AGENDA

REDEVELOPMENT AUTHORITY
OF THE CITY OF STEVENS POINT

Members

- Chairperson Schlice
- Vice-Chairperson Gardner
- Alderperson Kneebone
- Commissioner Cooper
- Commissioner Kemmeter
- Commissioner Ladick
- Commissioner Barrett

Date and Time: August 16, 2022
3:00 PM

Location:
Zoom Teleconferencing

Meeting ID: 871 1527 8564 | Passcode: 326250
By Computer: https://us02web.zoom.us/j/87115278564?pwd=eGpxTDdPaXIzNVgyT3Znd2Q4RkF4dz09
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 Agenda Minutes from June 14, 2022
2. Approval of the Financial Reports from March 2022
3. Presentation of 2021 Audit Report by Baker Tilly
4. Review of 2022 Budget and Update on 2023 Redevelopment Authority Budgeting
5. Presentation and Update from City Staff on Marketing Efforts and Program Efforts for Redevelopment Authority Programs

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.

6. Presentation by City Staff on Building Maintenance Violations Procedures

7. Possible issuance of a Request for Proposals for Municipal Lot #8 (Parcel ID 281240832200420 and 281240832200421)

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. Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10 (1200 Main Street)

   B. Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10 (Parcel ID 281240832200425)

   C. Discussion and possible action on acquisition of the property at 217 Second Street (Parcel ID 281240829300339)

9. Reconvene into open session to take action on item 8(c).

10. Adjournment

MINUTES

REDEVELOPMENT AUTHORITY OF
THE CITY OF STEVENS POINT

Date and Time:	June 14, 2022 3:00 PM	**Location:**	Zoom Teleconferencing & 933 Michigan Ave, 54481

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

Also Present: Executive Director Kernosky, Alderperson Christianson, Alderperson Kneebone, Bill Schierl, and 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. Update on 1700 Strongs Avenue
2. Assignment and Amendment to Development Agreement with Opera House, LLC.
3. Request from IBEX 1040 Main Street LLC for an underground electrical service easement through Redevelopment Authority-owned municipal parking lot 17.
4. Discussion on possible acceptance of ownership of 1450 Water Street from the City of Stevens Point to the Redevelopment Authority (please note: only discussion and action if City Finance Committee recommends moving forward with the transfer of ownership).
5. Adjourn into closed session pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:
    - A. Possible Sale of Redevelopment Authority-Owned Land - more specifically parcel ID 281240832200425
    - B. Initial development review and negotiating the terms for a possible development agreement for the property at 1200 Main Street and the Redevelopment Authority-owned parking lot.
6. Adjournment

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1. Roll call.

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

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. Update on 1700 Strongs Avenue

   Executive Director Kernosky provided the following details:

   - Had provided site details to potential developers. While there was some interest, nothing had come to fruition.
   - Would place a 'For Sale' sign on the site to spur additional interest.
   - Would update City website with 'For Sale' information.

2. Assignment and Amendment to Development Agreement with Opera House, LLC.

   Executive Director Kernosky provided the following details:

   - To sell a portion of property to Wildcard, they needed to obtain Full Occupancy by July 2022, but they are expected to miss the deadline by 6 months due to supply chain challenges and labor shortages.
   - An extension had been requested, which the developer feels more confident in obtaining. They are continuing to make progress on the Opera House project.
   - Reminder that while the Redevelopment Authority had a claw-back provision to take back the property if needed, he didn't see that becoming an issue.
   - Staff was looking for action on approving or denying the amendment, not just with the timeline but with some general errors like correcting the legal entity names.

   Motion by Commissioner Ladick to approve the Assignment and Amendment to the Development Agreement with Opera House, LLC; seconded by Commissioner Kemmeter.

   Roll Call:
   Yeas: Schlice, Gardner, Kneebone, Kemmeter, Ladick, Barrett
   Nays:
   Motion carried 6-0.

3. Request from IBEX 1040 Main Street LLC for an underground electrical service easement through Redevelopment Authority-owned municipal parking lot 17.

   Executive Director Kernosky provided the following details:

   - Current electrical box was being proposed to be moved to a green island east of the dumpster corral in municipal lot 17 due to the redevelopment project at 1040 Main Street.
   - Due to the location, and ownership by the Redevelopment Authority, the proposed move would require they enter into an easement agreement.
   - The proposal would also include beautifying the space.
   - Staff recommended approval as outlined as presented.

Motion by Commissioner Kemmeter to approve the request from IBEX 1040 Main Street LLC for an underground electrical service easement through Redevelopment Authority-owned municipal parking lot 17; seconded by Alderperson Kneebone.

Roll Call:
Yeas: Schlice, Gardner, Kneebone, Kemmeter, Ladick, Barrett
Nays:
Motion carried 6-0.

4. Discussion on possible acceptance of ownership of 1450 Water Street from the City of Stevens Point to the Redevelopment Authority (please note: only discussion and action if City Finance Committee recommends moving forward with the transfer of ownership).

Executive Director Kernosky provided the following details:

- Recently the Finance Committee had voted to approve the razing of 1450 Water Street, formerly known as Edgewater, but denied transferring ownership to the Redevelopment Authority.
- Noted having performed a walkthrough for approximately a dozen developers.
- Explained the importance of having private developers to fuel complex projects, similar to the Wausau downtown redevelopment.

Commissioners made the following comments:

- Suggested having a developer in hand for when the building was razed, noting the possibility of public remarks leaning towards a green space area. The controversy surrounding the Chase bank along the riverfront was referenced. While staff did not disagree, they noted that major portions of the building were past their useful life and keeping the building up any longer than needed was a liability.
- There was a brief discussion on different types of potential development for the site.
- Reiterated the importance of bringing the site under Redevelopment Authority ownership as it would help in taking the politics out of future actions or projects.

No action was taken.

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

    A. Possible Sale of Redevelopment Authority-Owned Land - more specifically parcel ID 281240832200425

    B. Initial development review and negotiating the terms for a possible development agreement for the property at 1200 Main Street and the Redevelopment Authority-owned parking lot.

Motion by Commissioner Kemmeter to adjourn into closed session pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:

A. Possible Sale of Redevelopment Authority-Owned Land - more specifically parcel ID 281240832200425

B. Initial development review and negotiating the terms for a possible development agreement for the property at 1200 Main Street and the Redevelopment Authority-owned parking lot.

seconded by Commissioner Ladick

Roll Call:
Yeas: Schlice, Schlice, Gardner, Kneebone, Kemmeter, Ladick, Barrett
Nays:
Motion carried 6-0.

6. Adjournment

Meeting adjourned at 3:47PM

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

Approved: ______________________________ ______________________

John Schlice, Chairperson **Date**

Attest: ______________________________ ______________________

Ryan Kernosky, Executive Director **Date**

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

APR 15 2022

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)
March 31, 2022

Corey Ladick

Account: [redacted]
Bank Account Number: [redacted]

Bank Statement Balance:	195,416.31	Book Balance Previous Month:	222,193.56
Outstanding Deposits:	.00	Total Receipts:	62.27
Outstanding Checks:	.00	Total Disbursements:	26,839.52
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	195,416.31	Book Balance:	195,416.31

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

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

APR 15 2022

Corey Ladwig

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH DISB - HTF (CDHTF)						
03/15/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	29.52	
03/15/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-29.52
Total CASH DISB - HTF (CDHTF):					29.52	-29.52

References: 2 Transactions: 2

Grand Totals:	29.52	-29.52

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

REVIEWED AND APPROVED

Report Criteria:

Include transaction count

Journal Code.Journal code = "CRHTF"

APR 15 2022

Corey Ladick

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
CASH RECEIPTING HTF (CRHTF)						
03/11/2022	1	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-60.42
03/11/2022	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	60.42	
03/31/2022	3	INTEREST FROM MARCH 2022	246.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-1.85
03/31/2022	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	1.85	
Total CASH RECEIPTING HTF (CRHTF):					62.27	-62.27

References: 4 Transactions: 4

Grand Totals:	62.27	-62.27

Redevelopment Authority of the City of Stevens Point (A Component Unit of the City of Stevens Point, Wisconsin)

Communication to Those Charged
with Governance and Management

December 31, 2021

Table of Contents
December 31, 2021

REQUIRED COMMUNICATION OF INTERNAL CONTROL RELATED MATTERS IDENTIFIED IN THE AUDIT TO THOSE CHARGED WITH GOVERNANCE

To the Authority Board of
Redevelopment Authority of the City of Stevens Point

In planning and performing our audit of the financial statements of the Redevelopment Authority of the City of Stevens Point, Wisconsin (the Authority) as of and for the year ended December 31, 2021, in accordance with auditing standards generally accepted in the United States of America, we considered its internal control over financial reporting (internal control) as a basis for designing our auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of its internal control. Accordingly, we do not express an opinion on the effectiveness of its internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we identified a deficiency in internal control that we consider to be a material weakness.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected, on a timely basis. We consider the following deficiency in the Authority's internal control to be a material weakness:

- Internal Control Over Financial Reporting

This communication is intended solely for the information and use of management, the Authority Board and others within the organization and is not intended to be and should not be, used by anyone other than these specified parties.

Baker Tilly US, LLP

Madison, Wisconsin
July 19, 2022

Auditing standards require that we perform procedures to obtain an understanding of your government and its internal control environment as part of the annual audit. This includes an analysis of significant transaction cycles and an analysis of the year-end financial reporting process and preparation of your financial statements.

Internal Control Over Financial Reporting

Properly designed systems of internal control provide your organization with the ability to process and record accurate monthly and year-end transactions and annual financial reports.

Our audit includes a review and evaluation of the internal controls relating to financial reporting. Common attributes of a properly designed system of internal control for financial reporting are as follows:

- There is adequate staffing to prepare financial reports throughout the year and at year-end.
- Material misstatements are identified and corrected during the normal course of duties.
- Complete and accurate financial statements, including footnotes, are prepared.
- Financial reports are independently reviewed for completeness and accuracy.

Our evaluation of the internal controls over financial reporting has identified control deficiencies that are considered material weakness surrounding the preparation of financial statements and footnotes and an independent review of financial reports.

Management has recorded the Authority’s annual activity on the Authority’s general ledger in accordance with generally accepted accounting principles (GAAP), however, has not prepared financial statements for the Authority, which would include required disclosures under GAAP. The Authority engaged the auditors to prepare the financial statements in conformity with generally accepted audit principles. As a result of this and because of the material misstatement, we are reporting a material weakness.

OTHER COMMUNICATIONS TO THOSE CHARGED WITH GOVERNANCE

Two Way Communication Regarding Your Audit

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.

b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:

   - Identify types of potential misstatements.

   - Consider factors that affect the risks of material misstatement.

   - Design tests of controls, when applicable and substantive procedures.

   We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs.

c. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

We are very interested in your views regarding certain matters. Those matters are listed here:

a. We typically will communicate with your top level of management unless you tell us otherwise.

b. We understand that the Authority has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the entity. Management has the responsibility for achieving the objectives of the entity.

c. We need to know your views about your organization's objectives and strategies and the related business risks that may result in material misstatements.

d. Which matters do you consider warrant particular attention during the audit and are there any areas where you request additional procedures to be undertaken?

e. Have you had any significant communications with regulators or grantor agencies?

f. Are there other matters that you believe are relevant to the audit of the financial statements?

Also, is there anything that we need to know about the attitudes, awareness and actions of the Authority concerning:

a. The Authority's internal control and its importance in the entity, including how those charged with governance oversee the effectiveness of internal control?

b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices or other related matters or in response to previous communications with us.

With regard to the timing of our audit, here is some general information. If necessary, we may do preliminary financial audit work during the months of October-December and sometimes early January. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and may issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditor's sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means or wish to provide other feedback. We welcome the opportunity to hear from you.

COMMUNICATION OF OTHER CONTROL DEFICIENCIES, RECOMMENDATIONS AND INFORMATIONAL POINTS TO MANAGEMENT THAT ARE NOT MATERIAL WEAKNESSES OR SIGNIFICANT DEFICIENCIES

Prior Year Recommendations

Information Technology

As part of our audit, we look at the Authority's controls over information technology. There are a number of areas that we recommend the City, as fiscal agents of the Authority, review to determine if information technology controls could be strengthened:

- The City, who oversees the information technology controls of the Authority, does not require strong passwords for the network and financial software applications. Best practices state that passwords should be changed every 90 days, require a minimum of 6 characters, require complexity (numbers, letters and special characters) and passwords should be remembered so users cannot reuse recent passwords.

- We noted that while the City backs up its data, it does not test the system to ensure the backups can be restored.

- No one is reviewing access rights annually to determine if employees have the appropriate rights for their job duties.

Status 12/31/21

These recommendations still pertain.

REQUIRED COMMUNICATIONS BY THE AUDITOR TO THOSE CHARGED WITH GOVERNANCE

To the Authority Board of
Redevelopment Authority of the City of Stevens Point

Thank you for using Baker Tilly US, LLP as your auditor.

We have completed our audit of the financial statements of Redevelopment Authority of the City of Stevens Point, Wisconsin (Authority) for the year ended December 31, 2021 and have issued our report thereon dated July 19, 2022. This letter presents communications required by our professional standards.

Our Responsibility under Auditing Standards Generally Accepted in the United States of America

The objective of a financial statement audit is the expression of an opinion on the financial statements. We conducted the audit in accordance with auditing standards generally accepted in the United States of America. These standards require that we plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements prepared by management with your oversight are free of material misstatement, whether caused by error or fraud. Our audit included examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing accounting principles used and significant estimates made by management and evaluating the overall financial statement presentation. Our audit does not relieve management or the Authority Board of their responsibilities.

As part of the audit, we obtained an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing and extent of further audit procedures. The audit was not designed to provide assurance on internal control or to identify deficiencies in internal control.

Other Information in Documents Containing Audited Financial Statements

Our responsibility does not extend beyond the audited financial statements identified in this report. We do not have any obligation to and have not performed any procedures to corroborate other information contained in client prepared documents, such as official statements related to debt issues.

Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated to you in the 2020 Communications to those Charged with Governance and Management dated July 28, 2021.

Qualitative Aspects of the Entity's Significant Accounting Practices

Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application. The significant accounting policies used by the Authority are described in Note I to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2021. We noted no transactions entered into by the Authority during the year that were both significant and unusual and of which, under professional standards, we are required to inform you or transactions for which there is a lack of authoritative guidance or consensus.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. There were no significant estimates at December 31, 2021.

Financial Statement Disclosures

The disclosures in the notes to the financial statements are neutral, consistent and clear.

Significant Unusual Transactions

There have been no significant transactions that are outside the normal course of business for the City or that otherwise appear to be unusual due to their timing, size or nature.

Significant Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial and communicate them to the appropriate level of management. There were no misstatements identified.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting or auditing matter that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management's Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no such consultations with other accountants regarding auditing or accounting matters.

Written Communications Between Management and Baker Tilly

We have requested certain representations from management that are included in the management representation letter. This letter follows this required communication.

Independence

We are not aware of any relationships between Baker Tilly Virchow Krause, LLP and the Authority that, in our professional judgment, may reasonably be thought to bear on our independence.

Relating to our audit of the financial statements of the Authority for the year ended December 31, 2021, Baker Tilly US, LLP hereby confirms that we are, in our professional judgment, independent with respect to the Authority in accordance with the Code of Professional Conduct issued by the American Institute of Certified Public Accountants. We provided no services to the Authority other than audit services provided in connection with the audit of the current year's financial statements and nonaudit services which in our judgment do not impair our independence.

- Financial statement preparation and adjusting journal entries
- Civic Systems software
- Human Resources assistance
- Compiled financial statements and regulatory reports

None of these nonaudit services constitute an audit under generally accepted auditing standards, including Government Auditing Standards.

Other Audit Findings or Issues

We encountered no other audit findings or issues that require communication at this time.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Compliance with laws and regulations

We did not identify any non-compliance with laws and regulations during our audit.

We will issue a separate document which contains the results of our audit procedures to comply with the Uniform Guidance and *State Single Audit Guidelines.*

Fraud

We did not identify any known or suspected fraud during our audit.

Going concern

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the City's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date the financial statements are issued or available to be issued, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditor's report. No such matters or conditions have come to our attention during our engagement.

Related parties

We did not have any significant findings or issues arise during the audit in connection with the City's related parties.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

Restriction on Use

This information is intended solely for the use of the Authority Board and management and is not intended to be and should not be, used by anyone other than these specified parties.

We welcome the opportunity to discuss the information included in this letter and any other matters. Thank you for allowing us to serve you.

Baker Tilly US, LLP

Madison, Wisconsin
July 19, 2022

MANAGEMENT REPRESENTATIONS

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

July 19, 2022

Baker Tilly US, LLP
4807 Innovate Ln
P.O. Box 7398
Madison, WI 3707-7398

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the Redevelopment Authority of the City of Stevens Point as of December 31, 2021 and for the year then ended for the purpose of expressing an opinion as to whether the financial statements present fairly, in all material respects, the respective financial position of the Redevelopment Authority of the City of Stevens Point and the respective changes in financial position and cash flows in conformity with accounting principles generally accepted in the United States of America. We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

Financial Statements

1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter.

2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government and all component units required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.

3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.

5) Significant assumptions we used in making accounting estimates, if any, are reasonable.

6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements or in the schedule of findings and questioned costs.

7) All material transactions have been recorded in the accounting records and are reflected in the financial statements and the schedule of expenditures of federal and state awards.

8) All known audit and bookkeeping adjustments have been included in our financial statements, and we are in agreement with those adjustments.

9) There are no known or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements. There are no unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with accounting principles generally accepted in the United States of America.

10) Guarantees, whether written or oral, under which the Authority is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

11) We have provided you with:

    a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters and all audit or relevant monitoring reports, if any, received from funding sources.

    b) Additional information that you have requested from us for the purpose of the audit.

    c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

    d) Minutes of the meetings of Authority Board or summaries of actions of recent meetings for which minutes have not yet been prepared.

12) We have not completed an assessment of the risk that the financial statements may be materially misstated as a result of fraud.

13) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:

    a) Management,

    b) Employees who have significant roles in internal control, or

c) Others where the fraud could have a material effect on the financial statements.

14) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.

15) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.

16) There are no known related parties or related party relationships and transactions of which we are aware.

Other

17) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

18) We have a process to track the status of audit findings and recommendations.

19) We have identified to you any previous financial audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.

20) We have provided our views on reported findings, conclusions, and recommendations, as well as our planned corrective actions, for our report.

21) The Authority has no plans or intentions that may materially affect the carrying value or classification of assets, liabilities, or equity.

22) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.

23) There are no:

a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.

b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.

c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.

d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.

24) In regards to the nonattest services performed by you listed below, we have 1) accepted all management responsibility; 2) designated an individual with suitable skill, knowledge, or experience to oversee the services; 3) evaluated the adequacy and results of the services performed, and 4) accepted responsibility for the results of the services.

a) Financial statement preparation

b) Civic Systems software

c) Human resource assistance

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

25) The Redevelopment Authority of the City of Stevens Point has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.

26) The Redevelopment Authority of the City of Stevens Point has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.

27) The financial statements properly classify all funds and activities.

28) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

29) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.

30) The Redevelopment Authority of the City of Stevens Point has no derivative financial instruments such as contracts that could be assigned to someone else or net settled, interest rate swaps, collars or caps.

31) Provisions for uncollectible receivables, if any, have been properly identified and recorded.

32) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

33) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.

34) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

35) Deposits and investments are properly classified, valued, and disclosed (including risk disclosures, collateralization agreements, valuation methods, and key inputs, as applicable).

36) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.

37) We have appropriately disclosed the Redevelopment Authority of the City of Stevens Point's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.

38) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.

39) With respect to the supplementary information, (SI):

a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

40) We have appropriately recorded land held for resale owned by the Authority at the lower of cost or market.

41) We are responsible for the estimation methods and assumptions used in measuring assets and liabilities reported or disclosed at fair value, including information obtained from brokers, pricing services or third parties. Our valuation methodologies have been consistently applied from period to period. The fair value measurements reported or disclosed represent our best estimate of fair value as the measurement date in accordance with the requirements of GASB 72 – *Fair Value Measurement*. In addition our disclosures related to fair value measurements are consistent with the objectives outlined in GASB 72. We have evaluated the fair value information provided to us by brokers, pricing services or other parties that has been used in the financial statements and believe this information to be reliable and consistent with the requirements.

42) The auditing standards define an annual report as "a document, or combination of documents, typically prepared on an annual basis by management or those charged with governance in accordance with law, regulation, or custom, the purpose of which is to provide owners (or similar stakeholders) with information on the entity's operations and the financial results and financial position as set out in the financial statements." Among other items, an annual report contains, accompanies, or incorporates by reference the financial statements and the auditors' report thereon. We confirm that we do not prepare and have no plans to prepare an annual report.

Sincerely,

Redevelopment Authority of the City of Stevens Point

Signed: ______________________

Ryan Kernosky, Executive Director

Signed: ______________________

Corey Ladick, City Comptroller-Treasurer

Signed: ______________________

John Schlice, Chairman

Redevelopment Authority of the City of Stevens Point (A Component Unit of the City of Stevens Point, Wisconsin)

Financial Statements and
Supplementary Information

December 31, 2021

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December 31, 2021

Independent Auditors' Report

To the Authority Board of
Redevelopment Authority of the City of Stevens Point

Opinion

We have audited the accompanying financial statements of the Redevelopment Authority of the City of Stevens Point, a component unit of the City of Stevens Point, Wisconsin (the “Authority”), as of and for the year ended December 31, 2021 and the related notes to the financial statements, which collectively comprise the Redevelopment Authority of the City of Stevens Point's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Redevelopment Authority of the City of Stevens Point as of December 31, 2021 and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority 's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Baker Tilly US, LLP

Madison, Wisconsin
July 19, 2022

The management of the Redevelopment Authority of the City of Stevens Point (the Authority) offers this narrative overview and analysis of its audited financial statements for the fiscal year ended December 31, 2021. The goal is for the reader to better understand the Authority's financial activities and its overall financial position and show whether current year revenues covered current year expenses and the extent to which the Authority has invested in its capital assets. We encourage readers to consider the information presented here in conjunction with the Authority's financial statements which begin on page 1.

Financial Highlights

- The assets of the Authority exceed its liabilities as of December 31, 2021 by $8,340,495.
- The Authority's investment in capital assets as of December 31, 2021 was $3,280,973.
- The Authority's total revenue including nonoperating revenues for the fiscal year ended December 31, 2021 was $41,032.
- The Authority's total expenses for the fiscal year ended December 31, 2021 were $163,670.

Using This Annual Report

The Authority's Management Discussion and Analysis is intended to serve as an introduction to the Authority's basic financial statements. The Authority's basic financial statements are comprised of two components: (1) fund financial statements and (2) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements themselves. The Authority is a special-purpose government engaged only in business-type activities. Accordingly, only fund financial statements are presented as the basic financial statements.

The financial statements are designed to provide readers with a broad overview of the Authority's finances in a manner similar to private sector business. This Management Discussion and Analysis will (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the Authority's financial activity, (c) identify changes in the Authority's financial position including its ability to address the next and subsequent year challenges and (d) identify individual fund issues or concerns.

The *Statement of Net Position* presents information on all of the Authority's assets and liabilities, with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating or otherwise changing in a dramatic manner.

The *Statement of Revenue, Expenses and Changes in Net Position* presents information detailing how the Authority's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., depreciation).

The *Statement of Cash Flows* provides information about the Authority's cash receipts and cash payments during the reporting period. The statement reports cash receipts, cash payments and net changes in cash resulting from operating activities, investing activities, noncapital financing activities and from capital and related financing activities. This statement also portrays the health of the Authority in that current cash flows are sufficient to pay current liabilities.

Financial Analysis

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Authority, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Authority has only one fund type, namely an enterprise fund which is a proprietary fund type. The financial statements can be found on pages 1 through 3 of this report.

Notes to the Financial Statements

Notes provide additional information essential to a full understanding of the data provided in the financial statements. Notes to the financial statements can be found on pages 4 through 14 of this report.

Statement of Net Position

The following table represents a condensed comparative Statement of Net Position as of December 31, 2021 and 2020 respectively:

	2021	2020	Increase (Decrease)
Cash and investments	$ 3,889,706	$ 3,352,989	$ 536,717
Other current assets	56,678	465,209	(408,531)
Capital assets	3,280,973	3,388,852	(107,879)
Other noncurrent assets	1,113,238	1,256,111	(142,873)
Total assets	8,340,595	8,463,161	(122,566)
Current liabilities	100	28	72
Total liabilities	100	28	72
Investment in capital assets	3,280,973	3,388,852	(107,879)
Unrestricted net position	5,059,522	5,074,281	(14,759)
Total net position	$ 8,340,495	$ 8,463,133	$ (122,638)

As noted earlier, net position may serve over time as a useful indicator of financial position. In the case of the Authority, assets exceeded liabilities by $8,340,495 as of December 31, 2021 and $8,463,133 as of December 31, 2020.

A significant portion of the Authority's net position are invested in capital assets (e.g., land, land improvements and buildings). The Authority uses these capital assets to provide economic development opportunities to the city; consequently, these assets are not available for future spending. The unrestricted net position of the Authority is available for future use to provide housing loans to residents or for development activities.

The decrease in net position is due primarily from a decrease in capital assets due to an increase in accumulated depreciation.

Statement of Revenues, Expenses and Changes in Net Position

The following table reflects the condensed Statement of Revenues, Expenses and Changes in Net Position for the years ended December 31, 2021 and 2020:

	December 31, 2021		December 31, 2020	
	Amount	**Percent**	**Amount**	**Percent**
Revenue				
Operating revenues	$ -	0.00 %	$ -	0.00 %
Nonoperating revenues	41,032	100.00	98,960	100.00
Total revenue	41,032	100.00	98,960	100.00
Expenses				
Administration	4,831	2.95	4,926	2.45
Depreciation	107,879	65.91	107,879	53.56
Bad debts	6,063	3.71	35,893	17.82
Other	4,289	2.62	6,019	2.99
Loss on disposal of assets held for resale	40,608	24.81	46,681	23.18
Total expenses	163,670	100.00	201,398	100.00
Change in net position	$ (122,638)	100.00 %	$ (102,438)	100.00 %

Expenses in total decreased $37,728 from 2020. This decrease was mainly due to the Authority not writing off any loans in 2021.

Capital Assets

At year-end, the Authority had $3,280,973 invested in capital assets as reflected in the following schedule. See Note 2 for additional information on the Authority's capital assets.

	2021	2020
Land	$ 1,105,794	$ 1,105,794
Land improvements	1,761,436	1,761,436
Buildings	1,528,100	1,528,100
Accumulated depreciation	(1,114,357)	(1,006,478)
Total	$ 3,280,973	$ 3,388,852

Contacting the Authority's Financial Management

This financial report is designed to provide a general overview of the Authority's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Mr. Ryan Kernosky, Executive Director, Redevelopment Authority of the City of Stevens Point, 1515 Strongs Avenue, Stevens Point, WI 54481.

Redevelopment Authority of the City of Stevens Point
(A Component Unit of the City of Stevens Point, Wisconsin)

Statement of Net Position
December 31, 2021

	Redevelopment Authority
Assets	
Current Assets	
Cash and investments	$ 3,889,706
Current portion of loans receivable	725
Current portion of notes receivable	52,703
Due from primary government	3,250
Total current assets	3,946,384
Noncurrent Assets	
Loans receivable	820,727
Notes receivable	292,511
Capital assets:	
Land	1,105,794
Other capital assets	3,289,536
Less accumulated depreciation	(1,114,357)
Total noncurrent assets	4,394,211
Total assets	8,340,595
Liabilities	
Current Liabilities	
Accounts payable	100
Total current liabilities	100
Net Position	
Investment in capital assets	3,280,973
Unrestricted	5,059,522
Total net position	$ 8,340,495

See notes to financial statements

Redevelopment Authority of the City of Stevens Point
(A Component Unit of the City of Stevens Point, Wisconsin)

Statement of Revenues, Expenses and Changes in Net Position
Year Ended December 31, 2021

	Redevelopment Authority
Operating Revenues	$ -
Operating Expenses	
Administration	4,831
Depreciation	107,879
Bad debts	6,063
Other	4,289
Total operating expenses	123,062
Operating loss	(123,062)
Nonoperating Revenues (Expenses)	
Investment income	41,032
Loss on disposal of assets held for resale	(40,608)
Total nonoperating revenues (expenses)	424
Change in net position	(122,638)
Net Position, Beginning	8,463,133
Net Position, Ending	$ 8,340,495

See notes to financial statements

Statement of Cash Flows
Year Ended December 31, 2021

		Redevelopment Authority
Cash Flows From (Used for) Operating Activities		
Cash paid to suppliers for goods and services	$	(18,361)
Net cash flows from (used for) operating activities		(18,361)
Cash Flows From Noncapital Financing Activities		
Cash collected on loans		503,734
Cash collected on notes		50,920
Net cash flows from (used for) noncapital financing activities		554,654
Cash Flows From (Used for) Investing Activities		
Purchase of land held for resale		(40,608)
Investment Income		41,032
Net increase in cash and cash equivalents		536,717
Cash and Cash Equivalents, Beginning		3,352,989
Cash and Cash Equivalents, Ending	$	3,889,706
Cash Flows From (Used for) Operating Activities		
Operating loss	$	(123,062)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation		107,879
Changes in assets and liabilities:		
Accounts payable		72
Due from the primary government		(3,250)
Net cash flows from (used for) operating activities	$	(18,361)
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position		
Cash and investments, statement of net position	$	3,889,706
Noncash Investing, Capital and Related Financing Activities		
Loss on disposal of assets held for resale	$	(40,608)

See notes to financial statements

1. Summary of Significant Accounting Policies

The accounting policies of the Redevelopment Authority of the City of Stevens Point, Wisconsin conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

Reporting Entity

This report contains the financial information of the Redevelopment Authority of the City of Stevens Point (the Authority) which is a component unit of the City of Stevens Point, Wisconsin. The Authority is a legally separate organization created under State Statute 66.1333 in 2014 for the purpose of redevelopment and non-HUD housing activities within the City of Stevens Point. The Authority is directed by seven board members who are appointed by the mayor and confirmed by the City Council.

This report contains all activities of the Authority. The reporting entity for the Redevelopment Authority consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The Authority has not identified any organizations that meet this criteria.

Basic Financial Statements

All activities of the Authority are accounted for within a single proprietary (enterprise) fund. Proprietary funds are used to account for operations that are (a) financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

The following programs are reported by the Authority:

Development fund

Accounts for certain development loans made to local businesses.

Housing fund

Accounts for loans made to individuals for housing improvements, as well as properties held by the Authority for resale or to serve parking needs downtown.

Housing Trust fund

Accounts for investment activities of the Redevelopment Authority.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The accounting and financial reporting treatment applied to the Authority is determined by its measurement focus. The transactions of the Authority are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Assets, Liabilities and Net Position

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Authority considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of Authority funds is restricted by state statutes. Available investments are limited to:

a. Time deposits in any credit union, bank, savings bank, trust company or savings and loan association.

b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.

c. Bonds or securities issued or guaranteed by the federal government.

d. The local government investment pool.

e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.

f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.

g. Repurchase agreements with public depositories, with certain conditions.

Additional restrictions may arise from local charters, ordinances, resolutions and grant regulations.

The Authority has adopted an investment policy, which includes allowable investments.
The Authority's policy does not address the risks in Note 2.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on methods and inputs as outlined in Note 2. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. The difference between the bank balance and carrying value is due to outstanding checks and/or deposits in transit. See Note 2. for further information.

Receivables

Accounts receivable has been adjusted for any known uncollectible accounts. There is no allowance as of December 31, 2021.

The Authority has used local funds for housing rehabilitation loan programs to loan to various individuals. The Authority has also issued a loan to the Children's Museum of the City of Stevens Point. The Authority records a loan receivable when the loan has been made and funds have been disbursed.

It is the Authority's policy to record a receivable when the initial loan is made. The net amount of the loan receivable balance is included in unrestricted net position. Interest received from loan repayments is recognized as revenue when received in cash. Any unspent loan repayments at year-end are presented as unrestricted net position in the financial statements.

Capital Assets

Capital assets are defined by the Authority as assets with an initial cost of more than $1,000 and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation. The Authority has no infrastructure assets.

Additions to and replacements of capital assets are recorded at original cost, which includes materials, labor, overhead and an allowance for the cost of funds used during construction when significant. The cost of renewals and betterments relating to retirement units is added to capital assets. The cost of property replaced, retired or otherwise disposed of, is deducted from capital assets and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation of all exhaustible capital assets is recorded as an expense in the statement of revenues, expenses and changes in net position, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of asset is as follows:

	Years
Land improvements	15 - 25 years
Buildings	40 years

Other Assets

On the statement of net position, land held for resale consists of land and improvements and is valued at cost of acquisition, demolition and site improvement. Properties include both land intended for resale and land designated as public area and held for resale is recorded at historical cost. The balance at year-end is $ 0.

Revenues and Expenses

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are loan repayments. Operating expenses for enterprise funds include the cost of providing services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Net Position Classifications

Equity is classified as net position and is displayed in three components:

a. **Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation.

b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.

c. **Unrestricted Net Position** - All other net position that do not meet the definition of restricted or net investment in capital assets.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

Compensated Absences

The City of Stevens Point employees provide the necessary staffing to operate the Authority's operations. These employees receive benefits according to the City of Stevens Point's policies.

All vested vacation and sick leave pay is accrued when incurred.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2021 are determined on the basis of current salary rates and include salary related payments.

2. Detailed Notes

Deposits and Investments

The Authority's cash and investments at year-end were comprised of the following:

	Associated Risks	Carrying Value	Bank Balance
Demand deposits	Custodial credit risk	$ 1,509,278	$ 1,509,280
U.S. agencies, explicitly guaranteed	Custodial credit risk, interest rate risk, investments highly sensitive to interest rate changes	167,289	167,289
U.S. agencies, implicitly guaranteed	Custodial credit risk, interest rate risk, credit risk, concentration of credit risk, investments highly sensitive to interest rate changes	219,036	219,036
U.S. treasuries	Custodial credit risk, interest rate risk, investments highly sensitive to interest rate changes	917,417	917,417
State and local bonds	Custodial credit risk, interest rate risk, credit risk, concentration of credit risk, investments highly sensitive to interest rate changes	1,076,626	1,076,626
Petty cash	Not applicable	60	-
Total cash and investments		$ 3,889,706	$ 3,889,648

Reconciliation to financial statements

Per statement of net position:	
Unrestricted cash and investments	$ 3,889,706
Total cash and investments	$ 3,889,706

Deposits in each local and area bank are insured by the FDIC in the amount of $250,000 for time and savings accounts (including NOW accounts) and $250,000 for demand deposit amounts (interest-bearing and noninterest bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of $250,000 for the combined amount of all deposits.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of $400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has been considered in computing the amounts collateralized.

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The valuation methods for recurring fair value measurements are as follows:

- Market approach

Investment Type	Level 1	Level 2	Level 3	Total
U.S. agencies, explicitly guaranteed	$ -	$ 167,289	$ -	$ 167,289
U.S. agencies, implicitly guaranteed	-	219,036	-	219,036
U.S. treasuries	-	917,417	-	917,417
State and local bonds	-	1,076,626	-	1,076,626
Total	$ -	$ 2,380,368	$ -	$ 2,380,368

Custodial Credit Risk

Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the Authority's deposits may not be returned to the Authority.

As of December 31, 2021 $292,164 of the Authority’s total bank balances of $1,509,280 were uninsured and uncollateralized and therefore exposed to custodial credit risk.

Investments

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

The Authority does not have any investments exposed to custodial credit risk.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

The state and local bonds were rated Aaa and Aa3 by Moody's at December 31, 2021.

U.S. Agencies - implicitly guaranteed were rated Aaa by Moody's at December 31, 2021.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer.

At December 31, 2021, the Authority held investments in the following bonds and the percentage in the Authority's total investment portfolio:

	Percentage
Baraboo, WI	6 %
Greenfield, WI	6
La Crosse, WI	7
Outagamie County, WI	6
TVA	8

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment.

As of December 31, 2021, the Authority's investments were as follows:

		Maturity (In Years)		
Investment Type	Fair Value	Less Than One Year	1 - 5	6 - 30
State and local bonds	$ 1,076,626	$ 166,885	$ 368,886	$ 540,855
U.S. agencies, explicitly guaranteed	167,289	-	8,073	159,216
U.S. agencies, implicitly guaranteed	219,036	-	95	218,941
U.S. treasuries	917,417	-	533,161	384,256
Total	$ 2,380,368	$ 166,885	$ 910,215	$ 1,303,268

Investments Highly Sensitive to Market Changes

The Authority held securities of $745,159 with maturities exceeding ten years.

See Note 1. for further information on deposit and investment policies.

Receivables

All of the receivables on the statement of net position are expected to be collected within one year except for loans receivable and notes receivable. There is a portion of loans that are being repaid. Loans receivable that are due within one year total $725. The current portion of notes receivable total $52,703.

In 2017, the Redevelopment Authority provided funds to the City of Stevens Point so that the city could refinance a State Trust Fund Loan. The intended use of interest proceeds are for projects within the Redevelopment Authority and other investment opportunities.

Repayment requirements to maturity are as follows:

	Principal	Interest
Years:		
2022	$ 52,703	$ 12,082
2023	54,548	10,238
2024	56,457	8,329
2025	58,433	6,353
2026	60,478	4,308
2027	62,595	2,191
Total	$ 345,214	$ 43,501

Capital Assets

Capital asset activity for the year ended December 31, 2021 was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated:				
Land	$ 1,105,794	$ -	$ -	$ 1,105,794
Total capital assets not being depreciated	$ 1,105,794	$ -	$ -	$ 1,105,794
Other capital assets:				
Land improvements	$ 1,761,436	$ -	$ -	$ 1,761,436
Buildings	1,528,100	-	-	1,528,100
Total capital assets being depreciated	3,289,536	-	-	3,289,536
Less accumulated depreciation for:				
Land improvements	(634,002)	(69,677)	-	(703,678)
Buildings	(372,476)	(38,202)	-	(410,679)
Total accumulated depreciation	(1,006,478)	(107,879)	-	(1,114,357)
Net other capital assets	$ 2,283,058	$ (107,879)	$ -	$ 3,280,973

Lease Disclosures

Lessor - Operating Leases

During 2013, the Community Development Authority (CDA) of the City of Stevens Point, Wisconsin, assigned a lease obligation in the amount of $140,000 for Old Dunham's building to the city. The CDA retained ownership of the building. On January 1, 2014, the CDA dissolved and the Redevelopment Authority (Authority) took over ownership of the building. This lease obligation will be liquidated by TID No. 6. See additional details in the City of Stevens Point, Wisconsin's financial statements.

Net Position

Net position reported on the statement of net position at December 31, 2021 includes the following:

Investment in Capital Assets	
Land	$ 1,105,794
Other capital assets, net of accumulated depreciation	2,175,179
Total investment in capital assets	3,280,973
Unrestricted	5,059,522
Total net position	$ 8,340,495

3. Other Information

Employer's Retirement System

The City of Stevens Point employees provide the necessary staffing to operate the Authority operations and the city makes the required contributions to the Wisconsin Retirement System. Information related to the Wisconsin Retirement System specific to the Authority is unavailable. See the Employer's Retirement System footnote in the City of Stevens Point, Wisconsin's financial statements for further details.

Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to or destruction of assets and errors and omission. All of these risks are covered through the purchase of commercial insurance, with minimal deductibles. Settled claims have not exceeded the commercial coverage in any of the past three years. There were no significant reductions in coverage compared to the prior year.

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. Claims and judgments are recorded as expenses when the related liabilities are incurred.

The Authority has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

Effect of New Accounting Standards on Current-Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 87, *Leases*
- Statement No. 91, *Conduit Debt Obligations*
- Statement No. 92, *Omnibus 2020*
- Statement No. 93, *Replacement of Interbank Offered Rates*
- Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*
- Statement No. 96, *Subscription-Based Information Technology Arrangements*
- Statement No. 97, *Certain Component Unit Criteria and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans - an amendment of GASB Statements No. 14 and No. 84 and a supersession of GASB Statement No. 32*

When they become effective, application of these standards may restate portions of these financial statements.

Other Postemployment Benefits

The City of Stevens Point employees provide the necessary staffing to operate the Authority operations. Upon retirement, these employees receive benefits according to the City of Stevens Point's policies. Other postemployment benefit information related specifically to the Authority is unavailable. See the other postemployment benefits note and required supplementary information in the City of Stevens Point, Wisconsin's financial statements for further details.

Related Parties

The administration and operation of the Authority is performed by employees of the City of Stevens Point. The Authority pays the City of Stevens Point for these services, as well as other allocated costs.

S U P P L E M E N T A R Y   I N F O R M A T I O N

Redevelopment Authority of the City of Stevens Point
(A Component Unit of the City of Stevens Point, Wisconsin)

Combining Schedule of Net Position
December 31, 2021

	Total	Program Eliminations	Subtotal	Development Fund	Housing Fund	Housing Trust Fund
Assets						
Current Assets						
Cash and investments	$ 3,889,706	$ -	$ 3,889,706	$ 1,305,759	$ 200,054	$ 2,383,893
Current portion of loans receivable	725	-	725	-	725	-
Current portion of notes receivable	52,703	-	52,703	-	-	52,703
Due from primary government	3,250	-	3,250	-	3,250	-
Total current assets	3,946,384	-	3,946,384	1,305,759	204,029	2,436,596
Noncurrent Assets						
Loans receivable	820,727	-	820,727	-	820,727	-
Notes receivable	292,511	-	292,511	-	-	292,511
Capital assets:						
Land	1,105,794	-	1,105,794	-	1,105,794	-
Other capital assets	3,289,536	-	3,289,536	-	3,289,536	-
Less accumulated depreciation	(1,114,357)	-	(1,114,357)	-	(1,114,357)	-
Total noncurrent assets	4,394,211	-	4,394,211	-	4,101,700	292,511
Total assets	8,340,595	-	8,340,595	1,305,759	4,305,729	2,729,107
Liabilities						
Current Liabilities						
Accounts payable	100	-	100	-	100	-
Total current liabilities	100	-	100	-	100	-
Net Position						
Investment in capital assets	3,280,973	-	3,280,973	-	3,280,973	-
Unrestricted	5,059,522	-	5,059,522	1,305,759	1,024,656	2,729,107
Total net position	$ 8,340,495	$ -	$ 8,340,495	$ 1,305,759	$ 4,305,629	$ 2,729,107

Redevelopment Authority of the City of Stevens Point
(A Component Unit of the City of Stevens Point, Wisconsin)
Combining Schedule of Revenues, Expenses and Changes in Net Position
Year Ended December 31, 2021

	Total	Program Eliminations	Subtotal	Development Fund	Housing Fund	Housing Trust Fund
Operating Revenues	$ -	$ -	$ -	$ -	$ -	$ -
Operating Expenses						
Administration	4,831	-	4,831	-	4,831	-
Depreciation	107,879	-	107,879	-	107,879	-
Bad debts	6,063	-	6,063	-	6,063	-
Other miscellaneous	4,289	-	4,289	3,273	1,016	-
Total operating expenses	123,062	-	123,062	3,273	119,789	-
Operating loss	(123,062)	-	(123,062)	(3,273)	(119,789)	-
Nonoperating Revenues (Expenses)						
Investment income	41,032	-	41,032	-	13,923	27,109
Loss on disposal of assets held for resale	(40,608)	-	(40,608)	-	(40,608)	-
Total nonoperating revenues (expenses)	424	-	424	-	(26,685)	27,109
Income (loss) before transfers	(122,638)	-	(122,638)	(3,273)	(146,474)	27,109
Transfers from other programs	-	(6,063)	6,063	-	6,063	
Transfers to other programs	-	6,063	(6,063)	-	-	(6,063)
Total transfers	-	-	-	-	6,063	(6,063)
Change in net position	(122,638)	-	(122,638)	(3,273)	(140,411)	21,046
Net Position, Beginning	8,463,133	-	8,463,133	1,309,032	4,446,040	2,708,061
Net Position, Ending	$ 8,340,495	$ -	$ 8,340,495	$ 1,305,759	$ 4,305,629	$ 2,729,107

Combining Schedule of Cash Flows
Year Ended December 31, 2021

	Total	Development Fund	Housing Fund	Housing Trust Fund
Cash Flows From (Used for) Operating Activities				
Cash paid to suppliers for goods and services	$ (18,361)	$ (3,273)	$ (15,088)	$ -
Net cash flows from (used for) operating activities	(18,361)	(3,273)	(15,088)	-
Cash Flows From (Used for) Noncapital Financing Activities				
Transfers in (out)	-	-	6,063	(6,063)
Cash collected on loans	503,734	-	90,171	413,563
Cash collected on notes	50,920	-	-	50,920
Net cash flows from (used for) noncapital financing activities	554,654	-	96,234	458,420
Cash Flows From Investing Activities				
Purchase of land held for resale	(40,608)		(40,608)	-
Investment income	41,032	-	13,923	27,109
Net cash flows from (used for) investing activities	424	-	(26,685)	27,109
Net increase (decrease) in cash and cash equivalents	536,717	(3,273)	54,461	485,529
Cash and Cash Equivalents, Beginning	3,352,989	1,309,032	145,593	1,898,364
Cash and Cash Equivalents, Ending	$ 3,889,706	$ 1,305,759	$ 200,054	$ 2,383,893
Cash Flows From (Used for) Operating Activities				
Operating loss	$ (123,062)	$ (3,273)	$ (119,789)	$ -
Adjustments to reconcile operating loss to net cash provided by operating activities:				
Depreciation	107,879	-	107,879	-
Changes in assets and liabilities:				
Accounts payable	72	-	72	-
Due from the primary government	(3,250)	-	(3,250)	-
Net cash flows from (used for) operating activities	$ (18,361)	$ (3,273)	$ (15,088)	$ -
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position				
Cash and investments, statement of net position	$ 3,889,706	$ 1,305,759	$ 200,054	$ 2,383,893
Noncash Investing, Capital and Related Financing Activities				
Loss on disposal of assets held for resale	$ (40,608)	$ -	$ (40,608)	$ -

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: August 16, 2022

RE: Fund 208 2022 Budget YTD Review and 2023 Budgeting

Redevelopment Authority –

Below are the last three years of usage for Redevelopment Authority programs from Fund 208, with a YTD of 2022:

	Neighbor Helping Neighbor		Residential Demolition		Curb Appeal		Housing Modernization		Rental Conversion		Program Marketing				
Year	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Total Budget	Total Usage	Percentage
2019	$ 30,000.00	$ 3,000.00	$60,000.00	$ -	$100,000.00	$ -	$200,000.00	$ -	$100,000.00	$ -	$5,000.00	$ -	$495,000.00	$ 3,000.00	0.61%
2020	$ 30,000.00	$ 2,000.00	$60,000.00	$ -	$100,000.00	$ -	$200,000.00	$ -	$100,000.00	$ -	$5,000.00	$ -	$495,000.00	$ 2,000.00	0.40%
2021	$ 30,000.00	$ 2,739.82	$60,000.00	$ -	$100,000.00	$ -	$100,000.00	$ -	$100,000.00	$ -	$5,000.00	$ -	$395,000.00	$ 2,739.82	0.69%
2022 - YTD	$ 30,000.00	$10,000.00	$60,000.00	$ -	$100,000.00	$ -	$100,000.00	$ -	$100,000.00	$24,000.00	$5,000.00	$ -	$395,000.00	$ 34,000.00	8.61%

Included below is the projected 12/31/2022 use of the Fund 208 dollars:

	Neighbor Helping Neighbor		Residential Demolition		Curb Appeal		Housing Modernization		Rental Conversion		Program Marketing				
Year	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Total Budget	Total Usage	Percentage
2022 - Proj	$ 30,000.00	$20,000.00	$60,000.00	$ -	$100,000.00	$ -	$100,000.00	$25,000.00	$100,000.00	$60,000.00	$5,000.00	$5,000.00	$395,000.00	$110,000.00	27.85%

City staff, namely our new Neighborhood Planner/Economic Development Specialist Chris Klesmith, have done an excellent job in reaching out to qualifying individuals to encourage them to utilize the programs we have outlined. As you will find out later in this agenda, Chris and Mark Kordus are working on additional programs to continue encouraging residents to utilize these programs. As such, I included the likely budget for 2023 below:

	Neighbor Helping Neighbor		Residential Demolition		Curb Appeal		Housing Modernization		Rental Conversion		Program Marketing				
Year	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Budget	Usage	Total Budget	Total Usage	Percentage
2023 - REQ	$ 50,000.00	$ -	$40,000.00	$ -	$100,000.00	$ -	$100,000.00	$ -	$100,000.00	$ -	$5,000.00	$ -	$395,000.00	$ -	0.00%

Please review and let me know if you have any questions. This is for more discussion rather than action this afternoon. Thank you.

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: August 16, 2022

RE: Request for Proposals for Municipal Parking Lot #8

Redevelopment Authority –

Several parties have inquired about the Municipal Parking Lot #8 and the adjacent parcel to the north for a possible redevelopment project. As you may recall, the Wanta & Son had proposed a live-work development on this site in 2019 – that project stalled and is not moving forward in the 2019 iteration of that development.

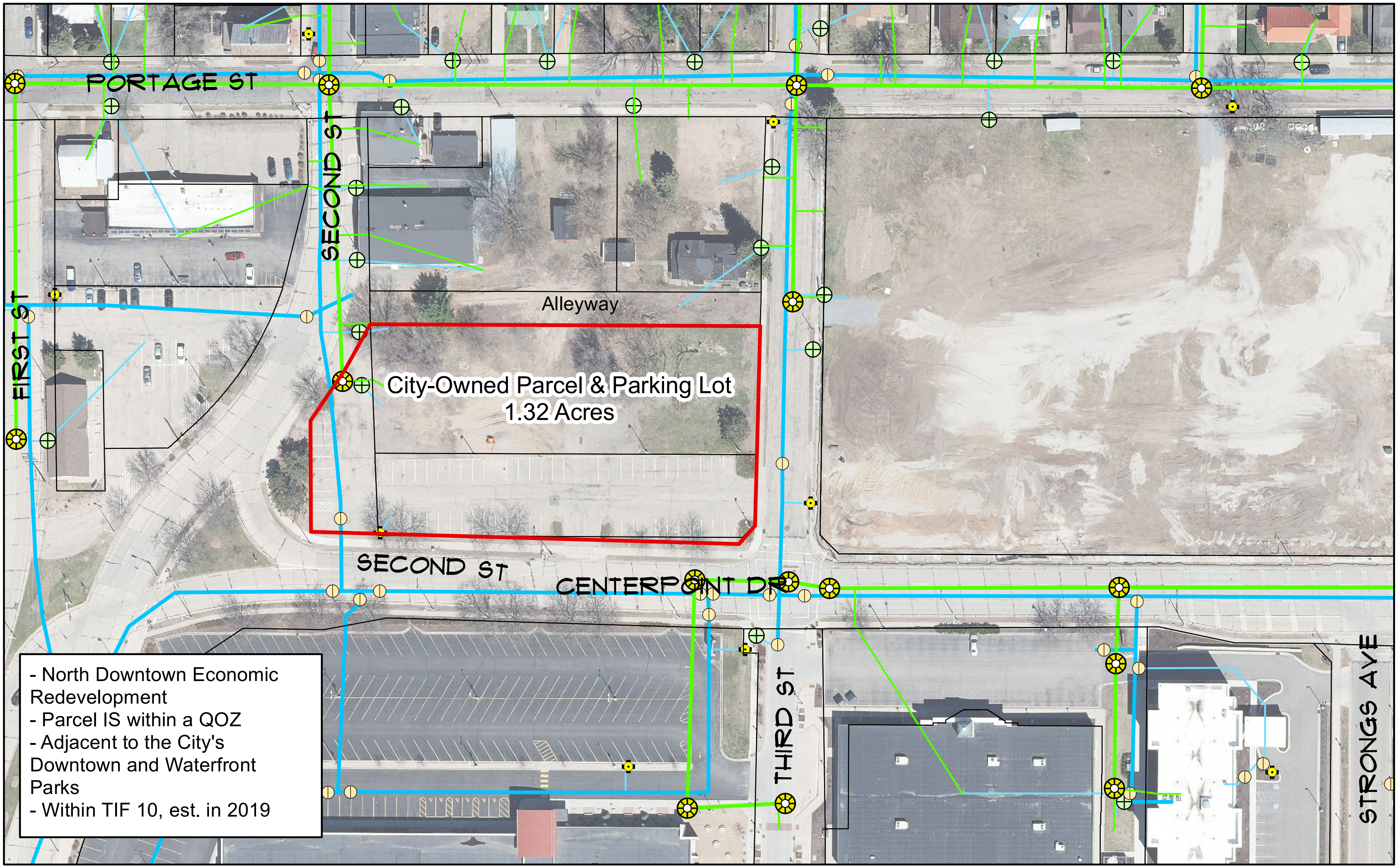
Since there's been several parties interested, it is likely advantageous for the Redevelopment Authority to consider issuing a Request for Proposal for this property. Namely, there is an 84" storm sewer pipe that splits the parking lot that would cost just over $1 million to relocate for a potential project. If we were to work with a developer, we need to ensure that there's enough increment generated from the project to cover the cost to relocate the storm sewer pipe from the parking lot into Centerpoint Drive.

The tentative timeline would have a formalized Request for Proposal put together for the September meeting of the Redevelopment Authority, with the issuance shortly thereafter, and due to the City no later than November 2022.

The alternative option would be to work with one of the parties on a project and forego the RFP process.

Please be ready to discuss.

MUNICIPAL PARKING LOT 8



N

Legend

City Park

Estimate for Centerpoint 84" Relocate

Estimate Only

Prepared: 7-13-22

Item	Quantity		Unit Price	Total Cost
Removals				
Clearing	-	STA	$500.00	$0.00
Grubbing	-	STA	$500.00	$0.00
Excavation Common	1,377.78	CY	$10.00	$13,777.78
Remove Concrete Pavement	1,666.67	SY	$8.00	$13,333.33
Remove Curb and Gutter	575.00	LF	$8.00	$4,600.00
Remove Sidewalk	103.70	SY	$8.00	$829.63
	Removal Subtotal			**$32,540.74**
Roadway Items				
Prepare Foundation for Concrete Paving (Project)	1.00	LS	$5,000.00	$5,000.00
BAD (1 1/4-Inch)	685.19	TON	$20.00	$13,703.70
Concrete Pavement (8")	1,666.67	SY	$140.00	$233,333.33
Concrete Curb and Gutter Type D (4-Inch Sloped 36-Inch)	575.00	LF	$35.00	$20,125.00
Concrete Sidewalk (4-inch)	3,500.00	SF	$10.00	$35,000.00
	Roadway Subtotal			**$307,162.04**
Utility Items				
84" Storm Relay	620.00	LF	$420.00	$260,400.00
42" Storm Extension	80.00	LF	$300.00	$24,000.00
15" Storm Extension	50.00	LF	$80.00	$4,000.00
Poured in Place Manhole - 12'x12'	3.00	EACH	$25,000.00	$75,000.00
	Utility Subtotal			**$363,400.00**
Miscellaneous Items				
Mobilization	1	LS	$100,000.00	$100,000.00
Topsoil/Fertilizer/Seed/Mulch	1,066.67	SY	$8.00	$8,533.33
Light Pole Removal / Replace (6 minimum)	1.00	LS	$45,000.00	$45,000.00
Signage	1.00	LS	$1,000.00	$1,000.00
Traffic Control (Project)	1.00	LS	$20,000.00	$20,000.00
	Miscellaneous Subtotal			**$174,533.33**
Project Total				**$877,636.11**
Contingency			**15.00%**	**$131,645.42**
Project Total With Contingency				**$1,009,281.53**

Notes and/or Assumptions: