AGENDA

**REDEVELOPMENT AUTHORITY
OF THE CITY OF STEVENS POINT**

Date and Time: June 29, 2021
2:00 PM

Location: **Community Room**
933 Michigan Ave
Stevens Point, WI 54481

OR

Zoom Teleconferencing

Meeting ID: 83173894721 | Passcode: 306730
By Computer: https://us02web.zoom.us/j/83173894721?pwd=ZW9yY2xyREZ4MkhYdmNmZHloa1B1QT09
By Phone: +1-312-626-6799 (US Chicago)

Opening Section

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:

1. Approval of the Minutes from the April 13, 2021 RA Meeting

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.

2. Approval of Financial Reports from December 2020, January 2021, February 2021, March 2021, April 2021, May 2021

3. Discussion and Update on Request for Proposals for 1700 Strongs Avenue

4. Discussion and Update on the Request for Bids for 1009 & 1013 Second Street

5. Discussion and Update on Brownfields Assessment Grant Program

6. Director's Report

7. 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. Negotiating a possible development incentive and land sale of the property located within Tax Increment District #10.

8. Adjournment

MINUTES

**REDEVELOPMENT AUTHORITY OF
THE CITY OF STEVENS POINT**

Date and Time:	April 13, 2021 3:00 PM	**Location:**	Zoom Teleconferencing

Present: Chairperson Schlice, Vice-Chairperson Gardner, Alderperson Kneebone, Commissioner Cooper, Commissioner Kemmeter, Commissioner Ladick, and Commissioner Barrett.

Also Present: Executive Director Kernosky, Secretary Mohr, any unidentified zoom audience members.

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Opening Section

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:

1. Discussion and Action on the acquisition of 1700 Strongs Avenue
2. Discussion on Action on the issuance of a Request for Proposals for the Redevelopment and/or Repurposing of 1700 Strongs Avenue
3. Adjourn

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1. Roll call.

   Present: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett

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:

1. Discussion and Action on the acquisition of 1700 Strongs Avenue

   Executive Director Kernosky stated that the Plan Commission and the Common Council had recently approved the acquisition and was now staff was looking for formal action from the Redevelopment

Authority to proceed with the purchase. The agenda packet included additional details of cost and projected timeline.

Motion by Commissioner Ladick to approve the acquisition of 1700 Strongs Avenue; seconded by Commissioner Kemmeter.

Roll Call:

Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett
Nays:
Motion carried 7-0.

2. Discussion and Action on the issuance of a Request for Proposals for the Redevelopment and/or Repurposing of 1700 Strongs Avenue

Executive Director Kernosky provided the following information:

1. Request for Proposals had been included within the agenda packet for review.
2. Brief description of property condition based on Building Department review.
3. Noted additional comments provided by Commissioner Gardner, which staff had no issue with moving forward to implement.
4. Staff was looking for formal action to proceed with the RFP.

Commissioners made the following comments:

1. Requested a review of the additional RFP comments provided by email:
   a. Call more attention to the applicant's financial capacity to complete the project.
   b. Emphasize the criteria used to judge a successful project.
   c. Shorten the time between review of proposals in June and a Fall selection.
2. Inquiry if staff had recently been through the building, to which staff confirmed that they had, noting water damage and mold in the basement which made it uninhabitable. However, the first floor appeared to be salvageable.
3. Comment that adding a 'For Sale' sign in front of the property would assist in notifying the public of the pending sale, as well as bring awareness to the RFP. There was general agreement.

Motion by Vice-Chairperson Gardner to approve the issuance of a Request for Proposals for the Redevelopment and/or Repurposing of 1700 Strongs Avenue with the following:

1. Call more attention to the applicant's financial capacity to complete the project.
2. Emphasize the criteria used to judge a successful project.
3. Shorten the time between review of proposals in June and a Fall selection.
4. A 'For Sale' sign shall be posted at 1700 Strongs Avenue.

seconded by Alderperson Kneebone.

Roll Call:

Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett
Nays:
Motion carried 7-0.

3. Adjourn

Meeting adjourned at 3:09 PM

A recording of this meeting can be viewed/heard at: https://stevenspoint.com/365/AgendasMinutesVideos

Attachment relating to Discussion Agenda Item 2: 1700 Strongs Ave RFP

From: John Gardner <jgardnerrda@gmail.com>
Sent: Monday, April 12, 2021 7:15 PM
To: Ryan Kernosky <rkernosky@stevenspoint.com>
Cc: John Schlice <kschlice@charter.net>
Subject: RFP

Ryan,

I have the following comments regarding Tuesday's meeting.

1. I would suggest calling more attention to the successful applicant's demonstration of financial capacity to complete the project. There is only 1 sentence addressing this topic. Perhaps examples of demonstrated financial capability could be included in the bullet point such as cash funds available or loan commitments or the like.

2. You could emphasize the criteria to be used to judge the successful project. I assume it is the one that best meets the project goals. You could make it clear that dollar value is not the only or primary criteria to be used.

3. Can't we shorten the time between the review of the proposals in June and a Fall selection?

"See" you Tuesday..

John

Approved: ______________________________ ______________

John Schlice, Chairperson **Date**

Attest: ______________________________ ______________

Ryan Kernosky, Executive Director **Date**

REVIEWED AND APPROVED
JAN 20 2021
Corey Ladwig

Report Criteria:
Print Outstanding Checks and Deposits and Bank and Book Adjustments

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)
December 31, 2020

[redacted]

Bank Statement Balance:	145,532.89	Book Balance Previous Month:	179,790.17
Outstanding Deposits:	.00	Total Receipts:	19,222.40
Outstanding Checks:	.00	Total Disbursements:	53,479.68
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	145,532.89	Book Balance:	145,532.89

Outstanding Deposits

No outstanding deposits found!
Deposits cleared: 5 items   Deposits Outstanding: 0 items

Outstanding Checks

No outstanding checks found!
Checks cleared: 4 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"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH RECEIPTING HTF (CRHTF)						
12/07/2020	1	MORTGAGE CONNECT-430 FREDERICK	246.49.00100.56	PRINCIPAL PAYMENTS		-1,450.00
12/07/2020	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	1,450.00	
12/07/2020	3	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-60.42
12/07/2020	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	60.42	
12/10/2020	5	SCHULTZ-1208 EDGEWOOD	246.49.00100.56	PRINCIPAL PAYMENTS		-4,484.23
12/10/2020	6	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	4,484.23	
12/18/2020	7	FNC TITLE SRVC-4415 FIRST ST-OMER	246.49.00100.56	PRINCIPAL PAYMENTS		-13,223.00
12/18/2020	8	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	13,223.00	
12/31/2020	9	INTEREST FOR DEC 2020	246.48.00110.56	INTEREST ON CHECKING ACCTS		-4.75
12/31/2020	10	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	4.75	
Total CASH RECEIPTING HTF (CRHTF):					19,222.40	-19,222.40

References: 10 Transactions: 10

Grand Totals:	19,222.40	-19,222.40

REVIEWED AND APPROVED

JAN 20 2021

Corey Ludwig

Report Criteria:
Include transaction count
Journal Code.Journal code = "CDHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISB - HTF (CDHTF)						
12/15/2020	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	3.98	
12/15/2020	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS		-3.98
Total CASH DISB - HTF (CDHTF):					3.98	-3.98

References: 2 Transactions: 2

Grand Totals:	3.98	-3.98

Report Criteria:
Include transaction count
Journal Code.Journal code = "CDHTF"

Report Criteria:
Print Outstanding Checks and Deposits and Bank and Book Adjustments

FEB 15 2021

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)
January 31, 2021

Corey Ladick

[redacted]

Bank Statement Balance:	145,585.80	Book Balance Previous Month:	145,532.89
Outstanding Deposits:	.00	Total Receipts:	64.12
Outstanding Checks:	.00	Total Disbursements:	11.21
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	145,585.80	Book Balance:	145,585.80

Outstanding Deposits

No outstanding deposits found!
Deposits cleared: 2 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!

REVIEWED AND APPROVED

FEB 15 2021

Corey Ladick

Report Criteria:

Include transaction count

Journal Code.Journal code = "CRHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH RECEIPTING HTF (CRHTF)						
01/31/2021	1	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-60.42
01/31/2021	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	60.42	
01/31/2021	3	INTEREST FOR JAN 2021	246.48.00110.56	INTEREST ON CHECKING ACCTS		-3.70
01/31/2021	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	3.70	
Total CASH RECEIPTING HTF (CRHTF):					64.12	-64.12

References: 4 Transactions: 4

Grand Totals:	64.12	-64.12

Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"

FEB 15 2021

Corey Ladwig

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISB - HTF (CDHTF)						
01/31/2021	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	11.21	
01/31/2021	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS		-11.21
Total CASH DISB - HTF (CDHTF):					11.21	-11.21

References: 2 Transactions: 2

Grand Totals:	11.21	-11.21

Report Criteria:
Print Outstanding Checks and Deposits and Bank and Book Adjustments

MAR 09 2021

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)
February 28, 2021

Corey Ladwig

[redacted]

Bank Statement Balance:	174,979.03	Book Balance Previous Month:	145,539.47
Outstanding Deposits:	.00	Total Receipts:	30,560.09
Outstanding Checks:	.00	Total Disbursements:	1,120.53
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	174,979.03	Book Balance:	174,979.03

Outstanding Deposits

No outstanding deposits found!
Deposits cleared: 3 items Deposits Outstanding: 0 items

Outstanding Checks

No outstanding checks found!
Checks cleared: 4 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

REVIEWED AND APPROVED

MAR 09 2021

Corey Ladick

Report Criteria:
Include transaction count
Journal Code.Journal code = "CRHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH RECEIPTING HTF (CRHTF)						
02/28/2021	1	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-60.42
02/28/2021	2	PC TITLE-KRENZ 2165 RICE ST	246.49.00100.56	PRINCIPAL PAYMENTS		-14,668.00
02/28/2021	3	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	14,728.42	
02/19/2021	4	MIDWEST TITLE-TOKARSKI 400 WADLEI	246.49.00100.56	PRINCIPAL PAYMENTS		-15,827.91
02/19/2021	5	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	15,827.91	
02/19/2021	6	INTEREST FOR FEBRUARY 2021	246.48.00110.56	INTEREST ON CHECKING ACCTS		-3.76
02/19/2021	7	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	3.76	
Total CASH RECEIPTING HTF (CRHTF):					30,560.09	-30,560.09

References: 7 Transactions: 7

Grand Totals:	30,560.09	-30,560.09

REVIEWED AND APPROVED

MAR 09 2021

Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISB - HTF (CDHTF)						
02/16/2021	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	3.26	
02/16/2021	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS		-3.26
Total CASH DISB - HTF (CDHTF):					3.26	-3.26

References: 2 Transactions: 2

Grand Totals:	3.26	-3.26

Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"

REVIEWED AND APPROVED

APR 12 2021

Report Criteria:
Print Outstanding Checks and Deposits and Bank and Book Adjustments

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)
March 31, 2021

[redacted]

Bank Statement Balance:	597,604.87	Book Balance Previous Month:	174,979.03
Outstanding Deposits:	.00	Total Receipts:	422,657.92
Outstanding Checks:	41.96	Total Disbursements:	74.04
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	597,562.91	Book Balance:	597,562.91

Outstanding Deposits

No outstanding deposits found!
Deposits cleared: 4 items   Deposits Outstanding: 0 items

Outstanding Checks

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
1079	41.96						
						Total:	41.96

Checks cleared: 2 items   Checks Outstanding: 1 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

REVIEWED AND APPROVED

APR 12 2021

Report Criteria:

Include transaction count

Journal Code.Journal code = "CRHTF"

Corey Ladwig

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH RECEIPTING HTF (CRHTF)						
03/02/2021	1	MCDONALD TITLE-CHILDRENS MUSEU	246.48.19900.51	MISC UNCLASSIFIED REVENUE		-407,500.00
03/02/2021	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	407,500.00	
03/15/2021	6	VALLEY COMM CU FOR BISHOP 2812 W	246.49.00100.56	PRINCIPAL PAYMENTS		-14,367.00
03/15/2021	7	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	14,427.42	
03/22/2021	8	POINT TITLE 5773 SANDPIPER	246.49.00100.56	PRINCIPAL PAYMENTS		-726.00
03/22/2021	9	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	726.00	
03/31/2021	10	INTEREST FOR MARCH 2021	246.48.00110.56	INTEREST ON CHECKING ACCTS		-4.50
03/31/2021	11	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	4.50	
03/31/2021	12	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-60.42
Total CASH RECEIPTING HTF (CRHTF):					422,657.92	-422,657.92

References: 9 Transactions: 9

Grand Totals:	422,657.92	-422,657.92

Report Criteria:
Include transaction count
Journal Code.Journal code = "CDHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISB - HTF (CDHTF)						
03/15/2021	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	4.52	
03/15/2021	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS		-4.52
Total CASH DISB - HTF (CDHTF):					4.52	-4.52

References: 2 Transactions: 2

Grand Totals:	4.52	-4.52

REVIEWED AND APPROVED

MAY 10 2021

Report Criteria:
Print Outstanding Checks and Deposits and Bank and Book Adjustments

Corey Ladick

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)
April 30, 2021

[redacted]

Bank Statement Balance:	608,422.10	Book Balance Previous Month:	597,562.91
Outstanding Deposits:	.00	Total Receipts:	11,065.32
Outstanding Checks:	.00	Total Disbursements:	206.13
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	608,422.10	Book Balance:	608,422.10

Outstanding Deposits

No outstanding deposits found!
Deposits cleared: 3 items Deposits Outstanding: 0 items

Outstanding Checks

No outstanding checks found!
Checks cleared: 4 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

REVIEWED AND APPROVED

MAY 10 2021

Corey Ladwig

Report Criteria:

Include transaction count

Journal Code.Journal code = "CRHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH RECEIPTING HTF (CRHTF)						
04/01/2021	1	KENNEDY	246.49.00100.56	PRINCIPAL PAYMENTS		-5,000.00
04/01/2021	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	5,000.00	
04/15/2021	3	AARON SCHULTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-3,000.00
04/15/2021	4	PAUL SCHULTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-3,000.00
04/15/2021	5	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-60.42
04/15/2021	6	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	6,060.42	
04/15/2021	7	INTEREST FOR APRIL 2021	246.48.00110.56	INTEREST ON CHECKING ACCTS		-4.90
04/15/2021	8	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	4.90	
Total CASH RECEIPTING HTF (CRHTF):					11,065.32	-11,065.32

References: 8 Transactions: 8

Grand Totals:	11,065.32	-11,065.32

REVIEWED AND APPROVED

MAY 10 2021

Report Criteria:
Include transaction count
Journal Code.Journal code = "CDHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISB - HTF (CDHTF)						
04/15/2021	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	33.31	
04/15/2021	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS		-33.31
Total CASH DISB - HTF (CDHTF):					33.31	-33.31

References: 2 Transactions: 2

Grand Totals:	33.31	-33.31

Report Criteria:
Include transaction count
Journal Code.Journal code = "CDHTF"

REVIEWED AND APPROVED

JUN 14 2021

Report Criteria:
Print Outstanding Checks and Deposits and Bank and Book Adjustments

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)
May 31, 2021

Corey Ladwig

[redacted]

Bank Statement Balance:	580,992.88	Book Balance Previous Month:	608,422.10
Outstanding Deposits:	.00	Total Receipts:	65.45
Outstanding Checks:	.00	Total Disbursements:	27,494.67
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	580,992.88	Book Balance:	580,992.88

Outstanding Deposits

No outstanding deposits found!
Deposits cleared: 2 items Deposits Outstanding: 0 items

Outstanding Checks

No outstanding checks found!
Checks cleared: 4 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

REVIEWED AND APPROVED

JUN 14 2021

Corey Ladick

Report Criteria:

Include transaction count

Journal Code.Journal code = "CRHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH RECEIPTING HTF (CRHTF)						
05/17/2021	1	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS		-60.42
05/17/2021	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	60.42	
05/17/2021	3	INTEREST FOR MAY 2021	246.48.00110.56	INTEREST ON CHECKING ACCTS		-5.03
05/17/2021	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	5.03	
Total CASH RECEIPTING HTF (CRHTF):					65.45	-65.45

References: 4 Transactions: 4

Grand Totals:	65.45	-65.45

REVIEWED AND APPROVED

JUN 14 2021

Corey Ladick

Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISB - HTF (CDHTF)						
05/17/2021	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	6.79	
05/17/2021	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS		-6.79
Total CASH DISB - HTF (CDHTF):					6.79	-6.79

References: 2 Transactions: 2

Grand Totals:	6.79	-6.79

Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Ryan J. Kernosky, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Redevelopment Authority

From: Ryan Kernosky, Director of Community Development

Date: June 29, 2021

RE: Discussion & Update on 1700 Strongs Avenue RFP

As of Friday June 25, 2021, City staff has received no proposals for 1700 Strongs Avenue. The deadline is July 2, 2021 at 4:00 pm CST. We have walked two interested parties through the building and have provided the RFP directly to a few local developers who may be interested.

This is an information item only. The next step would be to review any proposals that may be submitted by the deadline, or make a decision on how the RA would like to move forward.

This is an informational item only – I'm more than happy to answer any questions the Authority may have.

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Ryan J. Kernosky, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Redevelopment Authority

From: Ryan Kernosky, Director of Community Development

Date: June 29, 2021

RE: Discussion and Update on the Request for Bids for 1009 & 1013 Second Street

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Through several discussions about the physical state of the Belke Lumber building and the adjacent property, staff has decided that it is in our best interest to raze both structures and prepare the site for any future development. Because the cost was expected to exceed $25,000, staff chose to go to bid for the razing.

Separately, we have also issued a bid to do asbestos abatement for both properties prior to demolition.

Both bids will be published in the *Portage County Gazette* on July 2 & 9, 2021, additionally staff has the bid requests published in the League of WI Municipalities, and have sent it to some local contractors. Both bids are due no later than July 15, 2021 by 1:00 pm. Staff will review and bring the lowest/most qualified bidder to the RA for consideration after July 15th.

Attached are the bids. Please let me know if you have any additional questions or concerns.

Publish June 24, 2021 – July 16, 2021

ADVERTISEMENT FOR BIDS

COMMERCIAL PROPERTY ASBESTOS REMEDIATION AND REMOVAL

1009 & 1013 SECOND STREET (BELKE LUMBER & ADJACENT BUILDINGS)

Sealed bids will be received by the Executive Director of the City Redevelopment Authority at City Hall, 1515 Strongs Avenue, Stevens Point, WI 54481 no later than 1:00 pm CST on July 16, 2021. Bids will be publicly opened and read aloud at 1:10 pm CST in the 1st Floor Conference Room at City Hall on Friday July 16, 2021. Proposals are solicited on basis of lump sum prices for the required asbestos abatement at 1009 & 1013 Second Street, Stevens Point, WI 54481. The selected contractor shall furnish all labor, supervision, tools equipment, materials, utility and transportation services and all incidental items necessary to complete the entire project to the City of Stevens Point's satisfaction.

Bidding Documents, including asbestos reports are on file in the Office of the Executive Director of the Redevelopment Authority, 1515 Strongs Avenue, Stevens Point, WI 54481. Qualified persons may request copies of the Bid Documents or a tour of the facility by sending an email request to rkernosky@stevenspoint.com.

BY ORDER OF THE CITY OF STEVENS PONT REDEVELOPMENT AUTHORITY
RYAN J. KERNOSKY, EXECUTIVE DIRECTOR

Publish June 24, 2021 – July 16, 2021

ADVERTISEMENT FOR BIDS

COMMERCIAL PROPERTY DEMOLITION

1009 & 1013 SECOND STREET (BELKE LUMBER & ADJACENT BUILDINGS)

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BY ORDER OF THE CITY OF STEVENS PONT REDEVELOPMENT AUTHORITY
RYAN J. KERNOSKY, EXECUTIVE DIRECTOR

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Ryan J. Kernosky, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Redevelopment Authority

From: Ryan Kernosky, Director of Community Development

Date: June 29, 2021

RE: Discussion and Update on Brownfields Assessment Grant Program

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The City and the RA have been awarded another $300,000 from the EPA for the Brownfield Assessment Grant. We've utilized this program several times since the initial grant was provided in 2018 for Phase I, Phase II, and Remedial Action Planning for several Brownfield sites throughout the City. To date, we've utilized almost the entire grant.

The newest grant runs from 2021-2024 and we will continue working with Stantec Engineering to assist us in the administration of the grant.

Some of the newest projects we have utilized the grant for includes the Pfiffner Park contamination (adjacent to the Cultural Commons) and Joern's/MSTC contamination.

No action is necessary, this is just an update on the current status of the grant program.

News Releases from Region 05

EPA Selects Stevens Point to Receive $300,000 Brownfields Grant

Additional grant brings statewide total to $1.4 million to help Wisconsin communities Build Back Better

05/17/2021

Contact Information:
Joshua Singer (singer.joshua@epa.gov)
312-353-5069

CHICAGO (May 17, 2021) – Today, U.S. Environmental Protection Agency announced that the City of Stevens Point will receive $300,000 in Brownfields funding through its Multipurpose, Assessment and Cleanup (MAC) Grants. The funding will help the city conduct environmental investigations of abandoned industrial and commercial properties that have been targeted for redevelopment.

"EPA's brownfields program is providing critical funding to help empower Wisconsin communities to address the environmental, public health and social issues associated with contaminated land," **said Acting EPA Regional Administrator Cheryl Newton.** "EPA commends community leaders for using these funds to take vital steps forward to improve the environment and the local economy. These grants underscore EPA's commitment to lifting up and protecting all communities - especially overburdened and underserved communities - throughout Wisconsin."

"I have always been a strong supporter of the EPA's Brownfields Program and these federal investments in communities across Wisconsin will help lay the groundwork for local efforts to turn brownfield sites into usable spaces that can help revitalize neighborhoods and create economic development," **said Sen. Tammy Baldwin**, a member of the Senate Appropriations Committee.

"I'm excited to see the EPA reinvesting in communities and helping support job growth and sustainable clean up while reusing existing infrastructure. I look forward to reviewing the results of the environmental assessments to have a better understanding of the sustainable redevelopment possibilities in the City of Stevens Point," **said Rep. Ron Kind.**

Stevens Point will use its grant to fund environmental investigations focusing on the Downtown and Division Street Corridors. Properties include a former industrial and railyard site, an underutilized automotive dealership, and a historic building that formerly housed a convent. The award announced today is the second EPA Brownfields grant for Stevens Point. The city has already assessed 15 properties with EPA funds received in 2018.

“We’re very happy to have been chosen again for the EPA grant. The development on the former Lullaby site and others may not have been possible without the partnership with the Environmental Protection Agency’s brownfield grants and we’ll look forward to continuing that successful partnership with this new award,” **said Stevens Point Mayor Mike Wiza.**

Two other brownfield grant recipients in Wisconsin were also announced today bringing the statewide funding total to $1.4 million. Milwaukee will receive $500,000, and Manitowoc and its project partner, Two Rivers, will receive $600,000.

“The Wisconsin DNR congratulates the city of Manitowoc, including its partners in Two Rivers and at Progress Lakeshore; along with the cities of Milwaukee and Stevens Point for securing these EPA Brownfields Grants,” **said Wisconsin DNR Secretary Preston D. Cole.** “For more than 20 years, the DNR has helped hundreds of communities across the state clean up contaminated properties both large and small, revitalizing neighborhoods and improving the air, land and waters of Wisconsin. We look forward to working with these cities and their partners on these important cleanup and redevelopment projects, and stand ready to work with all Wisconsin communities seeking to improve their environmental conditions and redevelop brownfield sites.”

Nationally, a total $65.5 million will be awarded to 151 grantees to support underserved and economically disadvantaged communities across the country assess and clean up contaminated and abandoned industrial and commercial properties. Approximately 50% of selected recipients are receiving EPA Brownfields grant funding for the first time and more than 85% are located in or serving small communities.

The list of the fiscal year 2021 applicants selected for funding is available here:

https://www.epa.gov/sites/production/files/2021-04/documents/fy21_bf_mac_grant_selections_may_2021.pdf

EPA anticipates that it will award the grants once all legal and administrative requirements are satisfied by the selected recipients.

Since its inception in 1995, EPA's Brownfields Program has provided nearly $1.72 billion in grants to assess and clean up contaminated properties and return them to productive reuse. Communities in Wisconsin have received 163 grants totaling more than $86 million. This has led to significant benefits for communities across the country. For example,

- To date, communities participating in the Brownfields Program have been able to attract more than **$34.4 billion** in cleanup and redevelopment funding after receiving Brownfields funds. This has led to over **175,500 jobs** in cleanup, construction, and redevelopment.
- Based on grant recipient reporting, recipients leveraged on average **$20.13** for each EPA Brownfields dollar and **10.3 jobs per $100,000 of EPA Brownfield Grant funds expended** on assessment, cleanup, and revolving loan fund cooperative agreements.
- In addition, an academic peer-reviewed study has found that residential properties near brownfield sites increased in value by **5% to 15.2%** as a result of cleanup activities.
- Finally, analyzing data near 48 brownfields, EPA found an estimated **$29 million to $97 million in additional tax revenue for local governments** in a single year after cleanup—2 to 7 times more than the $12.4 million EPA contributed to the cleanup of those brownfield sites.

For more on the Brownfields Grants: https://www.epa.gov/brownfields/types-brownfields-grant-funding.

For more on EPA's Brownfields Program: https://www.epa.gov/brownfields.

LAST UPDATED ON MAY 17, 2021