

Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

CITY OF STEVENS POINT SPECIAL COUNCIL MEETING

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**April 6, 2023
5:00 PM**

OR

Zoom Teleconferencing

Meeting ID: 862 7913 6024 | Passcode: 298293

By Computer: [Zoom Link](#)

By Phone: +1-312-626-6799 (US Chicago)

AGENDA

1. Roll Call.
2. Discussion and Possible Action relating to options associated with a downtown site for the County Campus Facility that include, but is not limited to:
 - a. Review and Presentation of communication between the City of Stevens Point and Portage County relating to the potential development of a County Campus Facility.
 - b. Potential transfer of ownership of the Lincoln Center and surrounding parking lots from the City to the County.
 - c. Potential transfer of ownership of Municipal Lot 18 from the City to the County
 - d. Potential transfer of ownership of 1466 Water Street and Municipal Lot 23.
 - e. Potential transfer of ownership of the City's portion of the City/County Building at 1515 Strongs Avenue and the parking lot between Church Street and Plover Street.
 - f. Potential vacation and abandonment of utilities within Arlington Place (between Strongs Avenue and Water Street) and a portion of Elk Street (south of Arlington Place).
3. Adjournment.

RMC – Revised Municipal Code

Persons who wish to address the Common Council may make a statement as long as it pertains to a **specific** agenda item. Persons who wish to speak on an agenda item will be limited to a five (5) minute presentation. Any person who wishes to address the Common Council on a matter which is not on the agenda will be given a maximum of three (3) minutes and the time strictly enforced under the item, "Persons who wish to address the mayor and council on non-agenda items." Individuals should not expect to engage in discussion with members of the City Council and City staff.

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure 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.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.



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

MEMORANDUM

To: County Executive Pavelski
County Board Chair Haga
County Clerk Davis
County Board Supervisors

From: Mike Wiza, Mayor of the City of Stevens Point
Ryan Kernosky, Director of Community Development
Meleesa Johnson, Council President

Date: February 17, 2023

RE: **Downtown Options for New Justice Center**

Mr. Pavelski, Mr. Haga, Ms. Davis, and the County Board of Supervisors-

As many of you know, the discussion surrounding the construction of the new Justice Center has been ongoing for several decades. The City of Stevens Point, as the County Seat, has a significant vested interest in the location of the facility. Over the last several weeks, public and private comments made by Executive Pavelski, Chairman Haga, TEGRA, BWBR, and others have indicated that the downtown location only provides 5-6 acres of land for a new facility. Because we realize the significance of the downtown location, **the City of Stevens Point has long offered options that provide the County has access to 14.09 acres of land within the downtown to construct a County Campus facility.**

In September 2022, Mayor Wiza and City staff attended a meeting with the County's facility team to discuss the County's evaluation on where to locate a new facility. During that meeting, the City was very forthcoming with the County to consider

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properties within the downtown that were owned by the City coupled with the properties that were acquired by the County for the purpose of constructing a new courthouse and jail. This would require a County and City partnership to ensure the County's needs are met and also protect the thriving downtown we have all invested in over the last several decades. Unfortunately, much of those conversations have not been completely conveyed to County Board of Supervisors. These conversations have included:

- **Transferring ownership of the Lincoln Center and surrounding parking lots from the City to the County**
- **Transferring ownership of Municipal Lot 18 (Northeast corner of Arlington Pl & Water St) to the County**
- **Vacating and abandoning utilities in Arlington Place and a portion of Elk Street**

This collection of properties coupled with existing County-owned properties provides 10.43 acres of contiguous land in the downtown for a new County Campus facility, far exceeding what has been previously publicly discussed. The 10.43 acres of land does not include additional parcels within the overall civic campus that exists downtown. This would include:

- County/City Building parcel (1.48 acres)
- County/City Building Parking Lot (1.08 acres)
- Municipal Lot 23 and adjacent office building (1.10 acres)

All of these parcels provide 14.09 acres of land for the construction of a County Campus facility in Downtown Stevens Point.

Some of the deliberation regarding location surrounds parking needs for the campus. Please note that the City has been open to discussions surrounding this, including the amendment of on-street parking ordinances to facilitate long-term employee parking and easy access for visitors to the Courthouse and administrative offices of the County. This, along with significant parking within a few blocks of the downtown site will negate the need for a \$43 million parking garage as part of the master planning efforts of the County.

The City must be cognizant of and steadfastly focused on the economic impacts a relocation of County buildings would have on the heart of our community. All of these factors, which also include the social impact on those users of the Justice Center (jurors, victims, witnesses, legal services and the families of those going through the legal system), need to be carefully considered by the entire County Board in order to best serve the residents of Portage County. While the County would be making a one-time major investment, the City has responsibility for ongoing, long-term infrastructure obligations regarding any site. The roadway, utilities, fire and police

protection, among others will be the sole burden of the City and are significantly higher with a facility on the greenfield location, since they currently do not exist.

As mentioned at public meetings by Mayor Wiza, Council President Johnson, and Director Kernosky, the City is committed to actively working with Portage County on construction of the new County Campus facility in Downtown Stevens Point to ensure future success of our community. It is critical to maintain a diverse economy in the heart of the County Seat. While the initial one-time cost of construction may be slightly higher in Downtown, the ongoing costs of infrastructure and services are forever. We must further consider the loss of synergies created by all of the ancillary services and businesses, potential reduction of county sales and property tax income due to the loss of proximity to downtown commercial and retail, and finally the burden on the County to quickly redevelop non-tax paying sites vacated in our urban core, it's easy to see the long-term value of the downtown site.

The City continues to ask for an open line of communication between the County and the City regarding this critical discussion. Please feel free to contact Mayor Mike Wiza (mwiza@stevenspoint.com or 715-346-1575) or Director Ryan Kernosky (rkernosky@stevenspoint.com or 715-346-1567) with any additional questions or comments regarding all of the advantages of keeping the County Campus facility in Downtown Stevens Point.

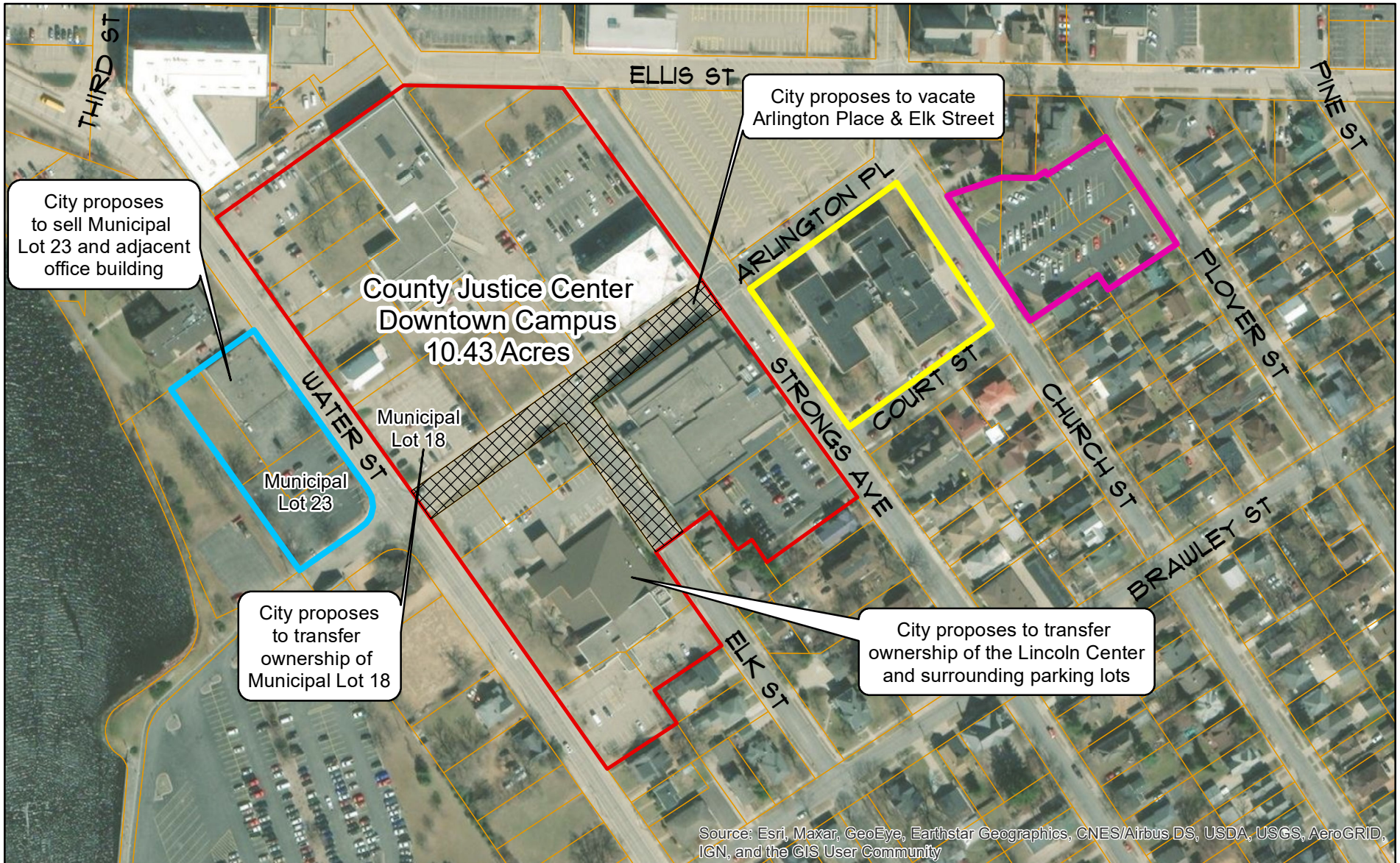
CC: Circuit Court Judges
 District Attorney Cousins
 County Director Jossie
 County Director Neuenfeldt
 County Director Reed

TEGRA – County Owners Rep
BWBR – County Architect
Findorff – County Construction Consultant

Stevens Point Common Council
City Director Scott Beduhn
City Director Joel Lemke

Enc. Map

Attachment 1: Downtown Facility and Possible Transfer of Ownerships



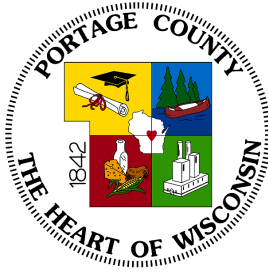
Department of
Community Development

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, City of Stevens Point cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. City of Stevens Point makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



Legend

- Downtown Campus - 10.43 Acres
- County/City Bldg - 1.48 Acres
- Municipal Lot & Office Bldg - 1.10 Acres
- County/City Parking Lot - 1.08 Acres
- Vacated Streets



FROM: John Pavelski
TO: Mike Wiza, Mayor of Stevens Point
Ryan Kernosky, Director of Community Development
Meleesa Johnson, Council President
DATE: 03/09/2023
SUBJ: Downtown Options for the new Justice Center

Mr. Wiza, Ms. Johnson, Mr. Kernosky, Council Alders;

We at Portage County greatly appreciate your letter on 2/17/23, and your willingness to work with Portage County on our potential Justice Center. When we started this project, we knew there would be advantages and disadvantages to both a Downtown or a new Greenfield site. We understand the impacts this building project has on the entire County and community. We understand many of your concerns from the City of Stevens Point's perspective, and, as with many decisions, we have to make the best decision for the greatest number of people affected.

As we continue to analyze the advantages and disadvantages of both locations, several follow up items that we would like the City to comment on.

Regarding the Downtown site:

In your letter you comment on:

- Transferring ownership of the Lincoln Center and surrounding parking lots from the City to the County
- Transferring ownership of Municipal Lot 18 (Northeast corner of Arlington Pl & Water St) to the County
- Vacating and abandoning utilities in Arlington Place and a portion of Elk Street
- County/City Building Parking Lot (1.08 acres)
- Municipal Lot 23 and adjacent office building (1.10 acres)

Because of the limited space in the downtown area for the needs of the project, and future expansion, the County would need to own all the above properties in order to facilitate the proper operation and construction of the Justice Center. Would the City support this at no-cost to the County?

In regards to the County/City Building parcel (1.48 acres), the County would need to have the option of moving some of Portage County's services (HHS) into that building shortly after completed construction of the new facilities (projected to be in 2026). In trying to maintain a total "campus" approach, the County anticipates needing the whole building to achieve this goal. Therefore, we need the City to let us know if the County would incur any costs related to the transfer of the City's 27% share in the County/City building to the County.

If the County Board determines it is in the best interest of Portage County to keep our county campus, and subsequently our Sheriff's Office downtown, and in an effort to service our community safely and

effectively, the County has a vested interest in Business 51 remaining four lanes in order to accomplish this goal. We will need assurance of this from the City.

Regarding a Greenfield (new) site:

If a Greenfield site is determined by the County Board to be the best option for Portage County, what is the City's position on working with the County to accomplish this? The City also owns land in locations that may be beneficial for the County to build upon. Would the City be willing to sell land should the County decide to build there?

Regarding either site:

The County understands the City's perspective, but we must also take into consideration the 47,000 other residents outside of the City that may have a different perspective. In an effort to do what is best for the overall community, it would be greatly appreciated if you could let us know your thoughts on the County's considerations aforementioned. With the size and scope of this project, the County would have to have some assurance of the City's willingness to guarantee the above concerns and we will eventually need this in writing.

In your letter, you mention the loss of synergies created by all of the ancillary services and businesses. We have been informed that synergies and benefits will take place wherever the County buildings are located. By being in a location that is population and geographically-centered, there are major advantages to potentially more businesses, and residents, and may be even more beneficial for the City and County in the long term. Are there any incentives the City could offer at any location?

You also noted the potential reduction of County sales and property tax income due to the loss of proximity to downtown commercial and retail, and the burden on the County to quickly redevelop non-tax paying sites vacated in the urban core. The County and private developers are very willing to work with the City to develop and create a vibrant tax base of a residential/commercial/recreational use area that has the potential to be better than the current situation in economic and social vitality for the downtown area.

We agree with you that communication and agreement are the ingredients for success. Please let us know how this affects you by contacting me at pavelskj@co.portage.wi.gov or 715-346-1999.

John Pavelski



Portage County Executive

CC: Portage County Supervisors
Stevens Point Common Council
TEGRA – County Owners Rep
BWBR – County Architect
Findorf – County Construction Consultant