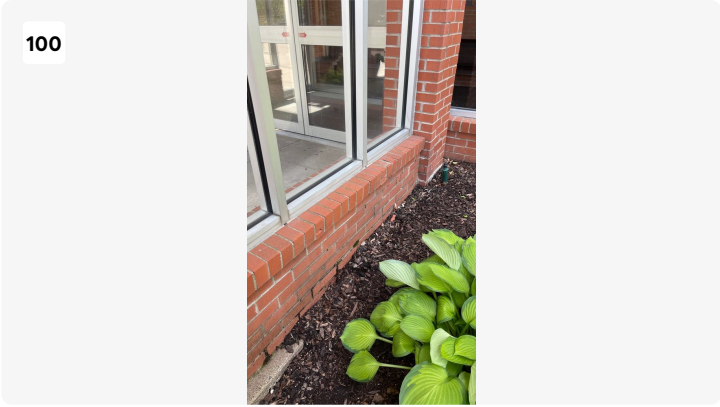
Project: Riverview Towers, LLC
Date: Jun 4, 2026, 7:52 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 4, 2026, 7:53 AM
Creator: Melody Hamlin



Project: Riverview Towers, LLC
Date: Jun 4, 2026, 9:10 AM
Creator: Melody Hamlin



Tuckpointing at North exterior festival area reference note 8

Project: Riverview Towers, LLC
Date: Jun 12, 2026, 12:25 PM
Creator: Melody Hamlin

101



Replace all ceiling joints along the precast roof assembly up to columns and the perimeter. See reference note 9.

Project: Riverview Towers, LLC
Date: Jun 12, 2026, 12:25 PM
Creator: Melody Hamlin

102



Project: Riverview Towers, LLC
Date: Jun 12, 2026, 12:33 PM
Creator: Melody Hamlin

103



Interior tuck pointing and brick spalling to be repaired at Interior side of north exterior vestibule see reference note 8

Project: Riverview Towers, LLC
Date: Jun 12, 2026, 12:39 PM
Creator: Melody Hamlin

104



Project: Riverview Towers, LLC
Date: Jun 12, 2026, 1:04 PM
Creator: Melody Hamlin

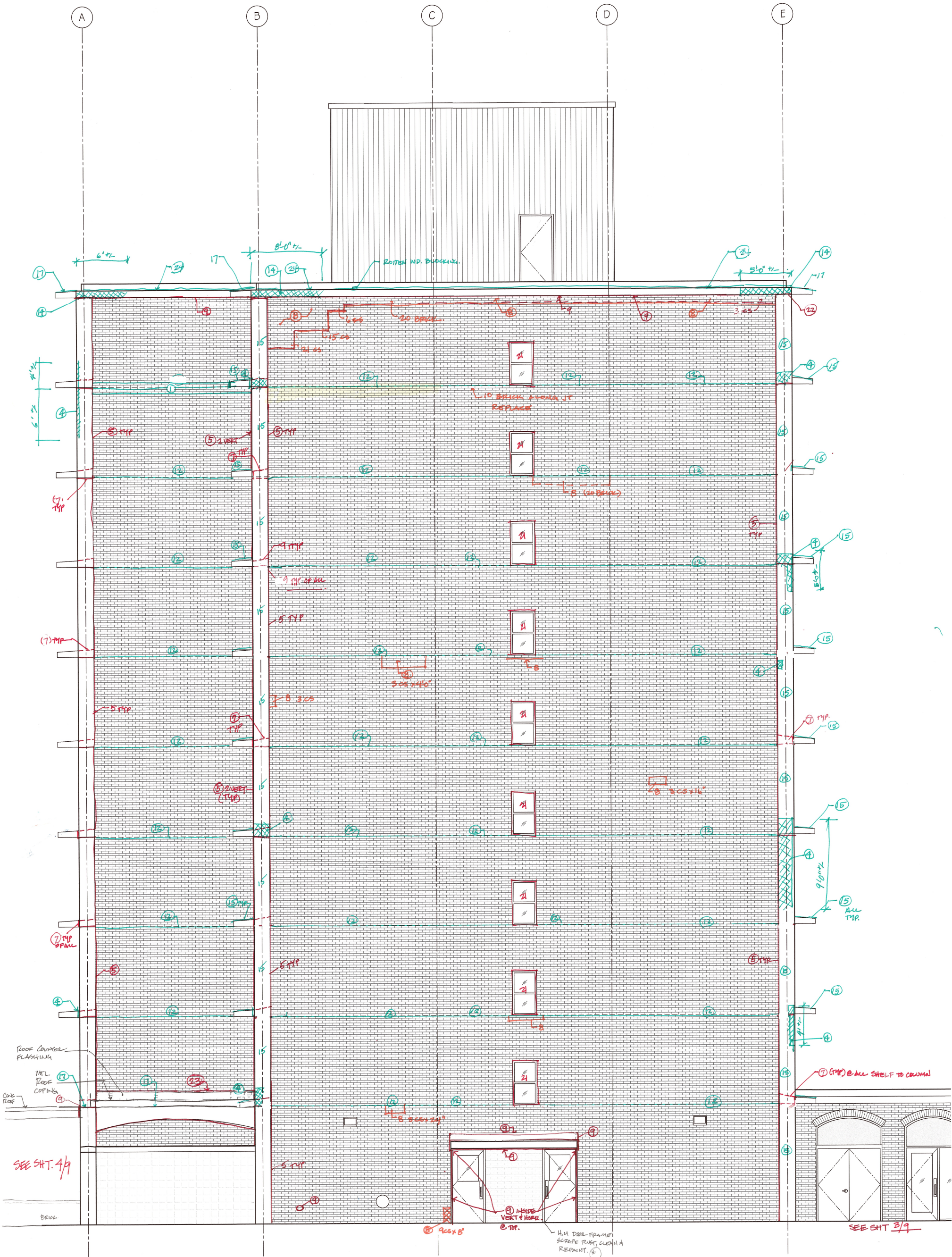


Precast, roof, plank, sealant joints, see reference note 9

Project: Riverview Towers, LLC
Date: Jun 12, 2026, 1:04 PM
Creator: Melody Hamlin

2.2 Field Sketches

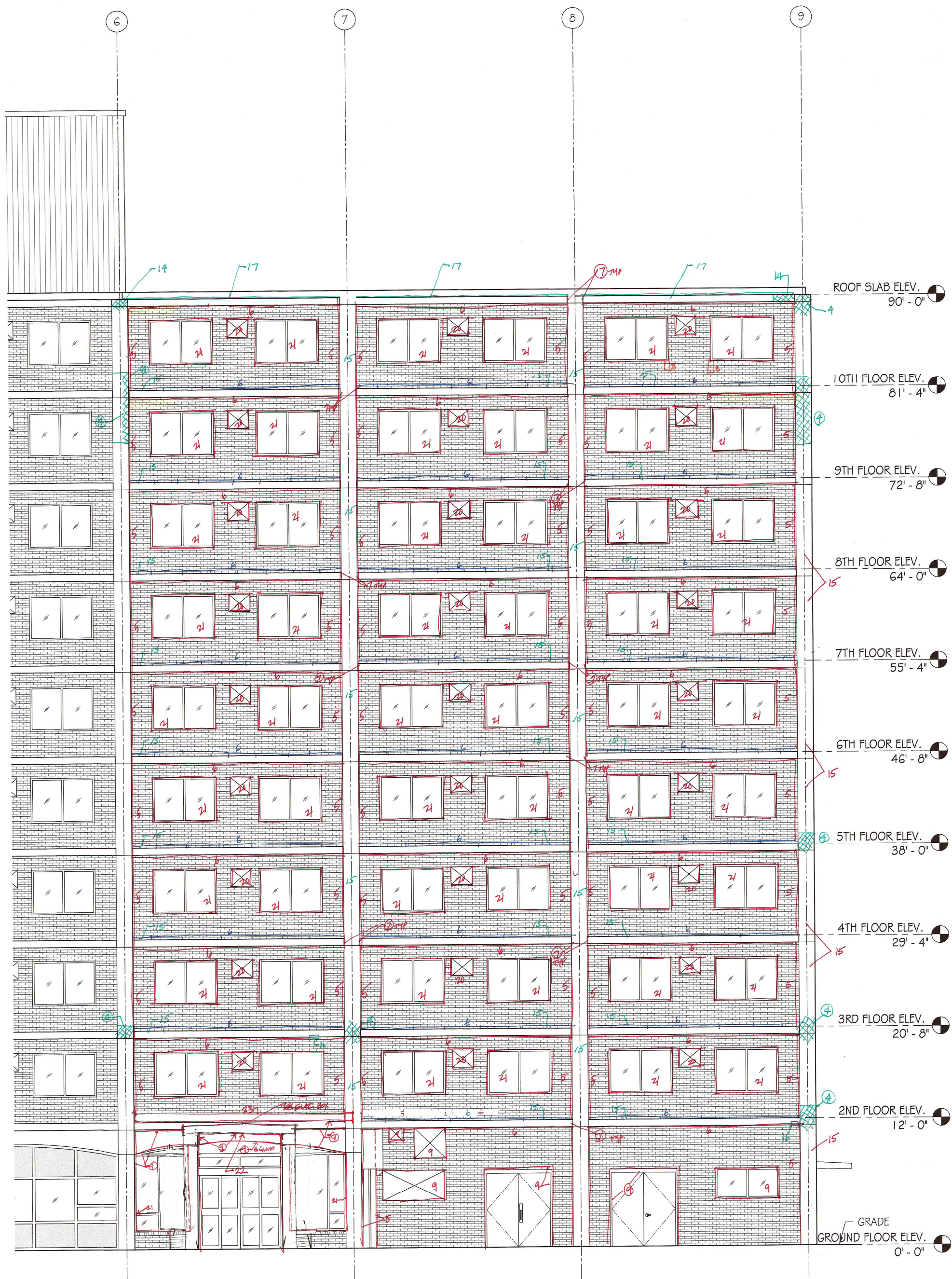
The following are notes taken of observations made during the visual inspection of the building's facade.



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL (13) (15)



EAST ELEVATION 6-9
SCALE: 1/4" = 1'-0"
GENERAL (13) (15)



EAST ELEVATION 3-6

SCALE: 1/4" = 1'-0"

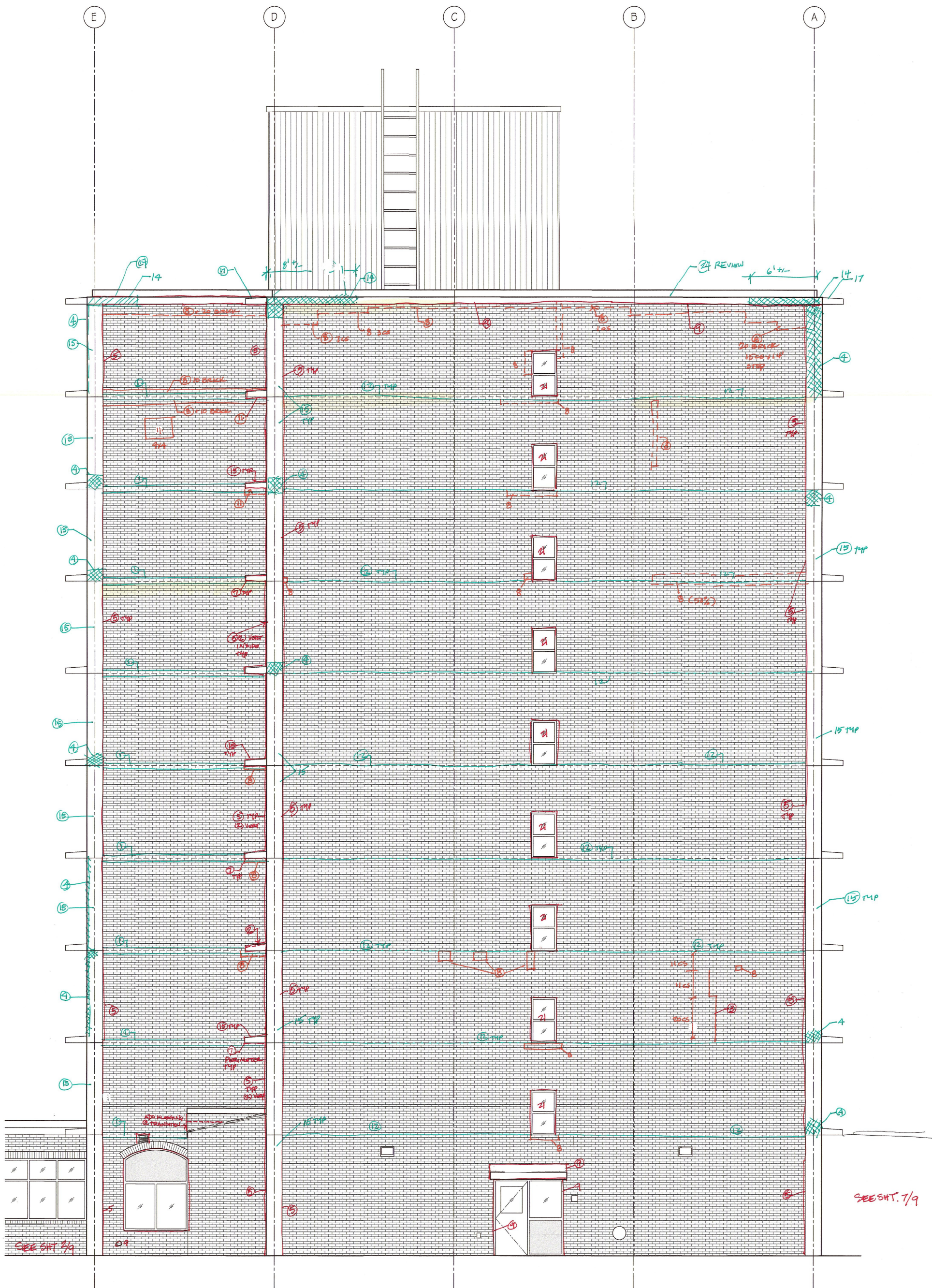
GENERAL (13) (15)



EAST ELEVATION 1-3

SCALE: 1/4" = 1'-0"

GENERAL (13) (15)



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL (13) (15)





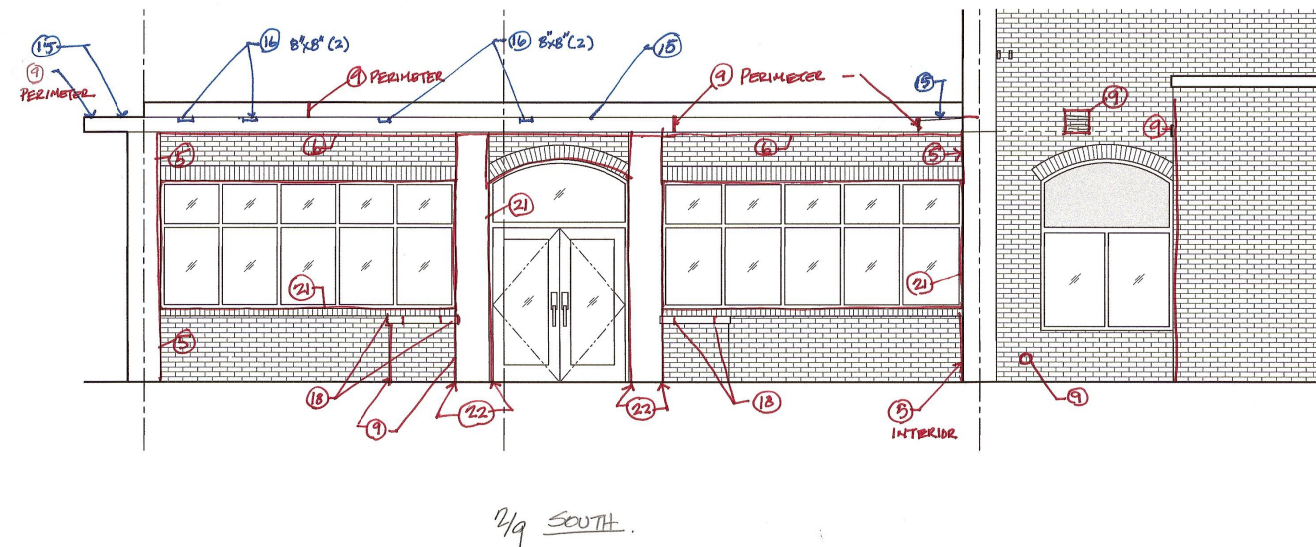
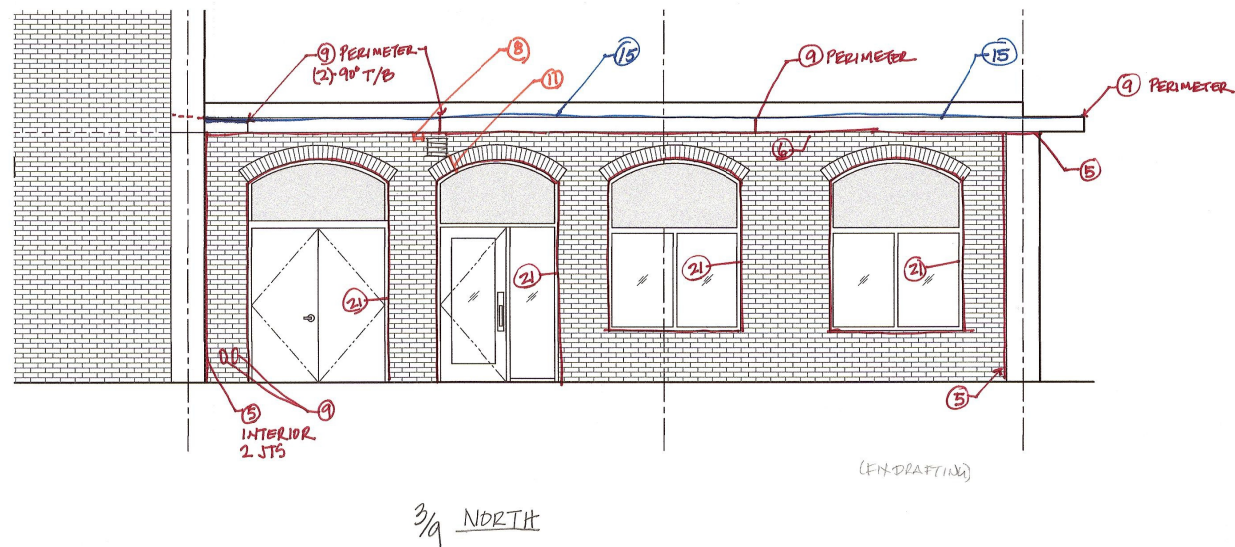
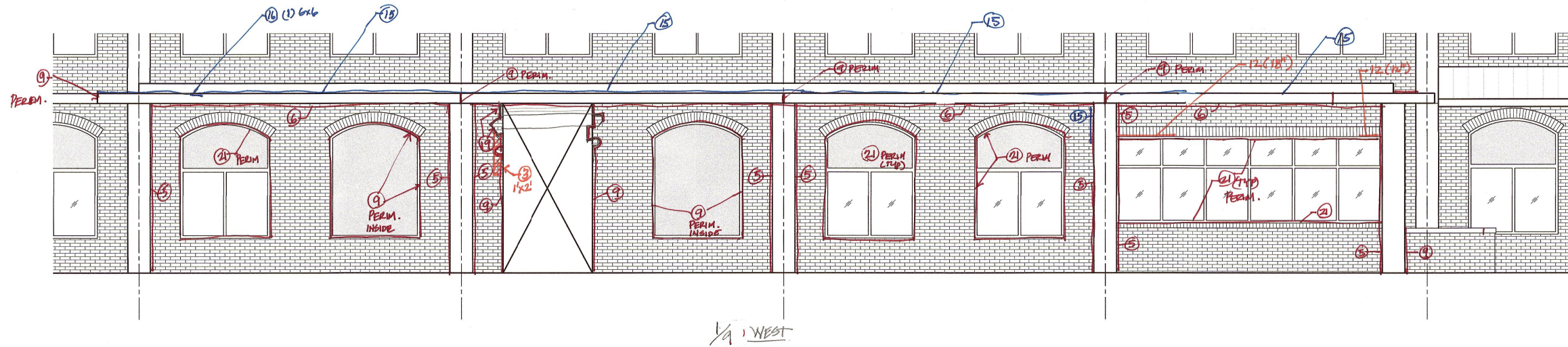
WEST ELEVATION 7-4
SCALE: 1/4" = 1'-0"
GENERAL (13) (15)



WEST ELEVATION 9-7

SCALE: 1/4" = 1'-0"

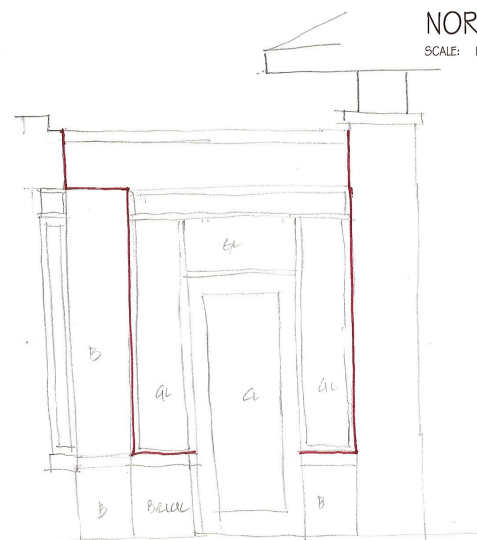
GENERAL (13) (15)



NORTH, WEST, & SOUTH MULTIPURPOSE ADDITION

SCALE: 1/4" = 1'-0"

- GENERAL
- # 13, ALL ELEVATIONS
 - # 15, ALL ELEVATIONS



2 ELEVATIONS - OPPOSITE SIDE FULL WINDOW
NORTH & SOUTH FRONT VESTIBULE

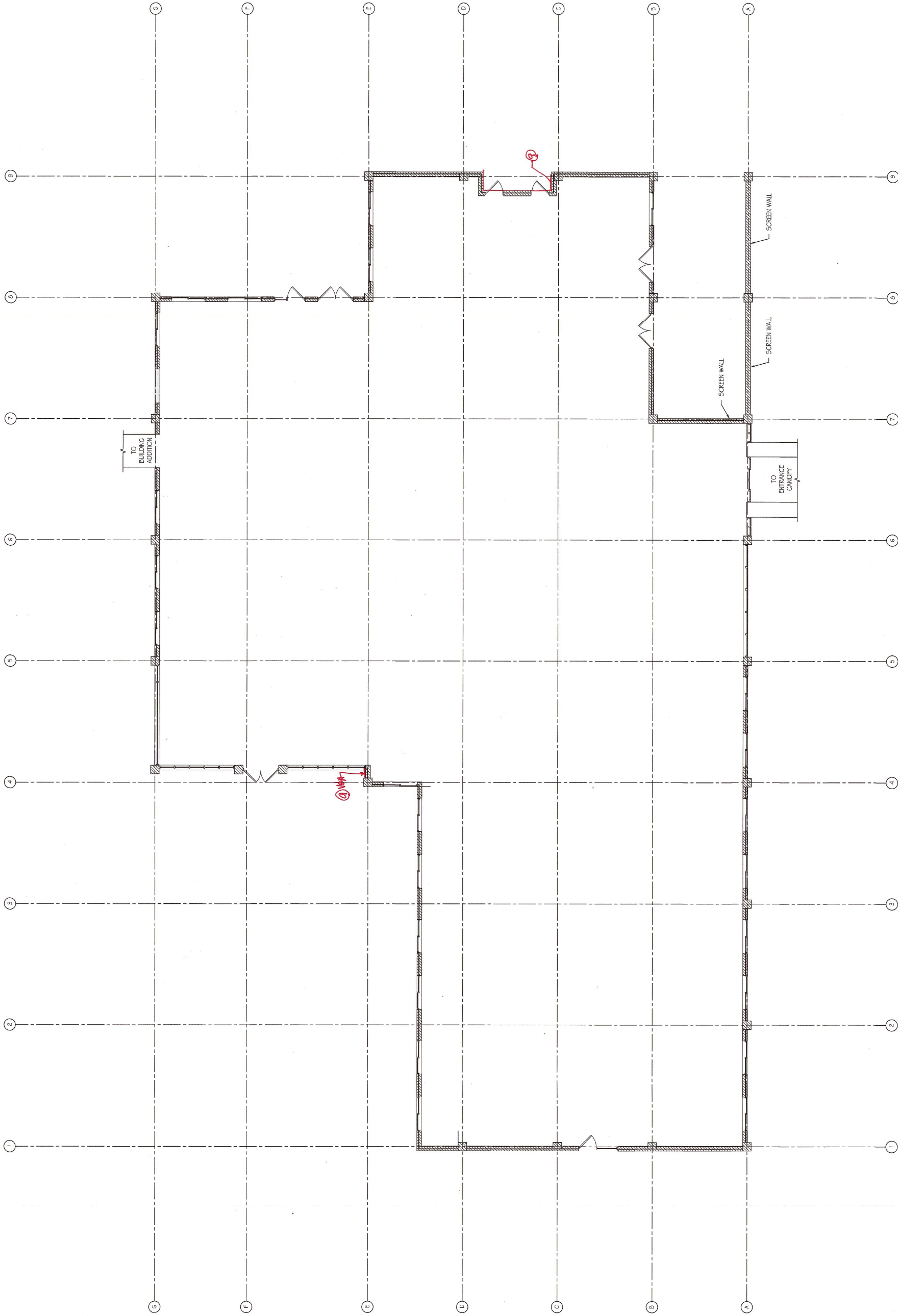
DRAW INSIDE ELEVATIONS.

RIVERVIEW TOWERS, LLC
MASONRY & CONCRETE FACADE REPAIR

RIVERVIEW TOWERS, LLC
550 E THOMAS STREET

funktion

REVISIONS:		
NO.	DESCRIPTION	DATE



RIVERVIEW TOWERS, LLC
MASONRY & CONCRETE FACADE REPAIR

2ND THROUGH 10TH
FLOOR PLAN

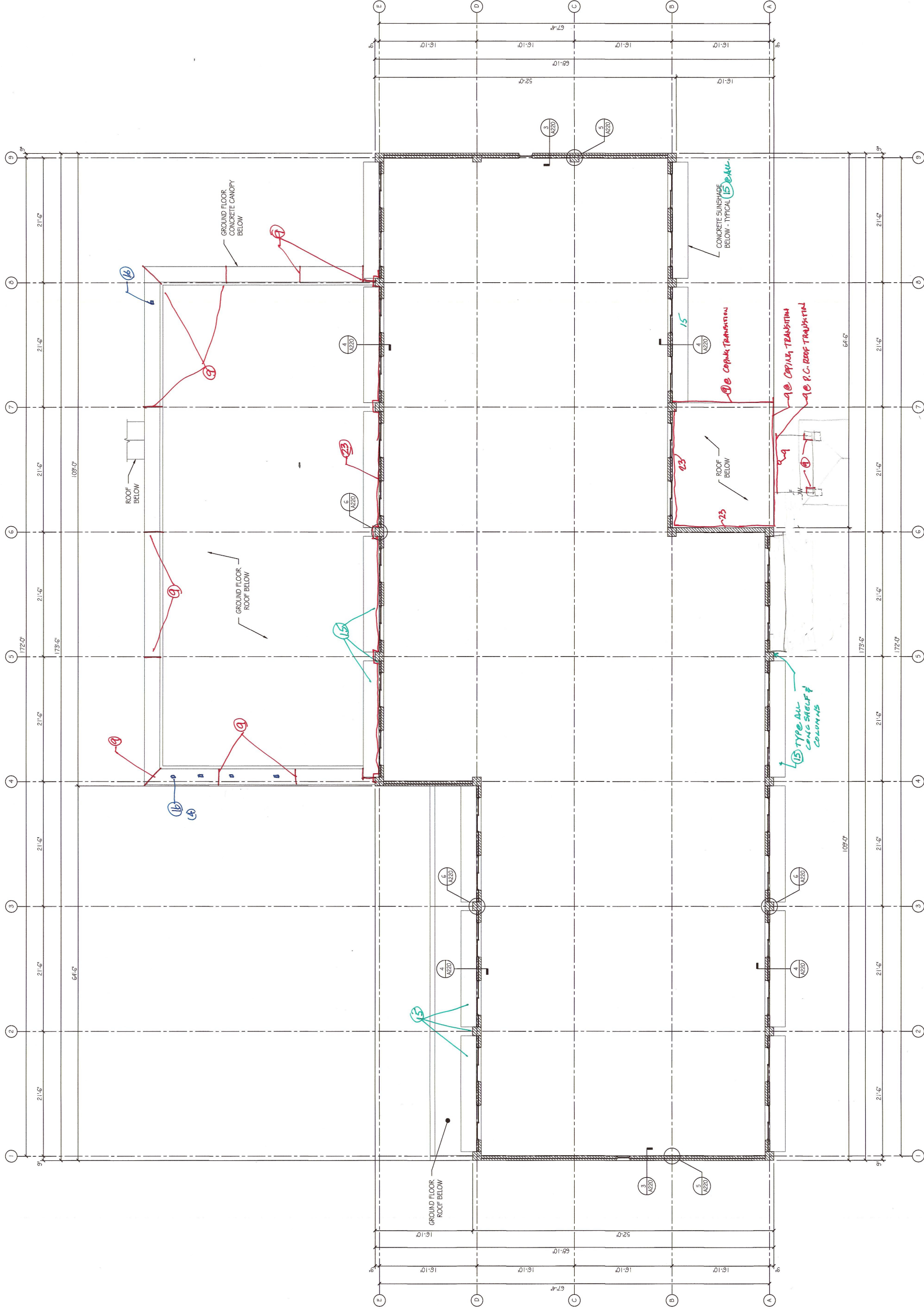
RIVERVIEW TOWERS, LLC
550 E THOMAS STREET
WAUSAU, WI 54403

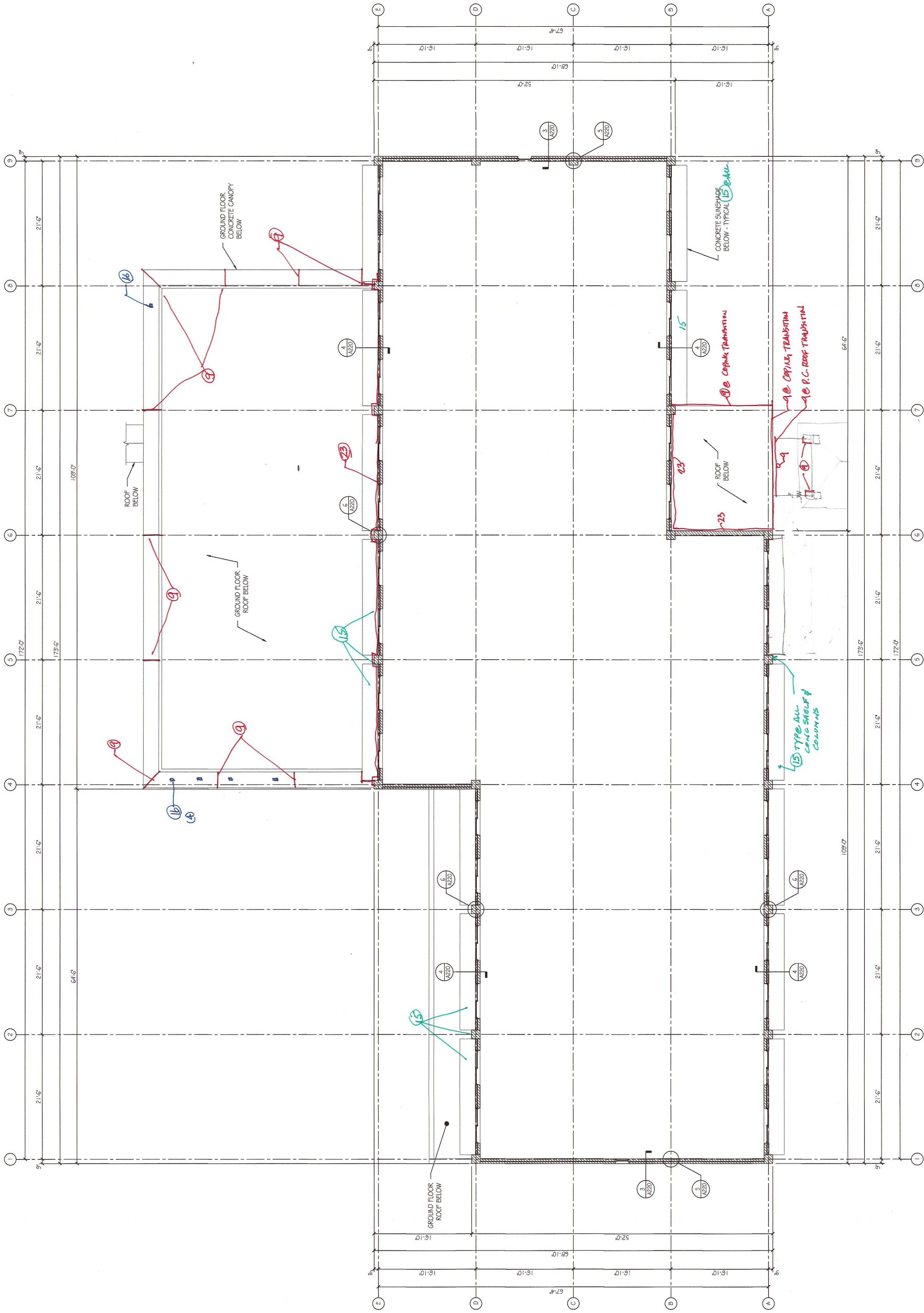
FUNKTION
Design Studio
1806 Woodland Ridge Road
Wausau, WI 54403
www.funktiondesignstudio.com

REVISIONS:

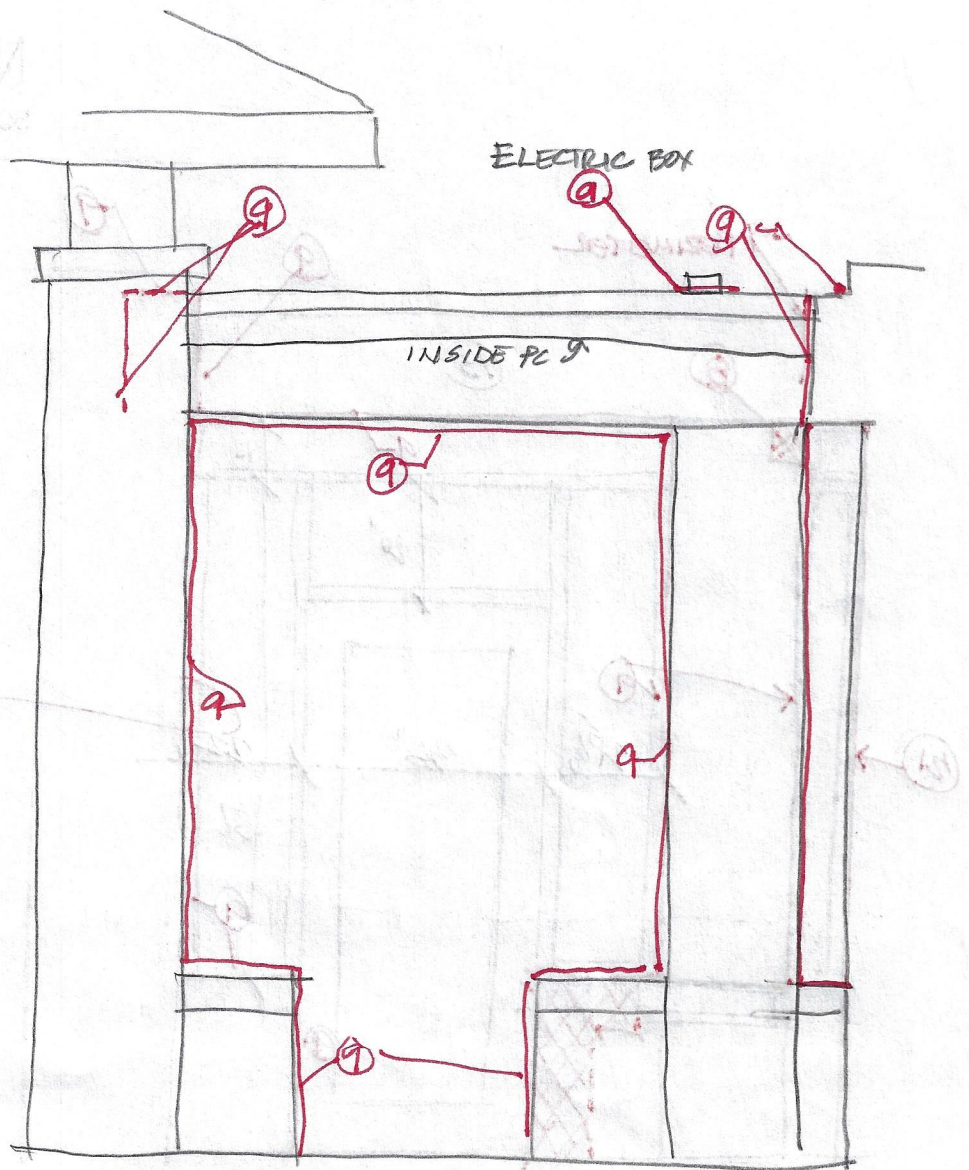
NO.	DESCRIPTION	DATE

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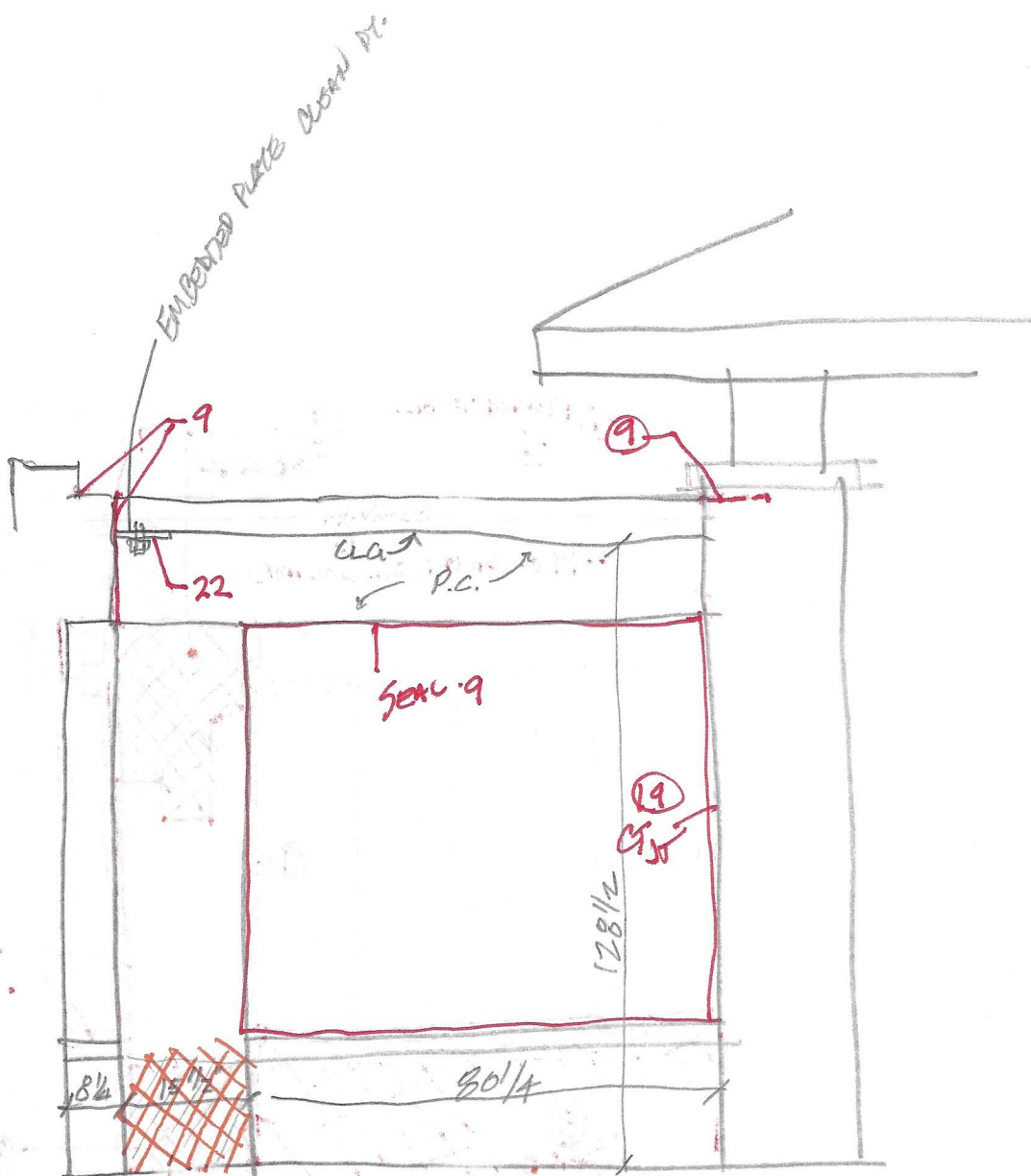




INSIDE SOUTH



6/9



8+10 BRICK

5/9 NORTH INSIDE

DRAWING KEY NOTES

1. REMOVE SEALANT AT SHELF ANGLE CONTROL JOINT AND CUT OUT (2) BRICK COURSES ABOVE AND BELOW SHELF ANGLE CONTROL JOINT. REMOVE PORTION OF EXISTING FLASHING FOR ACCESS TO SHELF ANGLE. CLEAN EXISTING SHELF ANGLE OF CORROSION AND PAINT ANGLE. ADD FLASHING, END DAMS, CAVITY WALL WEEP VENTS AND REBUILD WITH NEW BRICK. INSTALL BACKER ROD AND SEALANT AT CONTROL JOINT.
2. REMOVE OLD DELAMINATION AT SUNSHADE, REMOVE LOOSE CONCRETE MATERIAL, ROUGHEN EXPOSED FACE OF SOUND CONCRETE, CLEAN REINFORCING OF CORROSION, PAINT EXPOSED REBAR, APPLY BONDING AGENT AND PATCH TO RESTORE CONTOUR. ADD SEALANT JOINT ALONG BRICK WALL AND SUNSHADE.
3. FILL CRACKS THROUGH HEAD JOINTS WITH CLEAR FLEXIBLE SEALANT TO STOP MOISTURE INTRUSION.
4. REMOVE CRACKED CEMENTITIOUS COATING AT CONCRETE COLUMNS, PREP SURFACES, CHECK ALL SIDES FOR DELAMINATION. APPLY CEMENTITIOUS COATING TO MATCH PROFILE. RECOAT CONCRETE COLUMNS. SEE DETAIL XX.
5. REMOVE AND REPLACE ALL VERTICAL SEALANT JOINTS AT CORNER CONCRETE COLUMNS TO BRICK JOINTS, (1) @ EXTERIOR CORNER, (2) @ INTERIOR COLUMNS.
6. REMOVE AND REPLACE HORIZONTAL SEALANT JOINTS AT BRICK TO CONCRETE SUNSHADE AT TOP AND BOTTOM OF BRICK JOINTS, ADD CAVITY WALL WEEP VENTS AT FLOOR LEVEL CONCRETE SUNSHADE.
7. REMOVE AND REPLACE ALL CONCRETE SUNSHADE TO COLUMN SEALANTS (2) HORIZONTAL AND (1) VERTICAL ALONG CONCRETE SUNSHADE PERIMETER AT (2) PER INTERIOR COLUMNS. ENTIRE PERIMETER OF ALL INTERIOR SUNSHADES.
8. CUT OUT DAMAGED BRICK, REPLACE WITH NEW BRICK. TUCKPOINT AREA DESIGNATED.
9. REMOVE AND REPLACE ALL PERIMETER SEALANTS.
10. CUT OUT DAMAGED BRICK, REPLACE WITH NEW BRICK. REMOVE DAMAGED MORTAR JOINTS AND TUCKPOINT HORIZONTAL AND VERTICAL JOINTS ALONG CRACK. SEAL ALL JOINTS.
11. CUT OUT EXISTING JOINTS, TUCKPOINT AREA AS SHOWN ON PLAN, FIELD OF WALL AREA DESIGNATED BY S.F.
12. REMOVE SEALANT AT SHELF ANGLE CONTROL JOINT, CLEAN AND PAINT ANGLE AT RUST LOCATIONS, EDGE CONDITION, ADD CAVITY WALL WEEP VENTS, INSTALL BACKER ROD AND SEALANT AT CONTROL JOINT.

13. POWER WASH BUILDING, ALLOW ONE WEEK TO DRY BEFORE ANY OTHER WORK IS STARTED.
14. REMOVE DELAMINATION AT CONCRETE BEAM, REMOVE LOOSE CONCRETE MATERIAL, ROUGHEN EXPOSED FACE OF SOUND CONCRETE, CLEAN REINFORCING OF CORROSION, PAINT EXPOSED REBAR, INSTALL REBAR AS REQUIRED, APPLY BONDING AGENT AND PATCH TO RESTORE CONTOUR.
15. POWER WASH CONCRETE SUNSHADE AND COLUMNS. REMOVE ALL LOOSE COATINGS. REAPPLY COATINGS AT CONCRETE SUNSHADE.
16. CONCRETE SPALL REPAIR, REMOVE LOOSE CONCRETE MATERIAL, ROUGHEN EXPOSED FACE OF SOUND CONCRETE, CLEAN REINFORCING OF CORROSION, PAINT EXPOSED REBAR, INSTALL REBAR AS REQUIRED, APPLY BONDING AGENT AND PATCH TO RESTORE CONTOUR.
17. BASE BID: POWER WASH ROOF CONCRETE SUNSHADE AND REMOVE ALL DEBRIS. PREP FOR INFILL BUILT UP SLOPE. ALTERNATE BID: CUSTOM METAL CAP. SEE DETAIL
18. REMOVE MORTAR JOINT AND REPLACE.
19. CUT OUT MORTAR AND REPLACE WITH BACKER ROD AND SEALANT.
20. REMOVE SEALANTS AT AIR CONDITIONER SLEEVES, CUT OUT MORTAR JOINT THAT HAS BEEN COVERED WITH SEALANT. TUCKPOINT UP TO LINTEL AND ADD BACKER ROD AND SEALANT AT LINTEL AND PERIMETER OF SLEEVE.
21. REMOVE EXISTING SEALANTS AT WINDOW PERIMETER BETWEEN WINDOW FRAME AND MASONRY. INSTALL SEALANT AT PERIMETER AND SILL FLASHING ENDS.
22. CLEAN EMBEDDED PLATE, PAINT EXPOSED STEEL, AND REPLACE SEALANTS.
23. REMOVE EXISTING SEALANTS AND REPLACE COUNTERFLASHING.
24. BASE BID: POWER WASH ROOF CONCRETE BEAM AND REMOVE ALL DEBRIS. PREP FOR INFILL BUILT UP SLOPE. ALTERNATE BID: CUSTOM METAL CAP. SEE DETAIL
25. REMOVE SEALANT AT LINTEL, CLEAN AND PAINT LINTEL, EDGE CONDITION, ADD CAVITY WALL WEEP VENTS, INSTALL BACKER ROD AND SEALANT AT JOINT.

Riverview Towers Masonry and Concrete Facade Evaluation Study

3.0 Recommendations

The following is a summary of recommendations to repair the deteriorated conditions noted in Section 2.0.

Exposed Concrete Beams:

- Remove loose coating and loose concrete material, roughen exposed face of sound concrete, clean exposed reinforcing of corrosion, install rebar as required, apply bonding agent and patch to restore contour.

Exposed Concrete Sunshades:

- Remove old delamination patches and remove loose concrete material, roughen exposed face of sound concrete, clean reinforcing of corrosion, apply bonding agent and patch to restore contour.
- Remove and replace all concrete sunshade to column sealants .
- Concrete spall repair.

Exposed Concrete Columns:

- Remove cracked cementitious coating prep surfaces, check all sides for delamination. Apply cementitious coating to match profile. Recoat concrete columns.
- Remove and replace all vertical sealant joints at corner concrete columns to brick joints.

Brick Masonry:

- At severely deteriorated control joints at north and south facades: Remove sealant at shelf angle control joint and cut out two brick courses above and below shelf angle control joint. Remove portion of existing flashing for access to shelf angle. Clean existing shelf angle of corrosion and paint angle. Add flashing, end dams, cavity wall weep vents and rebuild with new brick. Install backer rod and sealant at control joint.
- Remove and replace horizontal sealant joints at brick to concrete sunshade at top and bottom of brick joints, add cavity wall weep vents at floor level concrete shelf.
- At areas of damaged brick: Cut out damaged brick, replace with new brick. Remove damaged mortar joints and tuckpoint.
- At areas of deteriorated mortar joints: Cut out existing joints, tuckpoint area.

Horizontal Control Joints:

- Remove sealant at shelf angle control joint, clean and paint angle at rust locations, edge condition, install backer rod and sealant at control joint.

Windows and Doors:

- Remove and replace all perimeter sealants at door frames.
- Remove existing sealants at window perimeter between window frame and masonry. Install sealant at perimeter and sill flashing ends.

Airconditioning Sleeves:

- Remove sealants at air conditioner sleeves, cut out mortar joint that has been covered with sealant. Tuckpoint up to lintel and add backer rod and sealant at lintel and perimeter of sleeve.

Interior:

- Remove damaged ceiling and wall materials in water damaged apartments.. Repair surfaces. Repaint ceiling and walls.

General:

- Power wash building, allow one week to dry before any other work is started.
- Power wash concrete sunshades beams and columns. Remove all loose coatings. Reapply coatings.

Riverview Towers Masonry and Concrete Facade Evaluation Study

4.0 Opinion of Probable Cost

The following is an Opinion of Probable Cost based on the recommendations to repair the deteriorated conditions noted in Section 2.0.

Riverview Towers

Exterior Repairs Opinion of Probable Cost

Complete Project - Proposed 2027

Prepared by Funktion Design Studio, LLC

7/14/2026

1	Shelf Angle w/Brick Repair	143	lf	\$ 420.00	\$ 60,060
2	Delamination Repair & Sunscreens	4	sf	\$ 500.00	\$ 2,000
3	Fill Cracks	21	lf	\$ 25.00	\$ 525
4	Column Concrete Coating Repair	317	sf	\$ 185.00	\$ 58,645
5	Replace Column Joints	3907	lf	\$ 24.00	\$ 93,768
6	Horizontal Sunshade Joints Top	3125	lf	\$ 22.50	\$ 70,313
6	Horizontal Sunshade Joints w/ weeps	2740	lf	\$ 30.00	\$ 82,200
7	Sun Shade Sealants	1295	lf	\$ 31.00	\$ 40,145
8	Tuckpointing Repair	250	sf	\$ 35.00	\$ 8,750
		1000	Brick	\$ 50.00	\$ 50,000
9	Replace perimeter sealants	2016	lf	\$ 22.50	\$ 45,360
10	Tuckpointing Major	40	lf	\$ 35.00	\$ 1,400
11	Minor Surface Tuckpoint	27	sf	\$ 35.00	\$ 945
12	Shelf Angle Repair	987	lf	\$ 60.00	\$ 59,220
13	Power Wash	35864	sf	\$ 1.50	\$ 53,796
14	Concrete Roof Coping Beam Repair	100	lf	\$ 350.00	\$ 35,000
15	Power Wash Columns and Coating	9196	sf	\$ 20.00	\$ 183,920
15	Power Wash Sunshade and Coating (3 sides)	15341	sf	\$ 20.00	\$ 306,816
16	Spall Repair	28	sf	\$ 250.00	\$ 7,000
17	Not Used				
18	Mortar Replacement	30	sf	\$ 35.00	\$ 1,050
19	Replace Mortar Joint w/ Sealant Joint	22	sf	\$ 28.00	\$ 616
20	Air Conditioner Sealant Joints	1071	lf	\$ 21.00	\$ 22,491
21	Window Sealant	7028	lf	\$ 21.00	\$ 147,588
22	Clean Plate and Paint	44	lf	\$ 35.00	\$ 1,540
23	Roof Counterflashing Sealant	220	lf	\$ 25.00	\$ 5,500
24	Power Wash Roof Beam and Coating	280	lf	\$ 200.00	\$ 56,000
25	Lintel clean and Seal	44	lf	\$ 45.00	\$ 1,980
	Interior wall/soffit damage removal, repair, Paint	3000	sf	\$ 28.50	\$ 85,500
Subtotal					\$ 1,482,128

Phase 1	Phase 2
\$ 60,060	
\$ 2,000	
	\$ 525
\$ 58,645	
\$ 93,768	
	\$ 70,313
\$ 82,200	
\$ 40,145	
\$ 8,750	
\$ 50,000	
\$ 45,360	
\$ 1,400	
	\$ 945
\$ 59,220	
\$ 53,796	
\$ 35,000	
	\$ 183,920
	\$ 306,816
\$ 7,000	
	\$ 1,050
	\$ 616
\$ 22,491	
	\$ 147,588
\$ 1,540	
	\$ 5,500
\$ 56,000	
\$ 1,980	
\$ 85,500	
\$ 764,855	\$ 717,273

Contingency 25% \$ 370,532 \$ 191,213.75 \$ 179,318.13

Mobilization/ General Conditions

General Conditions/ Mobilization	\$ 46,300		
Portable toilets, office, rental for project duration	\$ 22,500		
Fence rental for project duration	\$ 11,500		
Lull Lift, swing stage and anchor equipment rental for project duration	\$ 200,000		
Subtotal	\$ 280,300	\$ 280,300	\$ 294,315.00

Exterior Building Repair OPC \$ 2,132,959 \$ 1,236,369 \$ 1,190,906

Options

Alternate Roof Coping Cap

Custom Coping @ Sunscreens	346	sf	\$ 580.00	\$ 200,680
Custom Coping @ Concrete Curbs	138	sf	\$ 85.00	\$ 11,730
Subtotal				\$ 212,410

Waterproof Sealant	35864	sf	\$ 3.00	\$ 107,592
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Reroofing one story buildings

West Dining Room	3100	sf	\$ 38.00	\$ 117,800
East Entry	377	sf	\$ 38.00	\$ 14,326
Subtotal				\$ 132,126

In providing this Opinion of Probable Cost (OPC), the client understands that Funktion Design Studio, LLC (FDS) does not have control over the price of labor, equipment, materials, or the Contractors means or methods of pricing. The OPC provided is made on the basis of FDS's professional qualifications and related experience. FDS makes no warranty, expressed or implied, to the accuracy of opinions as compared to bid or actual costs.

Riverview Towers Masonry and Concrete Facade Evaluation Study

Riverview Towers

Exterior Repairs Opinion of Probable Cost					
Complete Project - Proposed 2027					
North an South Elevations only					
Prepared by Funktion Design Studio, LLC				7/14/2026	
1	Shelf Angle w/Brick Repair	143	lf	\$ 420.00	\$ 60,060
2	Delamination Repair &Sunscreens	0	sf	\$ 500.00	\$ -
3	Fill Cracks	13	lf	\$ 25.00	\$ 325
4	Column Concrete Coating Repair	102	sf	\$ 185.00	\$ 18,870
5	Replace Column Joints	920	lf	\$ 24.00	\$ 22,080
6	Horizontal Sunshade Joints Top	0	lf	\$ 22.50	\$ -
6	Horizontal Sunshade Joints w/ weeps	0	lf	\$ 30.00	\$ -
7	Sun Shade Sealants	45	lf	\$ 31.00	\$ 1,395
8	Tuckpointing Repair	248	sf	\$ 35.00	\$ 8,680
		1000	Brick	\$ 50.00	\$ 50,000
9	Replace perimeter sealants	196	lf	\$ 22.50	\$ 4,410
10	Tuckpointing Major	0	lf	\$ 35.00	\$ -
11	Minor Surface Tuckpoint	14	sf	\$ 35.00	\$ 490
12	Shelf Angle Repair	987	lf	\$ 60.00	\$ 59,220
13	Power Wash	11500	sf	\$ 1.50	\$ 17,250
14	Concrete Roof Coping Beam Repair	76	lf	\$ 350.00	\$ 26,600
15	Power Wash Columns and Coating	1104	sf	\$ 20.00	\$ 22,080
15	Power Wash Sunshade and Coating (3 sides)	0	sf	\$ 20.00	\$ -
16	Spall Repair	34	sf	\$ 250.00	\$ 8,500
17	Not Used				
18	Mortar Replacement	0	sf	\$ 35.00	\$ -
19	Replace Mortar Joint w/ Sealant Joint	0	sf	\$ 28.00	\$ -
20	Air Conditioner Sealant Joints	0	lf	\$ 21.00	\$ -
21	Window Sealant	252	lf	\$ 21.00	\$ 5,292
22	Clean Plate and Paint	0	lf	\$ 35.00	\$ -
23	Roof Counterflashing Sealant	32	lf	\$ 25.00	\$ 800
24	Power Wash Roof Beam and Coating	256	lf	\$ 200.00	\$ 51,200
25	Lintel clean and Seal	0	lf	\$ 45.00	\$ -
	Interior wall/soffit damage removal, repair, Paint	0	sf	\$ 28.50	\$ -
Subtotal				\$	357,252
Contingency				25%	\$ 89,313
Mobilization/ General Conditions					
General Conditions/ Mobilization				\$	25,000
Portable toilets, office, rental for project duration				\$	12,000
Fence rental for project duration				\$	6,000
Lull Lift,swing stage and anchor equipment rental for project duration				\$	110,000
Subtotal				\$	153,000
Exterior Building Repair OPC				\$	599,565
	Waterproof Sealant	11500	sf	\$ 3.00	\$ 34,500

In providing this Opinion of Probable Cost (OPC), the client understands that Funktion Design Studio, LLC (FDS) does not have control over the price of labor, equipment, materials, or the Contractors means or methods of pricing. The OPC provided is made on the basis of FDS's professional qualifications and related experience. FDS makes no warranty, expressed or implied, to the accuracy of opinions as compared to bid or actual costs.

FUNKTION

Design Studio

207 Windtree Drive
Wausau, WI 54401
Melody 715-571-8122
Rick 920-379-7133

melody@funktiondesignstudio.com
rick@funktiondesignstudio.com

2025 Occupancy Overview					
	Riverview Towers (149 Units) Occupancy %	Riverview Terrace (36 Units) Occupancy %	Public Housing (46 Units) Occupancy %	Housing Choice Vouchers Utilized	Fulton Street (5 Tenant Units) Occupancy %
January	98%	100%	100%	306	100%
February	99%	100%	98%	303	100%
March	99%	100%	100%	301	100%
April	99%	95%	98%	293	100%
May	100%	100%	98%	290	100%
June	99%	100%	96%	289	100%
July	99%	100%	96%	288	100%
August	98%	92%	96%	285	100%
September	99%	92%	96%	286	100%
October	100%	100%	96%	292	100%
November	99%	100%	98%	295	100%
December	99%	100%	98%	295	100%

2026 Occupancy Overview					
	Riverview Towers (149 Units) Occupancy %	Riverview Terrace (36 Units) Occupancy %	Public Housing (46 Units) Occupancy %	Housing Choice Vouchers Utilized	Fulton Street (5 Tenant Units) Occupancy %
January	100%	100%	96%	291	100%
February	99%	100%	98%	288	100%
March	99%	97%	98%	287	100%
April	99%	100%	100%	286	100%
May	99%	100%	100%	284	100%
June	97%	100%	98%	283	100%
July	98%	97%	100%	285	100%
August	99%	100%	98%	290	100%
September					
October					
November					
December					



1806 Woodland Ridge Road
Wausau, WI 54403
Melody 715-571-8122
melody@funktiondesignstudio.com

ADDITIONAL SERVICES PROPOSAL

July 6, 2026

Juli Birkenmeier
Assistant Director
Wausau Community Development Authority
550 E. Thomas Street
Wausau, WI 54403

Subject: 25.008 Wausau Community Development Authority Multifamily New Construction Project at 405 S 8th Avenue, Wausau, WI - Proposed Professional Services

This is an Additional Services Proposal for services to be provided by Funktion Design Studio, LLC under our current contract #25.008 CDA Multifamily Project

SCOPE OF SERVICES

Additional scope of services related to Construction Administration. We are requesting an additional service agreement for the administration and observation of the Multifamily New Construction Project at 405 S 8th Avenue, Wausau to continue the due diligence and construction compliance. We did not anticipate an additional request for assistance in submittal reworks, contractor RFI and submittal questions and owner assistance. We have expended our fees to date and have not invoiced for all our time (\$2,530). We respectfully requesting an additional fee (not to exceed) NTE \$5,000 for labor.

Fee breakout

6-7 months of remaining construction at 6 hours per month at a Project Manager Rate of \$110/ hr. range of fees \$3,960-\$4,625.

Basis for Compensation

The professional services fee represents the effort required by Funktion Design Studio, LLC Design Team to provide the services described for the project. We have accounted for the required tasks to support the proposed additional professional services as outlined within this proposal. Reimbursable expenses will remain under the current contract. Compensation will be based on our standard hourly billing rates on a time and material basis NTE for the base services as outlined under the scope of services.

Additional Services

We can provide additional services as may be required and will provide a Proposal for such services upon request.

Reimbursable Expenses

Reimbursable expenses are in addition to the Compensation above which will apply to the Consultant acting in the interest of this project.

Client Responsibilities

The Client shall provide, or make available, all relevant information and data pertaining to this project to the Consultant. The Client shall also provide access to all private and public property which is required for the Consultant to perform their services.

Standard Consultant Provisions

Included as part of this Agreement are our Standard Agreement Provisions, which are, hereby, made a part of this Agreement.

ACCEPTANCE

If the terms of this Proposal are acceptable, please sign both copies of this Proposal. Return one signed copy to our office for our files and as our authorization to begin work. This proposal is valid for Ten (10) days.

We look forward to the opportunity to be of service.

Sincerely,



Melody Hamlin, AIA
Funktion Design Studio, LLC

ACCEPTED BY:

Wausau Community Development Authority

Signature: _____

Title: _____

Date: _____

Funktion Design Studio. LLC

Standard Agreement Provisions

1. Billings and Payments

Funktion Design Studio. LLC (Consultant) will provide Client with monthly invoices. Payment is due upon receipt. Amounts unpaid after 30 days will bear interest of 1.5% per month (18% annually) until paid.

2. Construction Phase Services

If this Agreement provides for any construction phase services by Consultant, it is understood that the Contractor, not Consultant, is responsible for the construction of the project, and that Consultant is not responsible for the acts or omissions of any contractor, subcontractor or material supplier; for safety precautions, programs or enforcement; or for construction means, methods, techniques, sequences and procedures employed by the Contractor.

3. Dispute Resolution

Client and Consultant agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Agreement to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association in effect at the date of this agreement.

4. Force Majeure

"The term "Force Majeure" shall include, with limitation by the following enumeration: acts of God or Nature, acts of civil or military authority, terrorism, fire, accidents, pandemic outbreaks, power shortage, telecommunication or data communication, shutdowns for purpose of emergency repairs, strikes and any other industrial, civil or public disturbances that are not reasonably within the control of a party, causing the inability to perform the requirements of this Agreement. If any party is rendered unable, wholly or in part, by a Force Majeure, to perform or comply with any obligation or condition of this Agreement then, upon giving notice and reasonably full particulars to the other Party, such obligation or condition shall be suspended only for the time and to the extent reasonably necessary to allow for performance, compliance and restoration of normal operation. If only the CONSULTANT is impacted by Force Majeure and more than 60 days has elapsed then the CLIENT shall be entitled to exercise any remedies otherwise provided for in this Agreement, including termination for default."

5. Hazardous Environmental Conditions

It is acknowledged by both parties that Consultant's scope of services does not include any services related to the presence at the site of asbestos, PCB's, petroleum, hazardous waste or radioactive materials. Client acknowledges that Consultant is performing professional services for Client and Consultant is not and shall not be required to become an "arranger," "operator," "generator" or "transporter" of hazardous substances, as defined in the Comprehensive Environmental Response, Compensation, and Liability Act of 1990 (CERCLA).

6. Indemnification

The Consultant agrees to indemnify and hold harmless the City of Wausau, its employees, officers, volunteers, elected and appointed officials against all damages or liabilities arising directly from the Consultant's and/or any of its subconsultant's negligent performance of the services under this Agreement.

7. Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the Client and the Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Consultant and the Consultant's officers, directors, partners, employees and sub-consultants (hereinafter jointly referred to as "Consultant") to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of the Consultant for the entire Project which is the subject of this Agreement, regardless of how limited in scope the services under this Agreement may be, shall not exceed the limits of the insurance referenced in the contract.

8. Opinion of Cost

When included in Consultant's scope of services, opinions or estimates of probable construction cost are prepared on the basis of Consultant's experience and qualifications and represent Consultant's judgment as a professional generally familiar with the industry. However, since Consultant has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, Consultant cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Consultant's opinions or estimates of probable construction cost.

9. Standard of Care

The standard of care for all professional services performed or furnished by Consultant under this Agreement will be the skill and care used by members of Consultant's profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no warranties, express or implied, under this Agreement or otherwise, in connection with Consultant's services.

10. Termination of Contract

Client may terminate this Agreement with seven days prior written notice to Consultant. Failure of Client to make payments when due shall be cause for suspension of services or, ultimately, termination, unless and until Consultant has been paid in full all amounts due for services, expenses and other related charges.

11. Ownership of Documents

All documents prepared or furnished by Consultant pursuant to this Agreement are instruments of Consultant's professional service, and Consultant shall retain an ownership and property interest therein. Consultant grants Client a license to use instruments of Consultant's professional service for the purpose of constructing, occupying and maintaining the Project. Reuse or modification of any such documents by Client, without Consultant's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold Consultant harmless from all claims, damages and expenses, including attorney's fees, arising out of such reuse by Client or by others acting through Client.

12. Use of Electronic Media

Copies of documents that may be relied upon by Client are limited to the printed copies, (also known as hard copies) which are signed or sealed by Consultant. Files in electronic media format or text, data, graphic or other types that are furnished by Consultant to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. When transferring documents in electronic media format, Consultant makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems or computer hardware differing from those in use by Consultant at the beginning of this assignment.

13. Insurance Provisions

Workers Compensation and employers' liability

Workers' Compensation - Statutory

Employers Liability

Each Accident	\$ 500,000
Disease-Each Employee	\$ 500,000
Disease-Policy Limit	\$ 500,000

Commercial general liability

Occurrence	\$1,000,000
Damage to Rented Premises	\$1,000,000
Medical Expenses	\$ 10,000
Personal & Advertising Injury	\$1,000,000
General Aggregate	\$2,000,000
Products/Completed Operations Aggregate	\$2,000,000

Automobile liability

Automobile Liability Combined Single Limit	\$1,000,000
--	-------------

Umbrella liability

Each Occurrence	\$2,000,000
Aggregate	\$2,000,000

Professional Liability Insurance

Per Claim	\$1,000,000
Aggregate	\$1,000,000

14. WAIVER

One or more waivers by any party of any term of the contract will not be construed as a waiver of a subsequent breach of the same of any other term. The consent or approval given by any party with respect to any act by the other party requiring such consent or approval shall not be deemed to waive the need for further consent or approval of any subsequent similar act by such party.

15. INDEPENDENT CONTRACTOR STATUS

Consultant agrees that it is an independent contractor with respect to the services provided pursuant to this agreement. Nothing in this agreement shall be considered to create the relationship of employer and employee between the parties.

16. NON-DEBARMENT CLAUSE

Consultant hereby certifies that neither it nor any of its principal officers or officials has ever been suspended or debarred, for any reason whatsoever, from doing business or entering into contractual relationships with any governmental entity. Consultant further agrees and certifies that this clause shall be included in any subcontract of this contract.

17. GRATUITIES AND KICKBACKS

It shall be unethical for any person to offer, give, or agree to give any elected official, employee or former employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer for employment in connection with any decision, approval, disapproval, recommendation, preparation or any part of a program requirement or a purchase request, influencing the contents of any specification or procurement standard, rendering of advice, investigation, auditing, or in any other advisory capacity in any proceedings or application, request for ruling, determination, claim or controversy, or other particular matter pertaining to any program requirement or contract, subcontract, or any solicitation or proposal therefore. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or a higher tier subcontractor or any person associated therewith, as an inducement for the award of a subcontract, or order.

18. APPLICABLE LAW

This Agreement shall be governed under the laws of the State of Wisconsin. Consultant shall at all times comply with and observe all federal and state laws, local laws, ordinances, and regulations which are in effect during the period of this Agreement and which in any manner affect the work, storage yard, or its conduct.

19. NOTICES

Any notice which may be given by a Party under this Agreement shall be deemed to have been duly delivered if delivered by hand and/or first-class post to the address of the other Party as specified in this Agreement or any other address notified in writing to the other Party. Subject to any applicable local law provisions to the contrary, any such communication shall be deemed to have been made to the other Party:

If delivered by First class post, 5 days from the date of posting; and

If delivered by hand, on the date of such delivery

Notices will be sent to:

Funktion Design Studio, LLC
ATTN: Melody Hamlin
Managing Partner
1806 Woodland Ridge Road
Wausau, WI 54403

Wausau Community Development Authority
ATTN: Juli Birkenmeier
Assistant Director
550 E. Thomas Street
Wausau, WI 54403

20. ENTIRE UNDERSTANDING

This Agreement constitutes the entire understanding between the Parties relating to the subject matter hereof unless any representation made about this Agreement was made fraudulently and, save as may be expressly referred to or referenced herein, supersedes all prior representation, writings, negotiations or understandings with respect hereto.

21. ASSIGNMENT OR SUBCONTRACT

This contract may not be assigned or subcontracted by Consultant without the written consent of the City

22. AMENDMENTS

This Agreement may not be amended for any other reason without the prior written agreement of both Parties.

23. SEVERABILITY

If any part, term, or provision of this Agreement is held to be illegal or unenforceable neither the validity nor enforceability of the remainder of this Agreement shall be affected.

Rev. 2/2023 client

Site Observation Report

Project: WCDA MULTIFAMILY PROJECT

Report Number: |

Contract: NORTHCENTRAL CONSTRUCTION

Project Number: 25.008

Date: 04/14/26

Time Arrived: 9:40am

Time Departed: 12:00pm

Weather: PARTLY CLOUDY

Temperature: MID 60'S

Estimate of Completion (Buildings): % Conformance with schedule:(+/-) **ON**

Persons present on site: RICK SCHROEDER, SCOTT SPEIDEL - NORTHCENTRAL,

GILES ENGINEERING

Work in progress: SEE BELOW

Observations:

MET WITH SCOTT SEIDEL AND GILES ENGINEERING ON SITE TO OBSERVE SOIL BORINGS.

THREE SOIL BORINGS WERE TAKEN. GILES ENGINEERING WILL PREPARE REPORT.

Photos Taken: NO

Attached: NONE

Conformance with Contract Documents: YES

Recommendation: NONE.

Report by: RICK SCHROEDER, AIA

Page 1 of 1 pages

Site Observation Report

Project: WCDA MULTIFAMILY PROJECT

Report Number: 2

Contract: NORTHCENTRAL CONSTRUCTION

Project Number: 25.008

Date: MAY **Time Arrived:** VARIOUS

Time Departed: VARIOUS

Weather: VARIOUS

Temperature: VARIOUS

Estimate of Completion (Buildings): % **Conformance with schedule:(+/-) ON**

Persons present on site: RICK SCHROEDER

Work in progress: SEE BELOW

Observations:

THE SITE WAS VISITED ON VARIOUS DAYS IN MAY.

MAY 12:

- MET AT THE SITE WITH SCOTT SPEIDEL AND GILES ENGINEERING. OBSERVED FOUNDATION EXCAVATION AND SOIL TESTING AT THE NORTH END OF THE BUILDING, UNSUITABLE SOILS WERE FOUND IN VARIOUS AREAS. SOIL WAS EXCAVATED UNTIL SUITABLE SOILS WERE FOUND. SEE PHOTOS 1 THRU 6.

MAY 14:

- MET AT THE SITE WITH SCOTT SPEIDEL AND GILES ENGINEERING. OBSERVED FOUNDATION EXCAVATION AND SOIL TESTING AT THE SOUTH END OF THE BUILDING, UNSUITABLE SOILS WERE FOUND IN VARIOUS AREAS. SOIL WAS EXCAVATED UNTIL SUITABLE SOILS WERE FOUND. SEE PHOTOS 7 THRU 13.

SEE CONTINUATION

Photos Taken: YES

Attached: PHOTOS

Conformance with Contract Documents: YES

Recommendation: NONE.

Report by: RICK SCHROEDER, AIA

Page 1 of 2 pages

Field Report Continuation

Project: WCDA MULTIFAMILY PROJECT

Report Number: 2

Observations Continued:

MAY 14 CONT.:

- FOOTING FORMS WERE BEING SET ON THE NORTH SIDE OF THE BUILDING.

MAY 18:

- FOOTING FORMING COMPLETE ON NORTH END OF THE BUILDING

- OBSERVED PUMPING AND PLACING OF CONCRETE IN COMPLETED FORMS

- DUE TO THE REQUIRED EXCAVATION OF UNSUITABLE SOILS, SOME FOOTINGS WERE BEING POURED THICKER AND SOME FOOTINGS REMAINED THE DESIGNED THICKNESS, BUT THE FOUNDATION WALL WILL START AT A LOWER ELEVATION,

- SEE PHOTOS 14 THRU 21

MAY 28:

- VISITED SITE TO OBSERVE FOUNDATION EXCAVATION DUE TO HEAVY RAIN THE DAY BEFORE. THE EXCAVATIONS WERE FLOODED.

- CONTACTED RON AND SCOTT TO NOTIFY THEM. NORTHCENTRAL IS TO PUMP OUT EXCAVATIONS.

- SEE PHOTOS 22 & 23.

SITE OBSERVATION REPORT PHOTOS



Photo 1 May 12, 2026



Photo 2 May 12, 2026



Photo 3 May 12, 2026



Photo 4 May 12, 2026



Photo 5 May 12, 2026



Photo 6 May 12, 2026

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 7 May 14, 2026



Photo 8 May 14, 2026



Photo 9 May 14, 2026

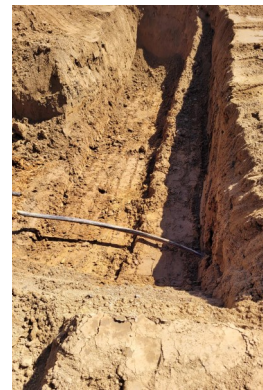


Photo 10 May 14, 2026



Photo 11 May 14, 2026



Photo 12 May 14, 2026

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 13 May 14, 2026



Photo 14 May 18, 2026



Photo 15 May 18, 2026



Photo 16 May 18, 2026



Photo 17 May 18, 2026

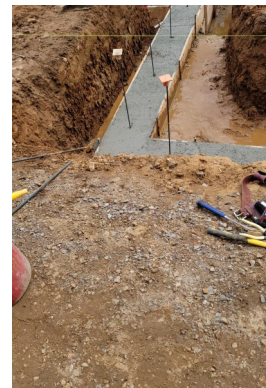


Photo 18 May 18, 2026

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 19 May 18, 2026



Photo 20 May 18, 2026



Photo 21 May 18, 2026



Photo 22 May 28, 2026



Photo 23 May 28, 2026

Site Observation Report

Project: WCDA MULTIFAMILY PROJECT

Report Number: 3

Contract: NORTHCENTRAL CONSTRUCTION

Project Number: 25.008

Date: JUNE

Time Arrived: VARIOUS

Time Departed: VARIOUS

Weather: VARIOUS

Temperature: VARIOUS

Estimate of Completion (Buildings): % **Conformance with schedule:(+/-) ON**

Persons present on site: RICK SCHROEDER

Work in progress: SEE BELOW

Observations:

THE SITE WAS VISITED ON VARIOUS DAYS IN JUNE.

JUNE 2:

- FOUNDATION WALLS WERE SET AT THE NORTH SIDE OF THE BUILDING

- SEE PHOTOS 1 & 2

JUNE 3:

- FOUNDATIONS WERE POURTD ON THE NORTH SIDE OF THE BUILDING

- FOUNDATION WALLFORMS WERE BEING STRIPPED THE NORTH SIDE OF THE BUILDING

- SEE PHOTOS 3 THRU 7

JUNE 15:

- BACK FILLING OF THE FOUNDATIONS WAS UNDERWAY.

- SEE PHOTO 8

SEE CONTINUATION

Photos Taken: YES

Attached: PHOTOS

Conformance with Contract Documents: YES

Recommendation: NONE.

Report by: RICK SCHROEDER, AIA

Page 1 of 2 pages

Field Report Continuation

Project: WCDA MULTIFAMILY PROJECT

Report Number: 3

Observations Continued:

JUNE 30:

- WALL PANELS WERE BEING SET

- SEE PHOTOS 9 THRU 13

SITE OBSERVATION REPORT PHOTOS



Photo 1 June 2, 2026



Photo 2 June 2, 2026



Photo 3 June 3, 2026



Photo 4 June 3, 2026



Photo 5 June 3, 2026



Photo 6 June 3, 2026

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 7 June 3, 2026



Photo 8 June 15, 2026



Photo 9 June 30, 2026



Photo 10 June 30, 2026



Photo 11 June 30, 2026



Photo 12 June 30, 2026

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 13 June 30, 2026

Site Observation Report

Project: WCDA MULTIFAMILY PROJECT **Report Number:** 4

Contract: NORTHCENTRAL CONSTRUCTION **Project Number:** 25.008

Date: JULY **Time Arrived:** VARIOUS **Time Departed:** VARIOUS

Weather: VARIOUS **Temperature:** VARIOUS

Estimate of Completion (Buildings): % **Conformance with schedule:(+/-) ON**

Persons present on site: RICK SCHROEDER

Work in progress: SEE BELOW

Observations:

THE SITE WAS VISITED ON VARIOUS DAYS IN JULY.

JULY 6:

- FIRST FLOOR WALL PANELS WERE NEARLY COMPLETE
- SECOND FLOOR FRAMING WAS UNDERWAY
- SEE PHOTO 1

JULY 15:

- ROOF TRUSSES COMPLETE.
 - ROOF SHEATHING BEING INSTALLED.
 - DISCUSSED STAIR FRAMING AND ROOF OVERHANG FRAMING WITH SCOTT
 - SEE PHOTOS 2 THRU 9
-
-

Photos Taken: YES

Attached: PHOTOS

Conformance with Contract Documents: YES

Recommendation: NONE.

Report by: RICK SCHROEDER, AIA

Page 1 of 1 pages

SITE OBSERVATION REPORT PHOTOS



Photo 1 July 6, 2026



Photo 2 July 15, 2026



Photo 3 July 15, 2026



Photo 4 July 15, 2026



Photo 5 July 15, 2026



Photo 6 July 15, 2026

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 7 July 15, 2026



Photo 8 July 15, 2026



Photo 9 July 15, 2026

Site Observation Report

Project: WCDA MULTIFAMILY PROJECT **Report Number:** 5

Contract: NORTHCENTRAL CONSTRUCTION **Project Number:** 25.008

Date: 08/07/26 **Time Arrived:** 1:30pm **Time Departed:** 2:30pm

Weather: PARTLY COUDY **Temperature:** 86

Estimate of Completion (Buildings): 40 % **Conformance with schedule:(+/-) ON**

Persons present on site: RICK SCHROEDER

Work in progress: NONE

Observations:

- ROOFING COMPLETE

- WINDOWS INSTALLED

- ELECTRICAL METER PANEL INSTALLED.

- INTERIOR & EXTERIOR FRAMING COMPLETE.

- PLUMBING ROUGH IN IS NEARLY COMPLETE. BATHTUBS HAVE BEEN INSTALLED.

- HVAC ROUGH IN UNDERWAY. MOST DUCTWORK ON FIRST FLOOR HAS BEEN

INSTALLED.

- FIRE PROTECTION ROUGH IN IS UNDERWAY.

- ELECTRICAL ROUGH IN IS UNDERWAY. ELECTRICAL PANELS HAVE BEEN SET. MOST

WIRING IN WALLS IS COMPLETE.

APPROVAL OF APPLICATION FOR PAYMENT #6 AS SUBMITTED

Photos Taken: YES **Attached:** PHOTOS

Conformance with Contract Documents: YES

Recommendation: NONE.

Report by: RICK SCHROEDER, AIA

Page 1 of 1 pages

SITE OBSERVATION REPORT PHOTOS



Photo 1 North & West Elevations



Photo 2 West Elevation



Photo 3 Northeast Corner



Photo 4 East Elevation



Photo 5 East Elevation



Photo 6 Southeast Corner

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 7 South & East Elevations



Photo 8 South & West Elevations



Photo 9 West Elevation



Photo 10 Electrical Service



Photo 11 West Elevation



Photo 12 West Elevation

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 13 Unit A Kitchen & Living



Photo 14 Unit A Living



Photo 15 Unit A Mech & Bedroom



Photo 16 Unit A Mech



Photo 17 Unit A Bathroom



Photo 18 Unit A Bathroom

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 19 Unit A Bathroom



Photo 20 Unit A Living & Kitchen



Photo 21 Laundry 101



Photo 22 Laundry 101 & Mech 102



Photo 23 Unit F Kitchen & Living



Photo 24 Unit F Kitchen

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 25 Unit F Bath 1



Photo 26 Unit F Bedroom 1



Photo 27 Unit F Living



Photo 28 Unit F Living & Stair



Photo 29 Unit F Stair



Photo 30 Unit F Bath 2

SITE OBSERVATION REPORT PHOTOS (cont.)



Photo 31 Unit F View From Bed 2



Photo 32 Unit F Closet Bed 3



Photo 33 Unit F Bed 2



Photo 34 Unit F Stair

Juli Birkenmeier

From: Torrye Wells <TWells@nefinc.org>
Sent: Wednesday, August 19, 2026 1:01 PM
To: Juli Birkenmeier
Cc: Rose Andler
Subject: 2026 Annual Tenant File Review Riverview Towers

Hi Juli,

On 8/19/2026 a 20% reduced scope review of the LIHTC tenant files for **Riverview Towers** was completed. The purpose of this tenant file review was to access the current procedures for tenant compliance and income verification documentation to ensure that qualified occupancy was (is to be) achieved.

The tenant records were in excellent condition, with no issues impacting compliance. The documentation was well-organized and thorough. I want to take this opportunity to personally thank you and your team for your dedication and hard work. Your efforts are truly appreciated!

Please use this email as confirmation for the annual 2026 tenant file review has been completed.

Please do not hesitate to call me with any questions that you may have at (312) 697- 8219, Rose Andler (605)535-4908.

Thanks, Torrye



Torrye Wells | Compliance Manager
She/her/hers

T: 312-697-8219 | M: 312-925-9945
TWells@nefinc.org | www.nefinc.org
FL

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