



## 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:** February 21, 2023  
3:00 PM

**Location:** 933 Michigan Avenue  
Stevens Point, WI 54481  
Zoom Teleconferencing

Meeting ID: 852 5335  
8008 | Passcode: 378553  
By \_\_\_\_\_ Computer:  
<https://us02web.zoom.us/j/85253358008?pwd=L1dQZzdJV3dyS2ZHZDRtRSt0YzhEdz09>  
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. Election of Officers – Chairperson
2. Election of Officers – Vice Chairperson
3. Approval of the Meeting Minutes of November 9, 2022.
4. Housing Modernization Loan Program
5. Request from Steven Thompson and Meghan Owens for exemptions for the Multi-Family Conversion Grant Program

**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. Adjournment

---

**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 Strong's 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 Strong's 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.



# MINUTES

## REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

---

**Date and Time:** November 9, 2022  
3:00 PM

**Location:** Zoom Teleconferencing &  
933 Michigan Ave, 54481

---

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

**Also Present:** City Attorney Beveridge, Executive Director Kernosky, Neighborhood Planner Klesmith, Neighborhood Improvement Coordinator Kordus, Technician Mohr, Alderperson Christianson, Alderperson Johnson, and any unidentified zoom audience members.

---

### Index

#### 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. Request from Merge Urban Development for a Partial Assignment of Amended and Restated Development Agreement for Phase III for the North Side Yard Development at 1017 Third Street.
2. Request from Opera House, LLC for a Second Amendment to the Development Agreement for the property at 1124 Main Street.
3. Request from Community Development Staff on the Housing Modernization Loan Program.
4. 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 (Parcel ID 281240832200425).
  - B. Request from Merge Urban Development for an amendment to the Development Agreement for the property at 1009 Portage Street, 1017 Third Street, 1020 Centerpoint Drive, and 1060 Centerpoint Drive.
  - C. \*\*\*Negotiating the terms for a possible development agreement for the property at 1200 Main Street and the Redevelopment Authority-owned parking lot.
5. Adjourn (Note: The Redevelopment Authority will adjourn in Closed Session)

- 
1. Roll call.

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

**Excused: Ladick**

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

No one registered to speak.

3. Public comment for pre-registered individuals for matters appearing on the agenda

No one registered to speak.

**Discussion and possible action on the following:**

1. Request from Merge Urban Development for a Partial Assignment of Amended and Restated Development Agreement for Phase III for the North Side Yard Development at 1017 Third Street.

Executive Director Kernosky provided the following information:

- Noted continued negotiations with Merge Urban Development regarding amendments to the existing development agreement as stated within the Agenda Packet.
- While the Finance Committee and Common Council had approved the requested changes at their last meetings, the Redevelopment Authority still needed to consider the request.
- There was no expected financial impact to the City.

**Motion by Commissioner Kemmeter to approve the request from Merge Urban Development for a Partial Assignment of Amended and Restated Development Agreement for Phase III for the North Side Yard Development at 1017 Third Street; seconded by Alderperson Kneebone.**

**Roll Call:**

**Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Barrett**

**Nays:**

**Motion carried 6-0.**

2. Request from Opera House, LLC for a Second Amendment to the Development Agreement for the property at 1124 Main Street.

Director Kernosky provided the following information:

- Developer was asking for an extension of the original development agreement, noting supply chain shortages and challenges with the property that had delayed construction.
- While claw back provisions existed, it was recommended that they not be utilized at this time, but rather consider the proposal as presented. After the current request, the City made it clear to the developer that it was not interested in any additional extensions moving forward.

**Motion by Commissioner Cooper to from Opera House, LLC for a Second Amendment to the Development Agreement for the property at 1124 Main Street; seconded by Alderperson Kneebone.**

**Roll Call:**

**Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Barrett**

**Nays:**

**Motion carried 6-0.**



3. Request from Community Development Staff on the Housing Modernization Loan Program.

Neighborhood Planner Klesmith provided the following information:

- Background of previous feedback received, and efforts taken to design the Housing Modernization Loan Program over the past several months in partnership with Neighborhood Improvement Coordinator Kordus.
- The purpose of the program would be to fill a gap in available financing for City residents.
- While the Treasury Department was supportive of the Community and Economic Development Department administering the loans, it was requested that loan management software be obtained prior to launch. Review of those software programs was forthcoming.
- Several outlined highlights of the loan program within the agenda packet were summarized.

Commissioners had the following comments:

- Inquiry to how the one-time (maximum 6-month) deferral of loan payments would work, and whether interest would still accrue for the deferred period. City staff confirmed that interest would continue to accrue, but that the deferment was still being reworked. Currently there were plans to connect loan holders to the UW Extension credit term to help financially plan for any financial woes.
- Inquiry as to there being any provisions that would accelerate repayment of the loan if the loan holder began renting out the property, to which staff confirmed that there was not, but that they could consider such a provision.
- Inquiry as to the type of loan ratios that would be considered, to which staff noted that the calculation would be based off assessed value and equity on the property.
- Inquiry as to the amount of loan funds available to which staff noted \$100,000, to be replenished annually.
- Inquiry as to whether there were provisions to extend additional funds in the case of unforeseen circumstances, to which staff noted there was no such provision, but the feedback would be taken into advisement when making additional program adjustments for a final draft.
- While the goal was to provide aid to owner-occupied housing, the importance of being able to recoup funds was also stressed.
- There was a stated interest in moving around funding for the program if needed.
- Inquired on the loan servicing software that was being investigated, to which staff listed the programs Loan Assistant, Bryt, and Neighborly.

There was a consensus to rework a final draft and bring it back before the authority for action.

**No action was taken.**

4. 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 (Parcel ID 281240832200425).
- B. Request from Merge Urban Development for an amendment to the Development Agreement for the property at 1009 Portage Street, 1017 Third Street, 1020 Centerpoint Drive, and 1060 Centerpoint Drive.

- C. \*\*\*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 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 (Parcel ID 281240832200425).
- B. Request from Merge Urban Development for an amendment to the Development Agreement for the property at 1009 Portage Street, 1017 Third Street, 1020 Centerpoint Drive, and 1060 Centerpoint Drive.
- C. \*\*\*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 Barrett**

**Roll Call:**

**Yeas:** Schlice, Gardner, Kneebone, Cooper, Kemmeter, Barrett

**Nays:**

**Motion carried 6-0.**

5. Adjourn (Note: The Redevelopment Authority will adjourn in Closed Session).

**Meeting adjourned at 3:41 PM**

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

**Approved:**

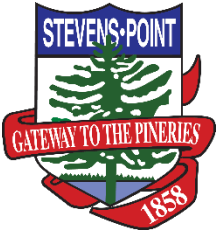
\_\_\_\_\_  
**John Schlice, Chairperson**

\_\_\_\_\_  
**Date**

**Attest:**

\_\_\_\_\_  
**Ryan Kernosky, Executive Director**

\_\_\_\_\_  
**Date**



# Memo

**Chris Klesmith**  
**Neighborhood Planner / Economic**  
**Development Specialist**

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

(715) 341-4171 | cklesmith@stevenspoint.com

To: The Redevelopment Authority of the City of Stevens Point  
From: Chris Klesmith  
CC: Ryan Kernosky  
Date: 2/15/23  
Subject: Housing Modernization Loan Program

To the Redevelopment Authority Members,

After your initial review of the Housing Modernization Loan Program, modifications to the program have been made to address concerns and gaps in the program.

- The upper limit of the grant award is dropped to \$30,000. For each loan with construction in progress, \$5,000 will be kept in reserves in case construction reveals additional work. Any request to exceed the \$35,000 total will need to be brought back to this body for evaluation of additional funds.
- The maximum debt factor is maintained at 110% using the assessed value of the property.
- Community Development and Treasury staff have worked together to establish bank, loan management, and ACH processing accounts.
- Community Development and Treasury staff have worked together to generate a system for processing payments for multiple contractors, which also expands the use of the Neighbor Helping Neighbor Grant.
- Neighborhood Improvement Zones, which will be discussed later, have been implemented and will be offered reduced rate loans.

Thank you for your initial and ongoing feedback for this program. Staff are excited to pilot this program in 2023 and hope to see some substantial use within the first year with the coordinated release of the program and the Neighborhood Improvement Plan.

Cheers,

Christopher Klesmith  
**Neighborhood Planner / Economic Development Specialist**  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481



## Housing Modernization Loan Program

Please read and fill out the application in its entirety, ensuring all relevant attachments are included upon submittal. Question about the application process and pre-application meeting requests may be sent via email to [cklesmith@stevenspoint.com](mailto:cklesmith@stevenspoint.com) or by calling the office at (715) 341-4171 any time M-F, 7:30am-4:00pm. Completed applications and attachments may be sent to [cklesmith@stevenspoint.com](mailto:cklesmith@stevenspoint.com) or mailed to **Community Development Department, 1515 Strongs Avenue, Stevens Point, WI 54481.**

### Program Overview

This program is designed to provide property owners with a financial mechanism to update major components of their properties to ensure they stay in good condition and increase their utility efficiency. Loans are provided to applicants as funding becomes available. Loans have a fixed rate for 5-year or 10-year term. Loans are made available city-wide at a 2% interest rate, and to Neighborhood Improvement Zones for a 1% interest rate.<sup>1</sup>

### Eligible Program Participants

The Housing Modernization Loan Program is available to owner-occupied households who earn between 80% and 120% of the county median income. The following table summarizes the range of eligible incomes. Residents who earn less than 80% of HOME limits qualify for other sources of funding, such as the Neighbor Helping Neighbor grant and CDBG loans through CAP Services and the Central Housing Region Community Development Block Grant administered by the Juneau County Housing Authority.

| Household size | 1                   | 2                   | 3                   | 4                    | 5                    | 6                    | 7                    | 8                    |
|----------------|---------------------|---------------------|---------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Income Range   | \$50,350 - \$75,600 | \$57,550 - \$86,400 | \$64,760 - \$97,200 | \$71,900 - \$107,800 | \$77,700 - \$116,600 | \$83,450 - \$125,200 | \$89,200 - \$133,800 | \$94,950 - \$142,425 |

In addition, the applicant must be current on municipal taxes, charges, and utility payments.

### Eligible Properties

- Any owner-occupied residential property within the City of Stevens Point built on or before 1980 with a current assessed value of all structures on the parcel of less than \$200,000.

### Eligible Improvements

- Any exterior improvements to the primary residential structure, such as roofing, siding, gutters, and windows.
  - Luxury improvements such as patios, hot tubs, swimming pools, and decorative landscaping unrelated to resolving drainage issues **do not qualify**.
- Reconstruction, repair, or expansion of an existing garage.
- Driveways and fencing as a part of a larger overall project.
- Major interior renovations and foundation repair.
- Improvements to the building efficiency, such as insulation.
- Replacement or upgrade to more efficient HVAC systems and water heaters.
- Electrical and plumbing system upgrades.
- Installation of renewable energy production and/or storage systems.

<sup>1</sup> Neighborhood Improvement Zones are identified by staff as regions with frequent property reports and oldest housing stock.



## Terms

Below are the general terms that will apply for each loan:

- Up to one \$30,000 loan for each property. Following successful inspection of completed work, funds will be distributed directly to the identified contractor(s). A mortgage for the total amount disbursed will be recorded on the property.
  - \$5,000 above the loan value of each project shall be kept in reserves if additional work is required to complete a project. If additional funds are required exceeding this \$5,000, the owner will be required to make a special request to the Redevelopment Authority or secure other financing.
  - The City of Stevens Point has established a maximum debt factor (110%) for this residential loan program and shall not loan funds to a property owner that would cause them to exceed this debt factor.
- Recipient shall be responsible for paying loan preparation fees. These funds must be paid immediately by the recipient. These fees include:
  - Mortgage Recording (\$30) paid to Portage County Register of Deeds.
  - Title Review (\$100 for single lots, \$50 for each adjacent lot) paid to McDonald Title Company.
- Recipient must pay the loan back to the City of Stevens Point on a monthly payment schedule. Payment will be collected on the 1<sup>st</sup> day of each month. A 10-day grace period on payments will be granted.
  - The City of Stevens Point will establish a recurring ACH withdrawal from the recipients account of choice. If recipient is unable to establish ACH payments, payments may be made online at “site” or checks may be made to “City of Stevens Point” with the memo “Housing Modernization Loan”. Checks can be delivered to 1515 Strongs Ave, Stevens Point, WI 54481, ATTN: City of Stevens Point Treasury.
  - If recipient will become unable to fulfill payments, it is the responsibility of the recipient to inform Community and Economic Development staff as soon as possible.
    - If a payment is delinquent by at least 10 days, a late fee of \$30 will be assessed.
    - Non-sufficient fund fees (\$30) and disputed transaction fees (\$30) are passed to the applicant.
    - Payments may be deferred one time for up to a total of 6 consecutive months.
    - Applicants are **strongly encouraged** to reach out to Community and Economic Development staff to be connected with financial planning assistance to recorrect loan payments.
- Loan payments begin after all funds have been distributed.
- Loan must be repaid in full before sale of the property or if the property is no longer owner-occupied.

## Additional Requirements

- Applicants shall submit all required wage, mortgage, and property information to the Community and Economic Development Department prior to a pre-application meeting.
- If an applicant’s property lies within the flood plain (as determined by [FEMA](#)), the applicant must carry an amount of insurance equal to or greater than the value of the first mortgage and loan to be awarded.
- A pre-application meeting to review eligibility requirements, loan amount and terms, and project specifics is required with City staff prior to applying.
- Funds cannot be applied to improvements that have already been started or completed.
- All change orders must be approved by the City.
- All work requiring a contractor must be performed by licensed and insured contractors, with the applicant having acquired a minimum of two cost estimates from two different contractors. If work is being performed by the homeowner, cost estimates from two suppliers are required.
- If applicable, permits must be obtained prior to starting any work.
- Owners or owners’ direct relatives cannot be compensated for their labor or time on the project.



- After the loan is approved, applicant must add the City of Stevens Point as a mortgagee to their home insurance policy.

### Project Selection

- Applications will be accepted on a first-come, first-served basis. Loan funds are limited, and funding is not guaranteed even for projects that otherwise qualify.
- If an applicant is approved before funds are available, they will be added to a queue. As funds are replenished, applicants will be notified in order of project need based on position in the queue and project cost.
- The City of Stevens Point reserves the right to apply scoring methods at any point in the life of this program. Projects will be ranked by:
  - Immediacy of project need based on risk to resident health or property damage.
  - Evidence of owner's ability to finance and complete the project.
  - Impact to the neighborhood.
  - Whether or not the property is in a Neighborhood Improvement Zone.
  - Increase in assessed value of the property.
  - Projected increase in energy efficiency.

### Application & Loan Process

- Applicant completes the "Eligibility Verification and Loan Preparation" form and delivers to the Community & Economic Development Department at City Hall, 1515 Strongs Ave, Stevens Point WI 54481.
- Community & Economic Development Department reviews eligibility information and calls applicant to arrange a pre-application meeting. Pre-application meeting held on site and photos taken.
- Applicant prepares:
  - Two cost estimates from licensed contractors or approved suppliers.
  - Proof of current homeowners' insurance.
  - Any outstanding mortgages and/or liens on the property.
  - City of Stevens Point ACH Payment Form.
  - Proof of no outstanding municipal taxes or charges, or utility payments.
- Applicant prepares application and submits it with all necessary documents.
- Applicant signs Borrower Certification and Mortgage Note.
- Staff records Mortgage Note at Register of Deeds.
- Applicant files permit applications for all work to be performed.
- Applicant may request payment to contractors after permitted work is complete and passes inspection.
- Once all permitted work passes inspection, loan adjustments are made if necessary.
- Loan repayment begins.

**The Redevelopment Authority may grant exceptions to any of the requirements for this program.**

Application Number (Office Use Only)

**Eligibility Verification and Loan Preparation****Applicant Information**

Name of Applicant:

Social Security Number

Contact Phone

Email

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

Name of Co-Applicant(s)

Social Security Number

Contact Phone

Email

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

Property Address

Build Date and Assessed Value (City-provided)

**Liability Information**

List all financial obligations that are recorded against the property, such as mortgages, liens, and delinquent taxes.

***Attach the most recent mortgage or loan summary.***

| Lienholder /<br>Bank Name | Debt Purpose | Current<br>Balance | Monthly<br>Payment | Date Closed | Interest Rate<br>(%) | Loan Type |
|---------------------------|--------------|--------------------|--------------------|-------------|----------------------|-----------|
|                           |              |                    |                    |             |                      |           |
|                           |              |                    |                    |             |                      |           |
|                           |              |                    |                    |             |                      |           |
|                           |              |                    |                    |             |                      |           |
| Totals                    |              |                    |                    |             |                      |           |

***Is the most recent mortgage or loan summary attached?******Is the title review attached?***

Do you Escrow for Property Taxes?



## Sources of Income

Please provide the following information for any amount of income household members 18+ years old can reasonably expect to receive during the next 12 months. **Attach previous two (2) tax returns and four (4) pay stubs.**

### Applicant Current Employment Income:

Employer/Business Name: \_\_\_\_\_

Gross Monthly Income:

Start Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Phone: \_\_\_\_\_

Are you the business owner / Self-Employed?

### Co-Applicant Current Employment Income:

Employer/Business Name: \_\_\_\_\_

Gross Monthly Income:

Start Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Phone: \_\_\_\_\_

Are you the business owner / Self-Employed?

### Household Member Age 18+ Current Employment Income:

Employer/Business Name: \_\_\_\_\_

Gross Monthly Income:

Start Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Phone: \_\_\_\_\_

Are you the business owner / Self-Employed?

### Household Member Age 18+ Current Employment Income:

Employer/Business Name: \_\_\_\_\_

Gross Monthly Income:

Start Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Phone: \_\_\_\_\_

Are you the business owner / Self-Employed?

### Tax Returns and Pay Stubs Attached?

#### Income from Other Sources

If you receive additional income from one the sources below, please provide the annual income source and amount.

- |                 |                             |                        |                         |
|-----------------|-----------------------------|------------------------|-------------------------|
| • Alimony       | • Foster Care               | • Royalty Payments     | • Unemployment Benefits |
| • Capital Gains | • Interest & Dividends      | • Separate Maintenance | • VA Compensation       |
| • Child Support | • Public Assistance         | • Social Security      | • Other                 |
| • Disability    | • Retirement (Pension, IRA) | • Trust                |                         |

| Income Source | Monthly Income |
|---------------|----------------|
|               | \$             |
|               | \$             |
|               | \$             |
| Total         | \$             |





**Application & Loan Terms**

Date of Application: \_\_\_\_\_

Date of Pre-Application Meeting/Call: \_\_\_\_\_

Application Number: \_\_\_\_\_

Pre-Application Meeting By: \_\_\_\_\_

The applicant must provide the following information

Requirements:

Proof of Homeowners Insurance

(Attach homeowners insurance policy)

Is the home situated within a flood plain?

(City attach FEMA verification)

Proof of Property Ownership / Offer to Purchase

(Attach valid & signed commitment or Offer to Purchase)

Verified No Municipal Taxes or Utility Fees

(Attach signed utility release)

Two cost estimates from contractors/suppliers

(Attach estimates with clearly identified contractors/suppliers)

Preferred Payment Account

(Provide bank account for automatic ACH transactions and email for reminders)

Yes    No    N/A

After Approval and/or Construction:

Mortgage Recorded

Final Inspection & Occupancy Approval

Updated Home Insurance Policy

|  |
|--|
|  |
|  |
|  |



Project Summary

Attach additional sheets if necessary for all sections below

Describe the scope of work being performed to update the property:

Provide the names of the contractor(s) or supplier(s) who would provide estimates and complete the labor or materials for this conversion:

| Contractor/Supplier Name | Work Being Performed or Supplies Sold | Contact Number |
|--------------------------|---------------------------------------|----------------|
|                          |                                       |                |
|                          |                                       |                |
|                          |                                       |                |
|                          |                                       |                |
|                          |                                       |                |
|                          |                                       |                |

Provide a list of contractor or supplier cost estimates:

| Contractor/Supplier Name              | Estimated Costs |
|---------------------------------------|-----------------|
|                                       |                 |
|                                       |                 |
|                                       |                 |
|                                       |                 |
|                                       |                 |
|                                       |                 |
|                                       |                 |
| Loan Total (will not exceed \$30,000) |                 |

Estimated Completion Date: \_\_\_\_\_



## Loan Payment & Terms

Loan payments will be collected on the 1<sup>st</sup> of each month following final inspection. Please provide account information to set up automatic withdrawals. For a detailed account of the payment terms, see the attached [Mortgage Note and Borrower Certification](#).

Eligible property is located within a Neighborhood Improvement Zone: Yes No

**Monthly Payment Amount:**

**Estimated Length of Loan**

### Payment Information

***Complete and attach City of Stevens Point ACH form:***

***I will elect to pay in-person or mail, by check:***

---

Applicant Signature

Date

---

Co-Applicant Signature

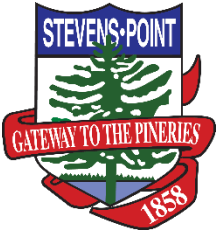
Date

---

Print Name

---

Print Name



# Memo

**Chris Klesmith**  
**Neighborhood Planner / Economic**  
**Development Specialist**

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

(715) 341-4171 | cklesmith@stevenspoint.com

To: The Redevelopment Authority of the City of Stevens Point  
From: Chris Klesmith  
CC: Ryan Kernosky  
Date: 2/16/23  
Subject: Multifamily Rental Conversion – Exception Requests, 1648 College Ave

To the Redevelopment Authority Members,

The owner of 1648 College Avenue has requested several exceptions to the requirements of the Multifamily Rental Conversion program, as outlined below.

- The owner-occupied deed restriction be removed or modified to a “Single-Family” deed restriction because of the potential to inhibit resale of the home and personal economic harm in the event of job loss, change, or other unanticipated reasons,
- Reimbursement of architectural services which were previously incurred to identify which walls could be removed to restore the single-family design of the home, and
- Reimbursement for lead-contaminated floor refinishing with only one quote due to limited contractors.

The applicant also requested an eligibility determination for a ‘phase 2’ of the building rehabilitation to occur at a later time, which would include architectural services in the owner’s current application. This would be considered an eligible expense and staff would approve the request to receive reimbursement for the architectural services anticipated for this second phase. If the applicant returns to the program for contractor services for the scope of work identified in phase 2, staff would review as an addendum to the original application.

Community Development staff have reviewed the application and the owner’s requests and believe that the latter two requests are reasonable, but the deed-restriction modification be evaluated. The original intent of the program is to convert boarding homes to single family residences, removing the owner-occupancy requirement may open the program to exploitation and personal gain by owners of multiple properties. All other requests should be approved for the impact of the renovations on the assessed value of the property, the need for architectural services to identify safe rehabilitation measures, and the limit of qualified and willing contractors.

Cheers,

Christopher Klesmith

Date of Application: February 16, 2023Date of Pre-Application Meeting/Call: February 10, 2023Pre-Application Meeting By: Chris Klesmith

Name of Applicant:

Steven Thompson

Date of Birth

Contact Phone

Email

02/24/1993(715) 891-6187steventhompson1@gmail.com

Name of Co-Applicant(s)

*Note: If owned by an LLC, attach articles of incorporation, including a list of all members and operating agreements*Meghan Owens

Date of Birth

Contact Phone

Email

12/22/1993(262) 825-3049owens.meghan.n@gmail.com

Property Address

1648 College Avenue, Stevens Point WI

Verified Previous Single-Family Home:

☐

Requirements:

Proof of Homeowners Insurance  
(Attach homeowners insurance policy)

Yes No N/A

☐ ☐ ☐Proof of Property Ownership / Offer to Purchase  
(Attach valid & signed commitment or Offer to Purchase)☐ ☐ ☐Verified No Municipal Taxes or Utility Fees  
(Attach signed utility release)☐ ☐ ☐Two cost estimates from contractors/suppliers  
(Attach estimates with clearly identified contractors/suppliers)☐ ☐ ☐

After Construction:

Final Inspection & Occupancy Approval  
Deed Restriction Recording Verified☐  
☐



Attach additional sheets if necessary for all sections below

Describe the scope of work being performed to convert the property:

See attached Schedule 1.

Provide the names of the contractor(s) or supplier(s) who would provide estimates and complete the labor or materials for this conversion:

| Contractor/Supplier Name | Work Being Performed or Supplies Sold | Contact Number |
|--------------------------|---------------------------------------|----------------|
|                          | See attached Schedule 2               |                |
|                          |                                       |                |
|                          |                                       |                |
|                          |                                       |                |

Provide a list of contractor or supplier cost estimates:

| Contractor/Supplier Name                      | Estimated Costs    |
|-----------------------------------------------|--------------------|
| See attached Schedule 2                       | \$12,236.60        |
|                                               |                    |
|                                               |                    |
|                                               |                    |
| <b>Grant Total (will not exceed \$35,000)</b> | <b>\$12,236.60</b> |

Estimated Completion Date: May 1, 2023 - pending contractor scheduling

Steven Thompson 2/15/23  
Applicant Signature Date

Meghan Owens 2/15/23  
Co-Applicant Signature Date

Steven Thompson  
Print Name

Meghan Owens  
Print Name

**TABLE OF CONTENTS FOR SCHEDULES TO THOMPSON/OWENS GRANT  
APPLICATION**

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Schedule 1.....   | Project Description, P. 2                                                        |
| Schedule 2.....   | Grant Request, P. 3                                                              |
| Schedule 3.1..... | Floor Refinishing Expense Calculation, P. 4                                      |
| Schedule 3.2..... | Drop Ceiling Kit Expense Calculation, P. 5                                       |
| Schedule 3.3..... | Electrical Work Expense Calculation, P. 6                                        |
| Schedule 3.4..... | Drywall Expense Calculation, P. 7                                                |
| Schedule 3.5..... | Architectural Expense Reimbursement Request, P. 8                                |
| Schedule 4.....   | Eligibility of Expense for Future Project and Architecture Expense Request, P. 9 |
| Schedule 5.....   | Alternate Deed Restriction Request P. 10                                         |
| Schedule 6.....   | Eligibility Requirement Documentation P. 11                                      |

## **SCHEDULE 1 PROJECT DESCRIPTION**

*See attached Architectural Plans prepared by Architectural Service LLC (the "Plans").*

The street entrance to the property currently opens to a narrow hallway with two small bedrooms to the east and a larger bedroom to the west. As is, the property has no functional living room as the room labeled "Dining Room" in the Plans has doors or halls or windows on every wall (the Plans fail to show the opening connecting the Dining Room to the Kitchen).

It is apparent the east wall rooms were after-added construction to the property as building materials and methods are evident (plaster and lath on the old walls, 2x4 and paneling on the new walls). I expect the east wall rooms were added to increase the number of renters that could live in the property. Their removal will make the property viable for single family use by creating a functional living space.

I have already removed the paneling covering the new walls. The next step (after getting appropriate permitting) is to have an electrician remove the wiring in the new walls and disconnect the lighting in the hallway ceiling between the east and west first floor rooms. The hallway lightning needs to be removed because when the new walls come out, the drop dry-wall ceiling in the hall will become unsupported and collapse.

Once the electrical work is complete, I will remove the walls and hall ceiling myself as owner-occupied work. A small portion of the new walls will remain on the wall marked "Bearing Wall" in the Plans, but I will remove a small amount of it to create the new 4'2" opening to center the opening with the front door. Based on the wall construction, I believe the original opening was larger than that, but the expansion of the opening will make the living room more accessible.

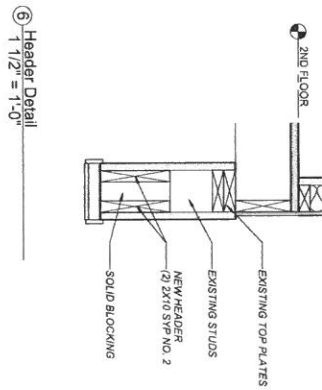
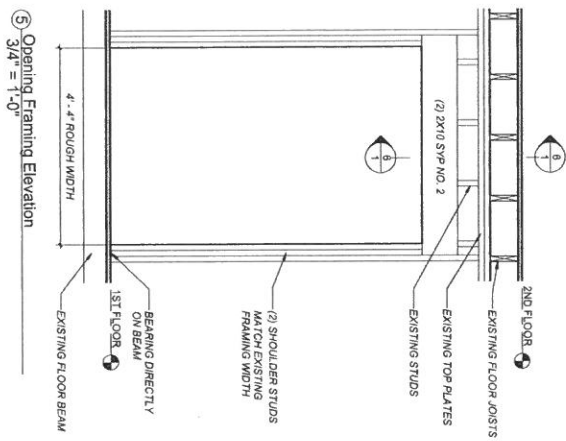
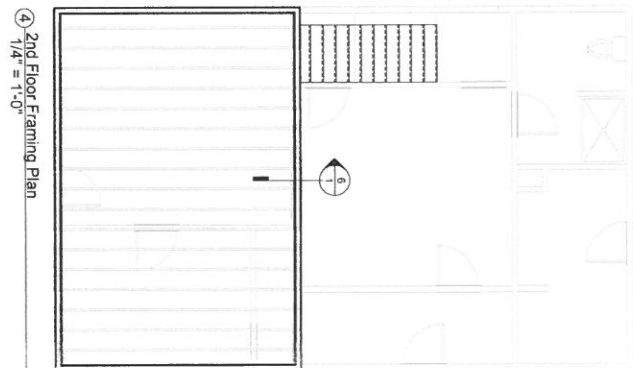
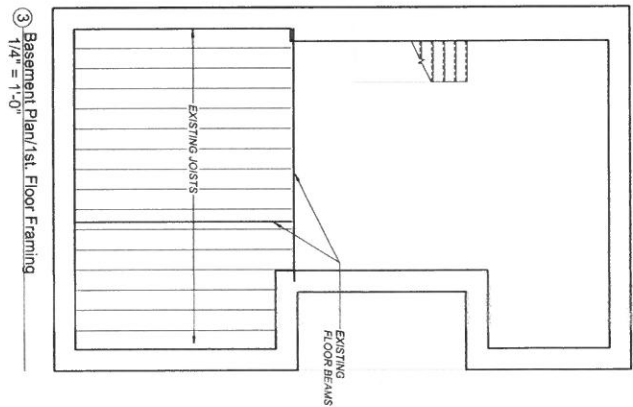
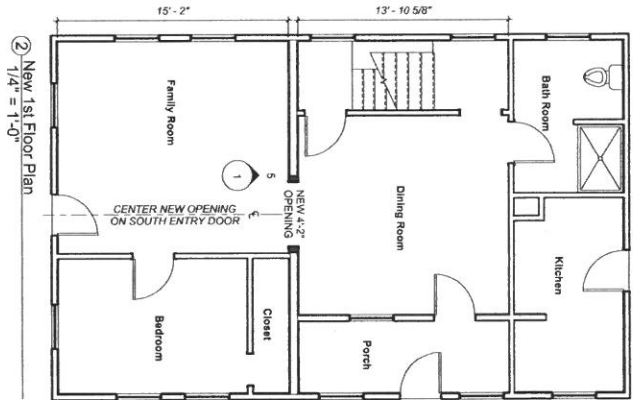
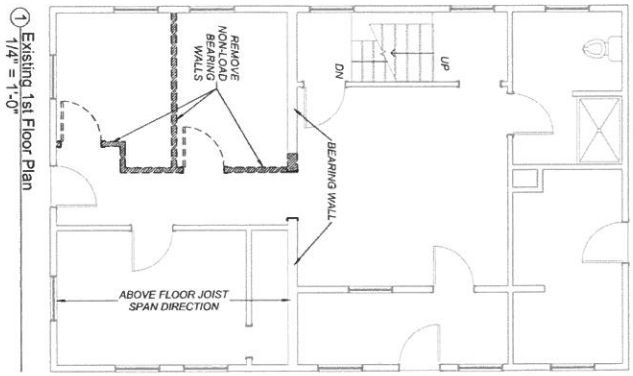
Once the walls and hallway ceiling is removed I will remove the crumbling plaster exposed by the paneling removal and replace it with drywall sheeting. It is possible the crumbling plaster contains asbestos. I currently have Pro-Lab inspecting a sample I sent them to determine asbestos content. If asbestos is found I will have an asbestos remediation contractor seal or remove the wall and request that any grant money approved for drywall sheeting be alternatively authorized to be applied against the asbestos remediation cost. I expect this would only cover a fraction of that cost if it is necessary.

Next, I will install a drop ceiling across the entire area (consisting of the removed east rooms and hallway). The hallway drop ceiling currently conceals a number of pipes and vents, so the drop ceiling is needed to contain those.

Following drop ceiling installation, I will have the electrician return to install new outlets along the remaining walls to replace the outlets that are based in the walls to be removed and to install overhead lightning in the drop ceiling panels.

Finally, the floor will be refinished for lead remediation and to smooth over the areas where the current east room walls are screwed into.





# Thompson Residence

**Architectural Service LLC**  
Complete Architectural Service  
3026 Stanley St. Stevens Point, WI 54481  
(608) 844-4319

1648 College Ave  
Stevens Point, WI  
54441

Drawn By: 22/3/06  
Date: 01/24/2006  
Project: Thompson Residence  
Scale: As Indicated  
Page: 1  
Paper furnished by ARS/AB (12" x 27")

**SCHEDULE 2  
GRANT REQUEST**

| <b>DESCRIPTION</b>                                                  | <b>COST</b>        |
|---------------------------------------------------------------------|--------------------|
| Floor Refinishing (See Schedule 3.1)                                | \$1,800.00         |
| Drop Ceiling Kit (See Schedule 3.2)                                 | \$861.00           |
| Electrical Work (See Schedule 3.3)                                  | \$5,320.88         |
| Replace Walls (See Schedule 3.4)                                    | \$174.72           |
| Refund Architecture Fee Already Paid<br>(See Schedule 3.5)          | \$1,530            |
| Approval of Future Project Architecture Expense<br>(See Schedule 4) | \$2,550            |
| <b>GRAND TOTAL</b>                                                  | <b>\$12,236.60</b> |

### SCHEDULE 3.1 FLOOR REFINISHING EXPENSE CALCULATION

*See attached quote from Forest Floor for \$1800.00.*

The Forest Floor quote also includes a quote for another area of the house grant funds are not being requested for.

**Second Estimate Unavailability Explanation:** While there is an abundance of new floor installers, floor refinishers were very difficult to find. Our electrician referred us to Signature Custom Flooring as the only provider he knew of that completed the service. We spoke with Signature Custom Flooring regarding the project but they declined when they learned of the lead in the floor finish. They refused to provide that response in writing to us after we explained its intended use in this application. We e-mailed them a recap of the call and as of the date of this application they have not contacted us to refute that description.

*See attached e-mail from Meghan Owens to Signature Custom Flooring.*

They did indicate we would have to use a provider listed in the Lead Certified Contractors Registry through the Wisconsin Department of Health Services. That list included Forest Floor – which we have included a quote from – but we were unable to identify any other options for lead floor refinishing.

We also reached out to All In One, who were on the list. They did not respond to us. Their website did not specifically state whether or not they refinish floors.

# FOREST FLOOR

715-345-9663

2259 Cty Rd FF

Stevens Point, WI 54481

Mike Pechinski

CUSTOMER/WORK LOCATION

1648 College 715-891-6187

\* New and Antique Wood Floors

\* Sand and Refinish

\* Repair/Replacement/Maintain

\* HEPA / LEADSAFE

Description: Refinishing consists of: belt sand, edge, buff, hand scrape and sand to accepted specifications. Seal (one coat or two depending on wood age), using "natural" (light amber) oil modified or water clear water base finish. Customer provided stain of suitable nature is additional cost depending on species. Apply additional two coats high quality finish (three or four coats total). Screen between coats as needed to obtain smooth finish. Provide cleaning solution and instructions.

Living Room

16 x 14

14 x 13

Kitchen or Dining.

224

182

\$1500.00

406 F+Z

\$1450.00

Presumed Lead Floor. Sand and Refinish. Apply 3 coats Polo Plaz Polo 1 K.

\$3250.00

Thanks Mike

2/3/23

All estimates do not include destructive work- ie: clearing floor area, removing carpet or doors or quarter base, pulling nails, staples or other spark inducing metal debris embedded in floor, carpet tack strips, filling, board replacement etc. or reconstructive work. Items on walls do not need to be removed for sanding to commence. Excessive deconstructive or reconstructive labor may be billed at additional \$50.00 per hour.

TERMS: one half to begin or other arrangement. Balance upon finish. Usable items subject to restock fee. We cannot be responsible for emerged or sub surface defects (knots, water, pet, stains etc.)/ Limit of liability is cost of your job.

\*NOTE: all installed wood is acclimated to 6% moisture content or less prior to install. Seasonal movement is normal. For best results it is recommended to maintain relative humidity between 30% and 50%. Forest Floor cannot be responsible for existing sub floor conditions and may require additional repair. Acceptance of job offer means we understand and agree to above.



Q owens.meghan.n@gmail.com



Compose

Inbox

39

Starred

Snoozed

Sent

Drafts

More

## Labels

Anderson O'Brien

Fidelity

1

Iceland Trip

Law School Docum...

1

Notary

Renters Insurance

1

Scout Volunteering

Re: Time for a Call? Inbox x**Meghan Owens**

to Aaron, me

Hi Aaron,

Thank you for your time this evening. To summarize the call we had earlier, you are not providing quotes for refinishing and would not be interested in taking on this project. You mentioned the potential for lead in the flooring (due to the age would not be interested in the project. You referred me to the lead certified contractors registry for potential other contractors asked if your interest in the project would change should we complete at-home or formal lead testing through a certified is lead in the floor due to the age of the home and have not confirmed there is actually lead present. You confirmed no interest in the project.

Have a good evening.

—

**Meghan Owens**

262.825.3049

On Sun, Feb 5, 2023 at 3:55 PM Aaron <[aaron@signaturecustomflooring.com](mailto:aaron@signaturecustomflooring.com)> wrote:

Meghan

I received your refinishing inquiry, I'd like to schedule a call to talk through some options

### **SCHEDULE 3.2**

#### **DROP CEILING KIT EXPENSE CALCULATION**

The project will require installing drop ceiling in a 224 square foot space.

We have provided three installation kit cost breakdowns. The “Option 1” shows the cheapest way to complete the project with a kit from Amazon. \$861.

Options 2 and 3 show kits from Kanopi/Armstrong Ceilings – makers of a higher quality product.

As the grant is intended to cover conversion costs and not premium options, we are requesting grant funding up to the \$861 figure for the cheapest option with permission to apply the grant funds against the more premium options.

*See attached e-mail containing screen shots of Drop Ceiling Options and Calculations and attached screen shot of the Option 1 Amazon option.*

Drop Ceiling

1 message

Meghan Owens <owens.meghan.n@gmail.com>

Sun, Feb 5, 2023 at 4:48 PM

To: Steven Thompson <stevenhthompson1@gmail.com>

**Option 1:**  
Amazon Option:  
"Grid" Kit:  
Each kit covers 100 sq feet.  
3 kits needed for 224 sq ft room  
3 \* \$130 (price per kit) = \$390 total cost for grid railings

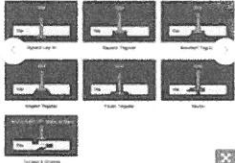
Panels  
2 x 4 = 8 sq feet covered by each panel  
28 panels for 224 sq. foot room (3 kits)  
3 x \$157 (price per kit) = \$471 total cost of panels

**Total cost for Grid + Panels from Amazon = \$861**

**Option 2: Cheapest Available Tiles from Kanopi/ Armstrong Ceilings:**  
Grid System:

What is an edge profile?

There are three ways to cut the ceiling tiles to fit the room. The most common is to cut the tiles to fit the room. The other two are to cut the tiles to fit the room. The third is to cut the tiles to fit the room.



ARMSTRONG PRELUDE XL 15/16" EXPOSED TEE SYSTEM

- CERTIFIED INSTALLATION
- INDUSTRY LEADING WARRANTY
- EXPERT SUPPORT

2023 PRODUCT BY ARMSTRONG

Armstrong PRELUDE XL 15/16" Exposed Tee System

\$1.16 / sq. ft.

Shop in 3 business days

1. Customize your grid system

Select a color and choose the quantities below

Grid System Subtotal

|                                |                            |
|--------------------------------|----------------------------|
| 32" Main Beam                  | \$227.20 (each 10 pieces)  |
| 32" Cross Tee                  | \$164.16 (each 100 pieces) |
| 32" Cross Tee                  | \$209.92 (each 100 pieces) |
| 32" Molding                    | \$231.36 (each 100 pieces) |
| 32" 1/2" Single Interlock Tile | \$135.52 (each 140 pieces) |

Estimated subtotal: **\$907.84**

for selected items

Random Textured Tiles:



[SHOP](#)
[TOOLS & RESOURCES](#)
[HEALTHIER SPACES](#)
[INSTALLATION](#)
[ABOUT](#)

[Sign Up for our newsletter](#)



**RANDOM TEXTURED** 228 sq. ft.

\$167.44 for 4 cartons (54 tiles)

[Google](#)
[Instagram](#)
[FAQ](#)

[ADD A ITEM TO CART](#)



## RANDOM TEXTURED

100% 100% 5 Impresos

Start at \$75

Over \$4000

**\$0.65** sq. ft. **\$41.86** carton

**Steps in 5 business days**

Most delivery dates can be tracked after shipment.

1. Customize your tiles
2. Enter quantity

The quantities are based for a **228 sq. ft.** room size.  
Note: Maximum 2% waste is recommended for most rooms.

**Calculate how much you need**

Calculations are based on a square room. The maximum estimate is meant to be used as a guide only.

● Total Area (sq. ft.)    Length & Width (ft.)

Enter total area

228

● ADD AREA

Estimated substrate

**\$167.44**

For 4 cartons (54 tiles)






[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our products](#)

[View our gallery](#)
[View our pricing](#)
[View our](#)

**Total for this option: \$1,075.28**

### Option 3: Something we're more likely to go with (Also from Kanopi)

Grid System (seems to be the same for all tile options on this website, the variant piece seems to be cost per tile):

### Compatible grid system

LEDGE:

Flush Top/Lip 15/16" 24 x 24 x 5/8" Single Panel 1.7'

**PRELUDE XL 15/16" Exposed Tee System** [View Data Sheet](#)



**144" Main Beam**  
**\$227.20** /carton  
 (20 pieces)

☐ Quantity

Already in cart (2)



**24" Cross Tee**  
**\$104.16** /carton  
 (40 pieces)

☐ Quantity

Already in cart (1)



**48" Cross Tee**  
**\$209.60** /carton  
 (40 pieces)

☐ Quantity

Already in cart (1)



**144" Molding**  
**\$231.36** /carton  
 (20 pieces)

☐ Quantity

Already in cart (1)



**144" 12 Gauge Hanger Wire**  
**\$135.92** /carton  
 (40 pieces)

☐ Quantity

Already in cart (1)

Estimated total for your items

**\$907.84**

[ADD ITEMS TO CART](#)

☐ Installation Services Available

Need help choosing your quantities? [Click here](#)

**Residential projects only!** For drop ceiling projects under 140 sq. ft., we'll deliver 1200 ft. of 15/16" x 24" x 5/8" LEDGE.

©2014 Ledge. All rights reserved. Ledge is a registered trademark of Ledge.

Tiles:



**LEDGES**

Item # 3207

**\$2.65** /sq. ft. **\$63.66** /carton

**Ships in 5 business days**  
Most delivery dates can be tracked after shipment.

**1 Customize your tiles**

Edge profile & grid size: Flush Regular 15/16

Tile size: 24 x 24 x 5/8

24 x 24 x 5/8 24 x 24 x 3/4

Order: Single Pane

**Product sample \$12.00**  
Ships FREE in 5 business days  
Qty: 1 of 1

**2 Enter quantity**

The quantities are based on a 228.48 sq. ft. room size.  
Area: 180 sq. ft. (18' x 10')

**Calculate how much you need**

Calculations are based on a square room. The material estimate is default for 10' x 10' square tiles.

☒ Total Area (sq. ft.) ☐ Length & Width (ft.)

Enter total area:

208

**ADD AREA**

**Estimated subtotal**  
**\$318.30**  
(On 5 cartons (30 tiles))

Amount has a payment of \$18.07 with **Klarna**

**ADD 5 ITEMS TO CART**

**Total for this Option: \$1,226.14**

**Meghan Owens**  
262.825.3049

Deliver to Steven  
Stevens P... 54481

All ▾

drop+ceiling+kits

EN ▾

Hello, Steven  
Account & Lists ▾

Return  
& Ord

Subtotal  
\$11.12

All Clinic Amazon Basics Buy Again Health & Household Beauty & Personal Care Livestreams Shop Black-owned & po

Industrial & Scientific Janitorial & Facilities Safety Supplies Medical Supplies Food Service Diagnostic Equipment Material Handling

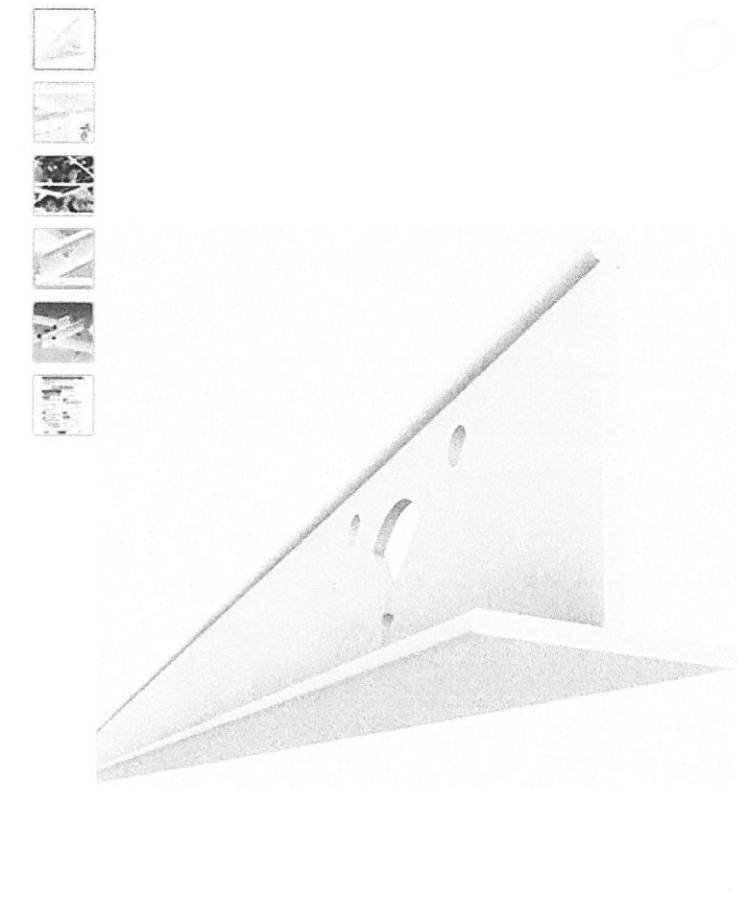
amazon pharmacy



A daily dose of savings.

Learn more >

Industrial & Scientific > Industrial Electrical > Controls & Indicators > Controllers



Roll over image to zoom in

# HG-Grid 100 sq. ft. White Suspended Ceiling Kit

Brand: HG-Grid

78 ratings

| 11 answered questions

\$129<sup>99</sup>

 Local Business

Color: **White**

 \$150.99

 \$129.99

|                       |                       |
|-----------------------|-----------------------|
| Color                 | White                 |
| Brand                 | HG-Grid               |
| Material              | Vinyl                 |
| Item Dimensions LxWxH | 97 x 3.5 x 5.5 inches |
| Item Weight           | 15.4 Pounds           |

## About this item

- Durable PVC construction provides long-lasting use
- Designed to conjoin 2 ft. x 2 ft. or 2 ft. x 4 ft. ceiling tiles into a ceiling grid system; suspends from floor joists
- Rust and scratch-resistant design repels corrosion and withstands wear and tear; ideal for use in high-humidity conditions
- Installs easily by fastening wall molding, suspending main runners with hanger wire and snapping cross tees into keyholes
- Includes seven 8 ft. main runners, twenty-five 2 ft. cross tees and six 8 ft. wall brackets

\$129<sup>99</sup>

FREE delivery **February**  
Details

Deliver to Steven - Stevens P... 54481

In Stock

Qty: 1

Add to Cart

Buy Now

 Secure transaction

Ships from **DIY Décor**  
Sold by **DIY Décor**

Return policy: Eligible for Return, Refund or Replacement within 30 days of receipt

Add to List

New (10) from \$129.99 & **FREE Shipping**

## Other Sellers on Amazon

\$129.99 [Add to Cart](#)

& **FREE Shipping**

Sold by: **Diamond Home USA** 

\$129.99 [Add to Cart](#)

& **FREE Shipping**

Sold by: **Shopping Experts**

\$142.99 [Add to Cart](#)

& **FREE Shipping**

Sold by: **Numoon Collection**

Have one to sell?  
[Sell on Amazon](#)

### SCHEDULE 3.3 ELECTRICAL WORK EXPENSE CALCULATION

*See attached quote from All Electric, LLC for \$5,320.88.*

The quote references potential cost savings for removing the plaster and lath – whether we can do this will be impacted by the asbestos test.

**Second Estimate Unavailability Explanation:** When we first purchased the property there were numerous electrical safety issues requiring immediate corrections and All Electric, LLC was the only company that responded to us in a reasonable time frame. This trend continued when getting quotes for this application.

*See attached e-mail from Disher Electric indicating they were too busy to help and attached e-mail thread from Central State Electric showing an initial responsiveness followed by a cessation of contact.*

I also sent a handful of other “Contact Us” e-mails through in website apps that I never heard back from. I would have reached out to more options and followed up more, but the initial responsiveness from Central State Electric made me think I’d get more traction out of the for the second quote. As of the date of this application, I have not received a response to my February 10<sup>th</sup> e-mail to them.

# ALL ELECTRIC, LLC

Attn: Anthony Walter  
3779 County Road N  
Junction City, WI 54443  
715-897-2693

# Quote

| Date     | Quote # |
|----------|---------|
| 2/1/2023 | 846     |

| Name / Address                                                |
|---------------------------------------------------------------|
| Megan Owens<br>1648 College Avenue<br>Stevens Point, WI 54481 |

| Rep | Project |
|-----|---------|
| AW  |         |

| Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Qty | Total    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
| <p>Electrical labor &amp; materials-</p> <p>Demo- Remove all the electrical outlets and switches for the existing 2 bedrooms and hallway that will be made into a family room. Remove all electrical in the floors that are sticking out of the floor into the walls that are being removed.</p> <p>New circuit- Install circuit for (6) additional new outlets in the new family room. Wall is finished so fish up or down the walls to install the outlets. Move T-stat wire over about 5 feet. Install (2) smoke detectors wired in for downstairs bedroom and outside bedroom. Install (6) LED can lights into drop ceiling for family room and install switch with dimmer to turn on and off.</p> <p>Note: If all of the walls to the family room are removed of the plaster and the latts so the studs are showing, it will save about \$500-700 of labor fishing the wires up and down the wall to add the outlets and switches for the family room.</p> <p>Note: 1/2 of total must be put as down payment with signed quote and remaining is due when those items are completed.</p> <p>Note: Due to the volatility in the market for materials, pricing is subject to change.</p> |     | 5,320.88 |

To accept this quote, sign, date, and return to All Electric.

**Total**

\$5,320.88



Steven Thompson &lt;stevenhthompson1@gmail.com&gt;

**Re: [disher-electric New] Contact 2 - new submission**

1 message

**Office Manager** <office@disherelectric.com>

Mon, Jan 30, 2023 at 2:19 PM

To: Steven Thompson &lt;stevenhthompson1@gmail.com&gt;

Hello Steven, I do have a bit of bad news, we are having staffing issues here and are not taking on any additional jobs until we can hire qualified people to run them. I do apologize for the inconvenience, hopefully we can resume service calls in the future.

Thank You,



**Tom Hager**  
4912 County Rd HH  
Stevens Point, WI 54481  
715-544-6262  
office@disherelectric.com

On Mon, Jan 30, 2023 at 11:20 AM Steven Thompson <reply-to+d487d51034f1@crm.wix.com> wrote:

**Steven Thompson** just submitted your form: Contact 2

on disher-electric New

**Message Details:**

Name: Steven Thompson

Email: stevenhthompson1@gmail.com

Address : 1648 College Avenue, Stevens Point

Phone: (715)891-6187

Message: I need an estimate for removing outlets and wall/ceiling lights ahead of a interior remodeling project and then adding replacement outlets and light fixtures to be incorporated into the drop ceiling we'll be adding.

[Quoted text hidden]

---

**Steven Thompson** <stevenhthompson1@gmail.com>

Wed, Feb 8, 2023 at 4:56 PM

To: info@centralstateelectric.com, Meghan Owens <owens.meghan.n@gmail.com>

Hi Kevin,

Is there a time you can meet me on site?

I need a written estimate to apply for the grant and their review meeting is coming up quickly.

Thanks,

Steven Thompson

[Quoted text hidden]

---

**Steven Thompson** <stevenhthompson1@gmail.com>

Fri, Feb 10, 2023 at 11:53 AM

To: info@centralstateelectric.com, Meghan Owens <owens.meghan.n@gmail.com>

Hi Kevin,

Any chance I can get an estimate from you by next Wednesday? The date of the meeting has now been finalized and I need to submit the report by next week Thursday?

If this isn't going to be possible please let me know so I can plan accordingly.

Thanks,

Steven Thompson

[Quoted text hidden]



3017 Hoover Road

Stevens Point, WI 54481

Office: (715) 341-2762

Fax: (715) 295-0429

[www.centralstateelectric.com](http://www.centralstateelectric.com)

[Quoted text hidden]

---

**Steven Thompson** <stevenhthompson1@gmail.com>

Tue, Jan 31, 2023 at 9:23 AM

To: info@centralstateelectric.com, Meghan Owens <owens.meghan.n@gmail.com>

Hi Kevin,

Time and material should be fine but I need an estimate (can be non-binding) for purposes of the grant application - is that doable?

Thanks,

Steven Thompson

[Quoted text hidden]

---

**info@centralstateelectric.com** <info@centralstateelectric.com>

Thu, Feb 2, 2023 at 5:06 PM

To: Steven Thompson <stevenhthompson1@gmail.com>

Hello Steven,

What is your availability to meet onsite?

[Quoted text hidden]

---

**Steven Thompson** <stevenhthompson1@gmail.com>

Thu, Feb 2, 2023 at 5:10 PM

To: info@centralstateelectric.com

With advance notice I can be pretty flexible. Could you provide some days and times that work for you?

I work five minutes away and unless I have an appointment at the same time it's easy for me to run over. Once I know the time I can block it off on my calendar.

Thanks,

Steven Thompson

|                             |  |
|-----------------------------|--|
| contact?                    |  |
| Best day(s) to contact you? |  |

**Steven Thompson** <stevenhthompson1@gmail.com>  
To: info@centralstateelectric.com  
Cc: Meghan Owens <owens.meghan.n@gmail.com>

Mon, Jan 30, 2023 at 3:44 PM

Hi Kevin,

I'd like the estimate ASAP (next week or two if possible but can wait a bit longer if needed) for purposes of applying for a rental conversion grant from the city at their late February meeting. Earliest I'd be starting the actual project would be early March so if the wire removal from the parts that need to come down could happen in March or April that would be ideal but a few months after that would work if needed. After the existing stuff is removed, we'd tear walls down and install the panel drop ceiling ourselves then have you back to add the new outlets and light fixtures whenever you'd be available (giving us at least 4 to 6 weeks in between to get the walls out and new ceiling put in).

That's our ideal timeline - if that timeline isn't realistic based on common advanced bookings in the industry, odds are it also isn't realistic for anyone else so I'd still like your estimate even if it means we'd be sitting on the uncompleted area longer than we'd prefer.

Thanks,

Steven Thompson  
[Quoted text hidden]

**info@centralstateelectric.com** <info@centralstateelectric.com>  
To: Steven Thompson <stevenhthompson1@gmail.com>  
Cc: Meghan Owens <owens.meghan.n@gmail.com>

Tue, Jan 31, 2023 at 9:00 AM

Hello Steven,

I previewed the listing from when your property was for sale. Due to the age of the property and nature of what you are requesting, we would be will to help with the project on a time and material basis. Let us know if you are interested.

Thank you,

Kevin Modrzewski



Date Submitted: January 30, 2023, 2:26 pm CDT

Referrer URL: <https://centralstateelectric.com/contact-us.html>

IP Address: 128.92.112.98

Browser Signature: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/109.0.0.0 Safari/537.36

|                        |                                                                                                                                                                                                                                                   |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name (required field)  | Steven Thompson                                                                                                                                                                                                                                   |
| Phone (required field) | (715) 891-6187                                                                                                                                                                                                                                    |
| Email (required field) | stevenhthompson1@gmail.com                                                                                                                                                                                                                        |
| Street Address         | 1648 College Avenue                                                                                                                                                                                                                               |
| City                   | Stevens Point                                                                                                                                                                                                                                     |
| Zip                    | 54481                                                                                                                                                                                                                                             |
| Comments               | I need an estimate to remove some outlets and light fixtures prior to some walls and a dropped dry-wall ceiling section being torn down and for new light fixtures and outlets to be installed after the walls are removed. Residential property. |
| Best way to contact?   | e-mail                                                                                                                                                                                                                                            |
| Best time to           |                                                                                                                                                                                                                                                   |



Steven Thompson <stevenhthompson1@gmail.com>

---

**RE: Form submitted from: centralstateelectric.com**

8 messages

---

**info@centralstateelectric.com** <info@centralstateelectric.com>  
To: stevenhthompson1@gmail.com

Mon, Jan 30, 2023 at 3:29 PM

Hello Steven,

How soon are you looking to get this work done?

Thank you,

Kevin Modrzewski



3017 Hoover Road

Stevens Point, WI 54481

Office: (715) 341-2762

Fax: (715) 295-0429

[www.centralstateelectric.com](http://www.centralstateelectric.com)

---

**From:** postmaster@mg-services.bogoweb.com <postmaster@mg-services.bogoweb.com>  
**Sent:** Monday, January 30, 2023 2:27 PM  
**To:** info@centralstateelectric.com  
**Subject:** Form submitted from: centralstateelectric.com

**Form Submission Information:**

---

**SCHEDULE 3.4**  
**DRYWALL EXPENSE CALCULATION**

Drywall will be needed 10 ft. up along one 16 ft. wall and two 14 ft. walls, for a total of 44 horizontal feet of wall.

44 horizontal ft. is eleven 4 ft. sections.

Using 8x4 ft. dry wall sheets and assuming each 4 ft. section requires 1.25 sheets (one sheet 8 feet higher and a quarter sheet to take the wall from 8 feet to 10 feet), then the eleven 4 ft. sections will take 13.75 sheets of 8x4 drywall (11 x 1.25). Rounding to the nearest whole sheet gets us 14 sheets required for the project.

*See attached Home Depot online price for 8x4 drywall at \$14.57 per sheet and Lowes online price for 8x4 drywall at \$12.48 per sheet.*

Assuming \$12.48 per sheet and 14 sheets, we are requesting \$174.72 to cover this expense.

With the approval of this expense, I'd like permission to apply the funds against any asbestos remediation needed (test results pending) in that room as an alternative to drywalling it.

#1 Home Improvement Retailer



You're shopping  
**Wisconsin Ra...** ▾  
● **OPEN** until 9 pm

Delivering to  
**54494** ▾

Search



**Cart** | 0 items



[Home](#) / [Building Materials](#) / [Drywall](#) / [Drywall Sheets](#)

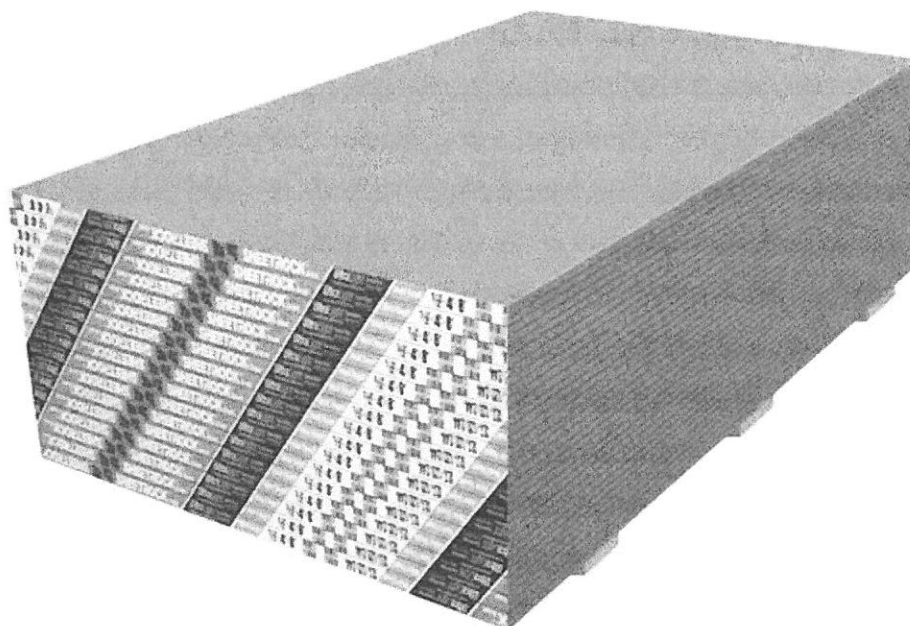
Internet #203768542 Model #14302111708 Store SKU #525423

♡ 8.3k

USG Sheetrock Brand

1/2 in. x 4 ft. x 8 ft. UltraLight Mold Tough Drywall

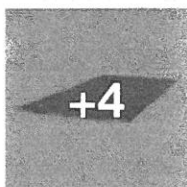
★★★★★ (1213) ▾ Questions & Answers (213)



Live Chat

Feedback

Hover Image to Zoom



**BULK PRICE** **\$14<sup>57</sup>**  
ELIGIBLE Buy 34 or more **\$12.38**

### Wisconsin Rapids Store

✓ 361 in stock Aisle 23, Bay 002 Text to Me

Width (ft) x Length (ft): **4x8**

**4x8**

4x10

Delivering to: **54494** | [Change](#)

|                                                                                                                                              |                                                                                                                                              |                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <br><b>Store Pickup</b><br>Pickup<br>Today<br><b>FREE</b> | <br><b>Ship to Home</b><br>Not available for this<br>item | <br><b>Scheduled Delivery</b><br>As soon as<br>Tomorrow<br><b>\$79.00</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

**361** in stock at **Wisconsin Rapids**

[Check Nearby Stores](#)



How much will you need?

Please note: calculations are estimates and can only be made using whole numbers.

Calculate by Square Footage

 Live Chat

 Feedback

Search

Plover Lowe's Open until 10 PM

Delivery to  
54467



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

Building Supplies / Drywall / Drywall Panels

## ToughRock 1/2-in x 4-ft x 8-ft Regular Drywall Panel

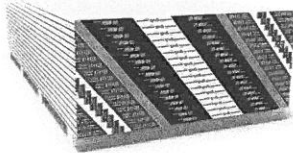
Item #240891 Model #12237

Shop ToughRock ★★★★★ 608



**\$12.48**

**Bulk Savings**  
\$10.61 / Bundle (15% off) when you buy 34+



Lightweight design makes it easier to handle, transport and install  
 Improved sag resistance for ceiling installations up to 24-in frame spacings  
 One product for walls and ceilings may result in less waste

### Pickup & Delivery Options

#### FREE Pickup

Ready tomorrow  
 At Plover Lowe's  
 Curbside Available

#### Delivery 54467

Fri, Feb 17, From \$79.00  
 Scheduled Delivery is available for  
 Orders over \$50

[Check Other Stores](#)

946 Available  
 Aisle 50 | Bay DROP ZONE

1 +

This item is sold by the piece; in-use/lifestyle images - accessories not included



### Easy & Free Returns

Return your new, unused item in-store or ship it back to us  
 free of charge. [Learn More](#)

### Here are some similar items ...



ToughRock 5/8-in 4-ft x 8-ft Fireguard Regular...

★★★★★ 496

**\$13.48**

+ Add to Cart



ToughRock 1/2-in 4-ft x 8-ft Mold-Guard Mold...

★★★★★ 278

**\$15.68**

+ Add to Cart



CertainTeed 5/8-in x 4-ft x 8-ft Type X Drywall Panel

★★★★★ 498

**\$13.48**

+ Add to Cart

### BETTER TOGETHER



CURRENT ITEM



Selected



Selected



Selected



+



+



+



ToughRock 1/2-in x 4-ft x 8-ft Regular Drywall Panel

**\$12.48**

SHEETROCK Brand 2.0625-in x 250-ft Solid Joint Tape

**\$3.38**

Fas-n-Tite #6 x 1-1/4-in Bugle Coarse Thread Drywall Screws

**\$6.98**

Dietrich Metal Framing 1.25-in x 8-ft Quicksilver corner bead Metal Corner Bead

**\$4.08**

Subtotal for (4) items

**\$26.92**

**SCHEDULE 3.5**  
**ARCHITECTURAL EXPENSE REIMBURSEMENT REQUEST**

I am aware the base program does not permit reimbursements for expenses already paid and am requesting an exception. The plans were necessary to even determine whether the wall removal was possible and I could not have obtained quotes on the other aspects without first knowing the details of what would have to be done.

To compensate for there not being two quotes on this expense, I am requesting 15% less than the actual amount paid. The purpose of the two quote rule presumably is to ensure the city is not paying for overpriced work as the same services fall on a spectrum within a certain range. A 15% discount should effectively mirror any savings that could have been obtained if multiple quotes were obtained reflecting different positions along that cost range.

*See attached contract with Architectural Service LLC showing an "Area 1" cost of \$1,800.*

*See attached e-mail exchange with Jackson Case showing completion of Area 1 work, submission of an invoice for that work and my confirmation payment was delivered.*

**Grant reimbursement requested for 85% of the \$1,800, i.e. \$1,530.**

## Agreement Between Owner and Architect

Date Submitted: 12-30-2022

**The Owner:** Steven Thompson  
Property at:  
1648 College Ave  
Stevens Point, WI 54481

And

**The Architect:** Jackson I. Case  
Architectural Service LLC  
3028 Stanley Street  
Stevens Point, WI 54481

**For the following Project:** Assist with the reconfiguring of the home at  
1648 College Avenue, Stevens Point Wisconsin

### Project understanding:

1. The final product of this work will be a document that can be used as the required plans in purchasing a building permit.
2. A set of documents illustrating the entire home is not being requested.
3. The areas to be altered are shown on the accompanying plan as area 1, 2, 3 and 4.

Area 1: Existing two bedrooms. I will need to know for certain which way the joists are running. East to West or North to South? This may mean destructive exploration. We will design a post and beam system for this area and will document the requirements for support under the floor system. The plans for area 1 will be limited to the area of structural alterations.

Area 2: This area includes the removal of the load bearing wall at the interior of the porch, the removal of the exterior wall at the outside of the porch and the removal of floor system of the porch. It is intended that the roof configuration be maintained. We will design the new foundation wall at the exterior of the porch, the new floor system, a post and beam configuration for the interior porch wall, and a new exterior wall above the new foundation. The exterior wall will have new vinyl grade windows designed to be proportionally appropriate for the existing home. The exterior steps at the porch are to be removed. The plans for area 2 will be limited to the area of structural alterations.



# Architectural Service LLC

3028 Stanley Street, Stevens Point, WI 54481  
Jackson I. Case Architect A.I.A.

Telephone: 608-844-4319  
Email: [jackson.gccorp@gmail.com](mailto:jackson.gccorp@gmail.com)

---

Area 3: The walls slated for removal are structurally questionable and will require finding a way to see the ceiling joists and the roof rafters above the area of alteration. There will be some post and beam required. This beam may be part of the beam system of area 2. We will design the structure from the soils to the roof for the structural alteration. The plans for area 3 will be limited to the area of structural alterations for area 3 and will include area 4.

Area 4: The installation of the wall for area 4 will not require structural alteration. We will show the wall, utility closet and the additional cabinet width on our construction documents.

Your documents will be appropriate for permitting and for a contractor to understand the scope and detail of the work.

Your documents will not include details of base nor casing. There will not be electrical, nor HVAC components documented. There will not be colors, finishes nor materials (other than structural materials) included in the plans.

Our process will begin by establishing what is existing in the areas of alteration. This process will involve visiting the site to measure and record the structural components in the (4) areas. If you have not opened areas up for viewing the structure, we will do so at this time. We will take the measurements and create a digital model to be used during the structural design process. Establishing the existing is the first step of our work.

Secondly, we will design structural systems to support the alterations. The structure will be designed from the soils up. There may need to be new concrete pads installed at areas of point loading. The structure will be detailed and specified for materials, member sizes, connections, and fasteners.

The final portion of our work will be to take the structural design and create a complete set of construction documents.

## **Miscellaneous Fees**

Fees not included are copies for large scale drawings (anything larger than 11x17), material samples, purchase of furniture, fixtures or finishes, revisions required after owner approval has been given. Project management and oversight are not included.

# Architectural Service LLC

3028 Stanley Street, Stevens Point, WI 54481  
Jackson I. Case Architect A.I.A.

Telephone: 608-844-4319

Email: [jackson.gccorp@gmail.com](mailto:jackson.gccorp@gmail.com)

## Payment Schedule

Area 1 \$1,800.00  
Area 2 \$3,000.00  
Area 3 & 4 \$2,300.00

Each area will be worked and invoiced separately. All invoices will be for the amount of the area and are due at the time the permit document is delivered.

The document will be a tool for the owner to use as required. All documents will be in a PDF 11"x17" format.

\* See Additional Terms below signature line.

By signing below both parties agree to all above.

Accepted this 30<sup>th</sup> day of December, 2022

### OWNER:

Steven Thompson  
Property at:  
1648 College Ave  
Stevens Point, WI 54481

### ARCHITECT:

Jackson I. Case AIA  
Architectural Service LLC  
3028 Stanley Street  
Stevens Point, WI 54481

Name:



Name: \_\_\_\_\_

Title: Owner

Title: \_\_\_\_\_

\* Work on an Area shall only commence upon the written request of Owner and Owner shall not be required to have Work commenced on any Area. By signing this Agreement, Owner hereby requests Area 1 Work to commence. The prices listed for Areas 2, 3 and 4 are subject to change if work on those areas is not ~~commenced~~ requested within 12 months of the date of this Agreement.

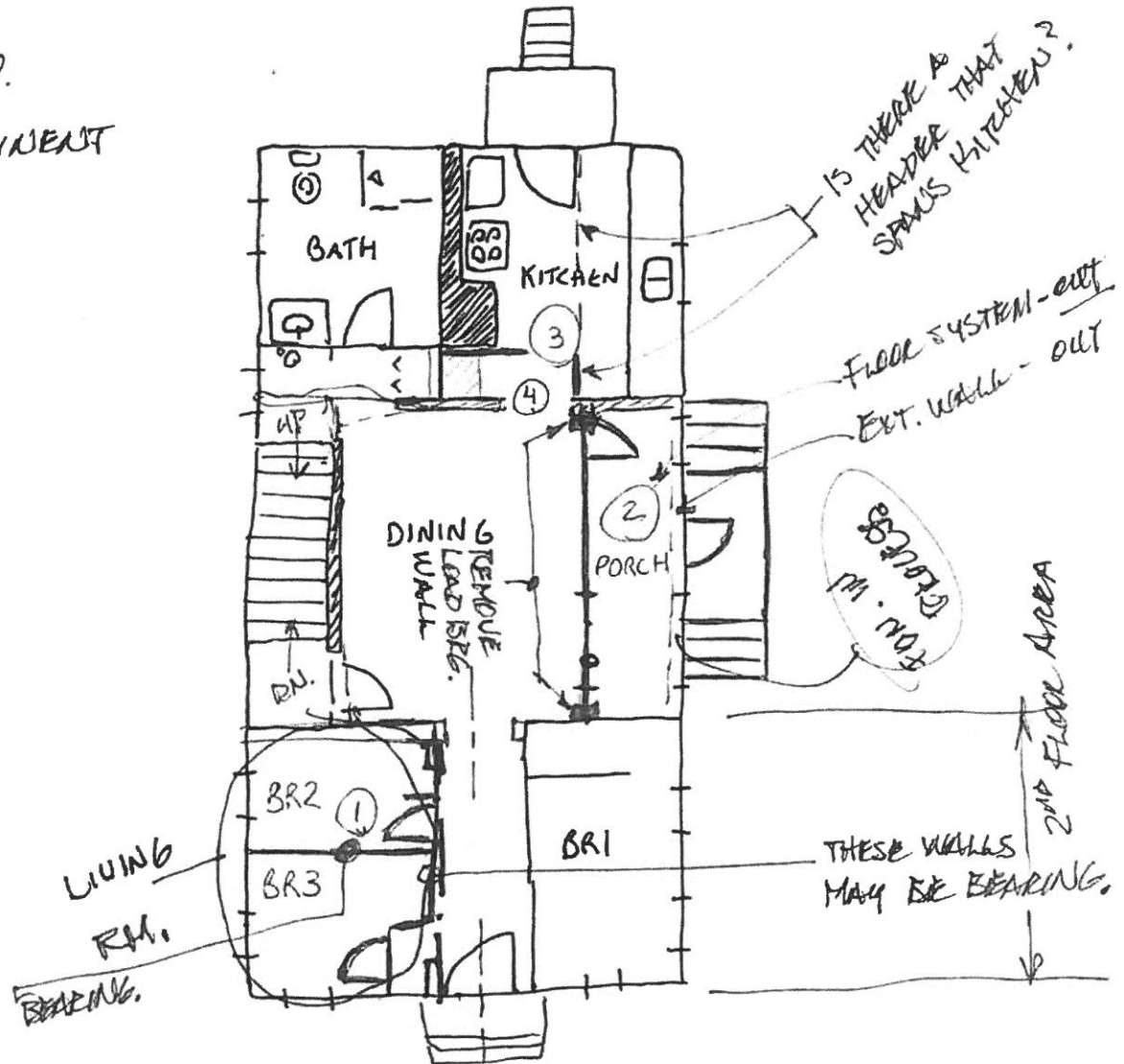
1648 College Ave

12-20-22

ON SITE AT 2:00.

-RE ROOFING IS IMMINENT

STEVEN THOMPSON



1. Remove bedrooms on west side of first floor & adjust wall to square front door with hallway opening
2. Remove covered porch & merge with dining room
3. Remove current kitchen south walls
- &
4. Build new kitchen south walls to add counterspace in kitchen & a utility closet by bathroom



Steven Thompson &lt;stevenhthompson1@gmail.com&gt;

---

**Area 1 Permit Document**

2 messages

**Jackson Case** <jackson.gccorp@gmail.com>

Tue, Jan 24, 2023 at 5:11 PM

To: Steven Thompson &lt;stevenhthompson1@gmail.com&gt;, Meghan Owens &lt;owens.meghan.n@gmail.com&gt;

Steven,

Two attachments, one is the permit document and the other is our invoice, If there is any additional information requested by the inspection department let me know.

Thanks,

Jackson I. Case  
Architect Builder Contractor  
Guzman Case Corporation  
Stevens Point, WI 54481  
715-344-6777

[www.GuzmanCase.com](http://www.GuzmanCase.com)

---

**2 attachments****2233R - Thompson Residence - 20230124.pdf**

178K

**Invoice 1-24-2023.pdf**

116K

---

**Steven Thompson** <stevenhthompson1@gmail.com>

Wed, Jan 25, 2023 at 10:08 AM

To: Jackson Case &lt;jackson.gccorp@gmail.com&gt;

Cc: Meghan Owens &lt;owens.meghan.n@gmail.com&gt;

Hi Jackson,

Great - thanks. Check is in the mail.

-Steven Thompson

[Quoted text hidden]

#### **SCHEDULE 4 ELIGIBILITY OF EXPENSE FOR FUTURE PROJECT AND ARCHITECTURAL EXPENSE REQUEST**

Please refer to the contract with Architectural Service LLC included with Schedule 3.5 and see Area 2 project description.

This project will consist of removing a load bearing wall currently separating the dining room from the porch and reinforcing the outer wall of the porch such that the porch is converted into interior living space. The exact nature of the project is unknown as the load bearing nature of the wall to be removed will require further analysis from our architect. The third door on the porch is no longer needed under a single-family use and poses a hazard as the porch previously running along the west side of the property was removed during necessary foundation repairs we completed in the last few months. As a part of these repairs, the foundation beneath the porch was brought up to interior grade and a frost wall was installed in anticipation of the future conversion into interior living space. We are not seeking reimbursement for the foundation expenses already incurred.

Due to financial constraints and the need to have at least some portion of the house habitable for us at any given time, we are not ready to pursue this project yet, but are requesting: (1) an eligibility determination regarding whether the project qualifies for the grant, and (2) assuming the project is eligible, approval for the expense to have our architect draw up the plans for the project.

The previously referenced contract with Architectural Service LLC allows us to, at our option, have them work on the plans for Area 2 at the pre-set \$3,000 price. While technically we could obtain these services elsewhere without penalty under the contract, there was an informal understanding we would continue to use them and I do not wish to violate that. So, we would like to continue with our current architect and propose another 15% grant reduction for the expense to compensate for any theoretical savings we may have been able to find elsewhere.

85% of the \$3,000 fee is \$2,550.

If these requests are approved, we plan to immediately have plans for Area 2 drawn up, then hold onto them until the Area 1 room removal project described in this application is completed (so we have at least one large area not under construction to store our things), then start getting estimates on completed the plans he drew up and returning to the Redevelopment Authority to additional grant requests (not to exceed the total grant maximum and assuming grant funds are still available). We are not requesting a guarantee such future applications would be approved.



**SCHEDULE 5**  
**ALTERNATE DEED RESTRICTION REQUEST**

We were originally dissuaded from pursuing this program because of the stated requirement for a 20-year single family and owner-occupied deed restriction. After we purchased the property, we were told that the Redevelopment Authority may consider variations on that requirement on a case by case basis.

We have no objection to the single family restriction, but are concerned about the owner occupied restriction impacting resale value in the event we need to move out of the area due to job loss/change or other unanticipated reasons.

An anecdotal review of the owners of the other properties on the street show most of the properties are used as rentals – this is presumably because when the properties went up for sale landlords were the parties willing to pay the most to the sellers. I can also tell you, again anecdotally, if when we were looking at the property as potential buyers an owner occupied only deed restriction showed up on our title report, we would have backed out and we were buyers intending to owner occupy the property anyway.

I appreciate the Redevelopment Authority's objectives in changing the nature of the neighborhood but believe a single-family restriction is still movement in the right direction without unduly impacting our ability to recoup our investment if we needed to sell. We are also not requesting near the maximum grant amount, so the full deed restriction's impact on property value is not being offset by the same amount of funds as may otherwise be the case.

In person and in e-mail correspondence with Chris Klesmith I proposed several possible variations that could potentially work for both of us.

Thank you for your consideration on this request.

**SCHEDULE 6**  
**ELIGIBILITY REQUIREMENT DOCUMENTATION**

See attached:

1. Proof of Homeowners Insurance – Geico Policy.
2. Proof of Property Ownership – Deed.
3. Proof of Tax Status – Ascent Land Records Page showing \$0 payoff.

A copy of the outstanding mortgage will be delivered prior to Redevelopment Authority Meeting. The mortgage is with the parents of Steven Thompson – they are aware of the grant application and have indicated a willingness to consent to any restrictions on the deed.

Signed utility release pending – to be delivered prior to Redevelopment Authority Meeting.

Chris Klesmith verbally confirmed with me via telephone call that the property was verified previous single-family home and a previous boarding house qualifying for the grant.

## GEICO Insurance Agency, LLC

Issued by HOMESITE INSURANCE COMPANY OF THE  
MIDWEST  
P.O. Box 5300  
Binghamton, NY 13902-9953  
Tel. (866) 372-8903 Fax (877) 273-2984

### Insured Name and Mailing Address:

STEVEN HARLEY THOMPSON  
MEGHAN OWENS  
1648 COLLEGE AVE  
STEVENS POINT, WI 54481-

### Evidence of Insurance For Policy Number 39564237

This policy covers the listed location(s) from:  
12:01 AM November 29, 2022 through  
12:01 AM November 29, 2023 (local time)

### Send payment to:

PO Box 414356  
Boston, MA 02241-4356

### Insured Location

1648 COLLEGE AVE STEVENS POINT WI 54481-  
**Residence:** Primary home

**Deductible:** \$2500

**Wind/Hail Deductible:** \$2500

### Coverage

### Limit

#### Section I - Property

|                      |           |
|----------------------|-----------|
| A. Dwelling          | \$384,000 |
| B. Other Structures  | \$38,400  |
| C. Personal Property | \$192,000 |
| D. Loss of Use       | \$115,200 |

#### Section II - Liability

|                               |           |
|-------------------------------|-----------|
| E. Personal Liability         | \$500,000 |
| F. Medical Payments to Others | \$1,000   |

### Total Policy Premium

\$772.00

### Total Amount Due

\$772.00

### Total Amount Paid

\*\$0.00

\*Please note that installment fees are not included in these totals and vary by payment plan option.

### First Mortgagee

**Loan Number:** 000001

LARRY AND SHIRLEY THOMPSON  
3013 PINE ISLAND LAKE ROAD  
EAGLE RIVER, WI 54521-

### Notes:

H03 – Homeowners



The Coverage A Dwelling amount is based on replacement cost as described in the policy. Certain exceptions apply. Please review your policy for further details.

All information and representations herein are subject to the policy terms and conditions. Coverage is contingent upon receipt of the initial payment of premium prior to the effective date of the policy.

---

*J. Monahan - Matt*

**Authorized Representative**

**Date** November 23, 2022

---

**This evidence of property insurance is issued as a matter of information only and confers no rights upon the certificate holder. This evidence of property insurance does not amend, extend or alter the coverage afforded by the policy above.**

---

State Bar of Wisconsin Form 7-2003  
**TRUSTEE'S DEED**

Document Number

Document Name

**THIS DEED**, made between

Kenneth B. Kureck and Vernetta L. Kureck, Revocable Living Trust Agreement

("Grantor," whether one or more), and

Steven H. Thompson and Meghan N. Owens

("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Portage County, State of Wisconsin ("Property") (If more space is needed, please attach addendum):

I HEREBY CERTIFY THIS COPY TO  
BE A TRUE AND EXACT COPY OF  
THE ORIGINAL

Recording Area

Name and Return Address:  
Steven H. Thompson and Meghan N. Owens  
1648 College Ave  
Stevens Point, WI 54481

281-24-0832101814

Parcel Identification Number (PIN)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 11/21/22

Kenneth B. Kureck and Vernetta L. Kureck, Revocable Living Trust Agreement

BY: Kenneth B. Kureck  
Kenneth B. Kureck  
Trustee

BY: Vernetta L. Kureck  
Vernetta L. Kureck  
Trustee

**AUTHENTICATION**

Signature(s): Kenneth B. Kureck and Vernetta L. Kureck,  
Revocable Living Trust Agreement authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
Hannah Krueger Scrivener / 2180614  
Knight Barry Title Services LLC  
3060 Village Park Drive  
Plover, WI 54467

**ACKNOWLEDGMENT**

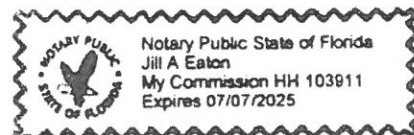
STATE OF Florida  
COUNTY OF Lee

The instrument was acknowledged before me on this  
21 day of November, 2022, by Kenneth  
B. Kureck, Trustee and Vernetta L. Kureck, Trustee (the  
signer).

The signer was:

☒ physically in my presence OR  
\_\_\_\_\_ in my presence involving the use of  
communication technology

Notary Public: Jill A. Eaton  
Notary Public Printed Name: Jill A. Eaton  
Notary Public, State of Florida  
My commission (is permanent)(expires: 07/07/2025)



(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED

Return to search results

Property Summary

|                                                                                                                                                                                                                                  |                                                   |                                                                      |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------------|--|
| Owner (s):<br><b>THOMPSON, STEVEN H<br/>OWENS, MEGHAN N</b>                                                                                                                                                                      |                                                   | Location:<br><b>NW NE, Sect. 32, T24N, R8E</b>                       |  |
| Mailing Address:<br><b>STEVEN H THOMPSON<br/>MEGHAN N OWENS<br/>1648 COLLEGE AVE<br/>STEVENS POINT, WI 54481</b>                                                                                                                 |                                                   | School District:<br><b>5607 - STEVENS POINT AREA SCHOOL DISTRICT</b> |  |
| Request Mailing Address Change                                                                                                                                                                                                   |                                                   |                                                                      |  |
| Tax Parcel ID Number:<br><b>281-24-0832101814</b>                                                                                                                                                                                | Tax District:<br><b>281-CITY OF STEVENS POINT</b> | Status:<br><b>Active</b>                                             |  |
| Alternate Tax Parcel Number:                                                                                                                                                                                                     | Government Owned:                                 | Acres:<br><b>0.1520</b>                                              |  |
| Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):<br><b>LOT 16 BLK 12 SMITH BRIGGS &amp; PHILLIPS ADD BNG PRT NW NE S32 T24 R8 893372</b> |                                                   |                                                                      |  |
| Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)<br><b>1648 COLLEGE AVE STEVENS POINT, WI 54481</b>                                       |                                                   |                                                                      |  |

Printer Friendly Page

View Interactive Map

## Taxes

0 Lottery credits claimed

Print tax  
bills:

Only delinquent tax information provided. Click here for current tax and payment information

## Tax History

\* Click on a Tax Year for detailed payment information.

| Tax Year*    | Omitted | Tax Bill | Taxes Paid | Taxes Due | Interest | Penalty | Fees | Total Payoff  |
|--------------|---------|----------|------------|-----------|----------|---------|------|---------------|
| <b>Total</b> |         |          |            |           |          |         |      | <b>\$0.00</b> |

If taxes are 3 years or more delinquent, please contact the Treasurer's Office at (715) 346-1348 for additional fees due.

NOTE: Current year tax bills may not be processed by the county.

Pay Taxes

Interest and penalty on delinquent taxes are calculated to **February 28, 2023**.

Payoff Month: February v Payoff Year: 2023 v

Submit

Assessments

Attachments

Districts

Documents

Notes

Parcel History

Permits