



AGENDA

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time:

May 19, 2020
10:00 AM

Location:

1. Roll Call
2. Persons who wish to address the Board on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Board during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Chairperson
3. Public comment for pre-registered individuals for matters appearing on the agenda

Discussion and Possible Action on the Following:

4. Minutes and actions of the Redevelopment Authority meeting(s) of March 17, 2020
5. Financial reports, claims, and statements from March 2020.
6. Environmental Protection Agency (EPA) Communitywide Brownfield Assessment Grant activities
7. Director's update
8. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
 - a. Purchase of Property within TIF #10
9. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action on the above
10. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

**COVID-19 PUBLIC MEETING INSTRUCTIONS
CITY OF STEVENS POINT, WI**



Meeting: City Redevelopment Authority

Date: May 19, 2020

Time: 10:00 AM

To participate via telephone:

- 1) Dial on your phone: **(301)-715-8592**
- 2) When prompted dial the Meeting ID: **522 567 7066 #**
- 3) Press # again to be a participant in the meeting.
- 4) Hold until the meeting starts.

To participate via online zoom platform:

- 1) Go to www.zoom.us
- 2) Click "Join a Meeting" in the upper right-hand corner.
- 3) Enter Meeting ID: **522 567 7066**
- 4) If you haven't downloaded the Zoom program, do so now.

Please note: The Chairperson may mute any participants during this time to help create an efficient meeting. Those participants will be unmuted to provide public input when called upon within the published agenda.



MEMORANDUM

TO: Redevelopment Authority Board of Commissioners
FROM: Ryan Kernosky, Executive Director
DATE: May 19, 2020
RE: **AGENDA ITEM SUMMARIES FOR MAY 19, 2020 MEETING**

4. Minutes and actions of the Redevelopment Authority meeting of March 17, 2020
Recommendation – Approve and place on file.
5. Financial reports, claims, and statements from March 2020
Recommendation – Approve and place on file.
6. Environmental Protection Agency (EPA) Communitywide Brownfield Assessment Grant activities
Verbal update will be provided at the meeting.
7. Director's update
Verbal update will be provided at the meeting.
8. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
 - a. Purchase of Property within TIF #10.
Staff will provide information at the meeting and is requesting formal action is taken after the conclusion of the closed session.
9. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action on the above.
10. Adjourn



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time: March 17, 2019
3:00 PM

Location: City Conference Room
1515 Strongs Ave
Stevens Point, WI 54481

Present: Chairperson Schlice, Alderperson Kneebone, Commissioner Kemmeter, and Commissioner Barrett.

Also Present: Executive Director Kernosky, and Comptroller/Treasurer Ladick.

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1. Roll call.
2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson
3. Public comment for pre-registered individuals for matters appearing on the agenda

Discussion and possible action on the following:

4. Minutes and actions of the Redevelopment Authority meeting(s) of February 11, 2020 and March 2, 2020
5. Financial reports, claims, and statements from January 2020
6. 1st Amendment to Development Agreement with Merge, LLC
7. Environmental Protection Agency (EPA) Communitywide Brownfield Assessment Grant activities
8. Director’s update
9. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
 - a. Purchase of Property within TIF #10
10. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action on the above
11. Adjourn.

-
1. Roll call.

Present: Schlice, Kneebone, Kemmeter, Barrett

Excused: Cooper, Gardner, Ladick

2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson

No one registered to speak.

3. Public comment for pre-registered individuals for matters appearing on the agenda
No one registered to speak.

Discussion and possible action on the following:

4. Minutes and actions of the Redevelopment Authority meeting(s) of February 11, 2020 and March 2, 2020

Motion by Alderperson Kneebone to approve the report of the February 11, 2020 and March 2, 2020 Redevelopment Authority meeting(s); seconded by Commissioner Kemmeter.

Motion carried 4-0.

5. Financial reports, claims, and statements from prior month(s)

Motion by Commissioner Kemmeter to approve the financial reports, claims, and statements from January 2020; seconded by Commissioner Barrett.

Motion carried 4-0.

6. 1st Amendment to Development Agreement with Merge, LLC

Executive Director Kernosky provided the following information:

- a. Summary of previous discussions with developer regarding environmental concerns during site excavation of the Northside Yard. As a result, additional testing, removal, and site work was needed. Previous discussion with the Finance Committee also led to agreement to cover cost of the existing coal contaminates. However, additional amendments had been requested.
- b. Summary of agreement amendments between the developer included:
 - i. Pushing occupancy requirements for Phase I back by three months, and Phase II by twelve months.
 - ii. To help offset initial costs, developer guaranteed additional TIF Revenue on the value of the property.
 - iii. City would commit to removing and disposing of the contaminated soils up to \$462,000. The City would not be responsible for costs above that amount.
 1. Staff was asking for some leniency in allowing the developer to control management of the funds, rather than the City managing it. They noted that the Common Council had been agreeable to that change.
- c. No real additional risk would be brought to the City because of the proposed amendments.
- d. Even if the developer would to walk away from the project or agreement, the City would still be liable in cleaning up the site per DNR requirements.

Commissioners made the following comments:

1. Recommendation to not distribute any funds to the developer until they had invoices to pay, to which Comptroller/Treasurer Ladick agreed.
2. Felt the amendments were flexible and agreeable to all parties.
3. Small amount to concede to have the development project proceed.

Motion by Commissioner Kemmeter to approve the 1st Amendment to Development Agreement with Merge, LLC as proposed by staff; seconded by Commissioner Barrett.

Roll Call:

Yeas: Schlice, Kneebone, Kemmeter, Barrett

Nays:

Motion carried 4-0.

7. Environmental Protection Agency (EPA) Communitywide Brownfield Assessment Grant activities

Executive Director Kernosky provided the following updates:

1. City was half-way through the total grant amount.
2. Recently received permission to enter ShopKo building to do some test wells.
 - a. There were plans underway for Stantec to proceed to drill wells inside and outside of the building, and Redevelopment Authority owned parking lot to determine contaminant levels.

No action was taken.

8. Director's update

Executive Director Kernosky provided the following updates:

1. Associate Planner/Zoning Administrator Kearns had moved onto the City of Wisconsin Rapids, and staff was currently undergoing the hiring process for his replacement.
2. Permitting issuance and total project values continued to trend well.
3. The Berkshire Apartment development continued to proceed on schedule.
4. The Merge/Northside Yard development was getting underway.
5. The Wanta development continued to have a hopeful Spring start.

No action was taken.

9. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:

- a. Purchase of Property within TIF #10

Motion by Alderperson Kneebone to enter closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:

- a. **Purchase of Property within TIF #10**

Seconded by Commissioner Kemmeter.

Roll Call:

Yeas: Schlice, Kneebone, Kemmeter, Barrett

Nays:

Motion carried 4-0.

10. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action on the above

The meeting was adjourned in close session.

11. Adjourn

Meeting adjourned at 3:31 PM

Approved:

John Schlice, Chairperson

Date

Attest:

Ryan Kernosky, Executive Director

Date

REVIEWED AND APPROVED

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)

March 31, 2020

APR 27 2020

Lorey LaRish

Bank Statement Balance:	161,237.61	Book Balance Previous Month:	158,035.01
Outstanding Deposits:	.00	Total Receipts:	3,206.13
Outstanding Checks:	.00	Total Disbursements:	3.53
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	161,237.61	Book Balance:	161,237.61

Outstanding Deposits

No outstanding deposits found!

Deposits cleared: 3 items Deposits Outstanding: 0 items

Outstanding Checks

No outstanding checks found!

Checks cleared: 1 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

APR 27 2020

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH RECEIPTING HTF (CRHTF)						
03/04/2020	1	CENTRAL WI CHILDRENS MUSEUM	246.48.19900.51	MISC UNCLASSIFIED REVENUE		-1,033.30
03/04/2020	2	CENTRAL WI CHILDRENS MUSEUM	246.48.00120.56	INTEREST ON NOTES		-1,796.70
03/04/2020	3	CENTRAL WI CHILDRENS MUSEUM LOA	246.48.00120.56	INTEREST ON NOTES		-118.84
03/04/2020	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	2,948.84	
03/18/2020	5	CEKOSH	246.49.00100.56	PRINCIPAL PAYMENTS		-175.00
03/18/2020	6	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-60.42
03/18/2020	7	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	235.42	
03/31/2020	8	INTEREST FOR MARCH 2020	246.48.00110.56	INTEREST ON CHECKING ACCTS		-21.87
03/31/2020	9	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	21.87	
Total CASH RECEIPTING HTF (CRHTF):					3,206.13	-3,206.13
References: 9 Transactions: 9						
Grand Totals:					6,390.39	-5,177.83

Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

APR 27 2020

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISB - HTF (CDHTF)						
03/16/2020	1	ACCOUNT ANALYSIS STLMT CHG	246.56.00600.5950	GEN ADMIN CHARGES	3.53	
03/16/2020	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS		-3.53
Total CASH DISB - HTF (CDHTF):					3.53	-3.53

References: 2 Transactions: 2

Grand Totals:

3.53 -3.53

Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"