



# 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:** April 25, 2023  
3:00 PM

**Location:** **City Hall Conference Room**  
**1515 Strongs Avenue**  
**Stevens Point, WI 54481**

### Zoom Teleconferencing

Meeting ID: 882 8097  
0839 | Passcode: 374102

By \_\_\_\_\_ Computer:

<https://us02web.zoom.us/j/88280970839?pwd=TUU5SWFOUFJxQWJlEk5OEFnckxEdz09>

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

### Opening Section

#### 1. Roll Call

Discussion and Possible Action on the Following:

1. Approve Financial Reports from April 2022 through February 2023
2. Assignment of Amended and Restated Development Agreement of the North Side Yard Project
3. 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 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.

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

DEC 04 2022

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)  
April 30, 2022

*Lorey Ladisch*



Bank Statement Balance:	205,440.14	Book Balance Previous Month:	195,416.31
Outstanding Deposits:	.00	Total Receipts:	10,029.07
Outstanding Checks:	.00	Total Disbursements:	5.24
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	205,440.14	Book Balance:	205,440.14

Outstanding Deposits

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

Outstanding Checks

No outstanding checks found!  
Checks cleared: 1 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

DEC 04 2022

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
04/04/2022	1	SPARHAWK 2549 BLAINE ST	246.48.00100.56	PRINCIPAL PAYMENTS	.00	-9,967.00
04/04/2022	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	9,967.00	
04/12/2022	3	HINTZ	246.48.00100.56	PRINCIPAL PAYMENTS	.00	-60.42
04/12/2022	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	60.42	
04/29/2022	5	INTEREST FOR APRIL 2022	246.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-1.65
04/29/2022	6	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	1.65	
<b>Total CASH RECEIPTING HTF (CRHTF):</b>					<b>10,029.07</b>	<b>-10,029.07</b>
References: 6 Transactions: 6						
<b>Grand Totals:</b>					<b>10,029.07</b>	<b>-10,029.07</b>

Report Criteria:

Include transaction count  
 Journal Code, Journal code = "CDHTF"

DEC 04 2022

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
04/30/2022	1	ACCT ANALYSIS STLMNT CHGS	246.56.00600.5950	GEN ADMIN CHARGES	5.24	
04/30/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-5.24
Total CASH DISB - HTF (CDHTF):					<u>5.24</u>	<u>-5.24</u>
References: 2 Transactions: 2						
Grand Totals:					<u>5.24</u>	<u>-5.24</u>

Report Criteria:

Include transaction count  
 Journal Code, Journal code = "CDHTF"

Report Criteria:

FEB 28 2023

Print Outstanding Checks and Deposits and Bank and Book Adjustments

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

*Loring Falsch*



Bank Statement Balance:	205,498.87	Book Balance Previous Month:	205,440.14
Outstanding Deposits:	.00	Total Receipts:	65.72
Outstanding Checks:	.00	Total Disbursements:	6.99
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	205,498.87	Book Balance:	205,498.87

Outstanding Deposits

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

Outstanding Checks

No outstanding checks found!  
Checks cleared: 1 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
05/05/2022	1	HINTZ	248.48.00100.56	PRINCIPAL PAYMENTS	.00	-60.42
05/05/2022	2	CASH RECEIPT BANK REC.	248.11101	OTHER CASH ACCOUNTS	68.42	
05/31/2022	3	INTEREST FOR MAY 2022	248.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-5.30
05/31/2022	4	CASH RECEIPT BANK REC.	248.11101	OTHER CASH ACCOUNTS	5.30	
Total CASH RECEIPTING HTF (CRHTF):					<u>65.72</u>	<u>-65.72</u>
References: 4 Transactions: 4						
Grand Totals:					<u>65.72</u>	<u>-65.72</u>

Report Criteria:

Include transaction count

Journal Code. Journal code = "CDHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
05/16/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	6.99	
05/16/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-6.99
Total CASH DISB - HTF (CDHTF):					<u>6.99</u>	<u>-6.99</u>
References: 2 Transactions: 2						
Grand Totals:					<u>6.99</u>	<u>-6.99</u>

Report Criteria:

Include transaction count

Journal Code. Journal code = "CDHTF"

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

FEB 28 2023

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (8)

June 30, 2022

*Lorey Lubick*



Bank Statement Balance:	277,352.65	Book Balance Previous Month:	205,498.87
Outstanding Deposits:	.00	Total Receipts:	71,868.30
Outstanding Checks:	.00	Total Disbursements:	4.52
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	277,352.65	Book Balance:	277,352.65

Outstanding Deposits

No outstanding deposits found!

Deposits cleared: 3 items Deposits Outstanding: 0 items

Outstanding Checks

No outstanding checks found!

Checks cleared: 1 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

FEB 28 2023

*Longford*

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
06/01/2022	1	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	64,785.62	
06/01/2022	2	CITY OF STEVENS POINT LOAN REPYM	246.48.19900.51	MISC UNCLASSIFIED REVENUE	.00	52,703.15
06/01/2022	3	CITY OF STEVENS POINT LOAN REPYM	246.48.00155.56	INTEREST ON NOTES - TIF #6	.00	12,082.47
06/03/2022	4	ASSOCIATED BANK RE: ADELINE LIEBE	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-7,000.00
06/03/2022	5	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-60.42
06/03/2022	6	GOWEY TITLE	246.48.19955.51	PROPERTY ACQUISITION SALES	.00	-1.00
06/03/2022	7	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	7,061.42	
06/30/2022	8	INTEREST FOR JUNE 2022	246.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-11.26
06/30/2022	9	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	11.26	
<b>Total CASH RECEIPTING HTF (CRHTF):</b>					<b>71,858.30</b>	<b>-71,858.30</b>

References: 9 Transactions: 9

Grand Totals:

**71,858.30      -71,858.30**

Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
06/30/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	4.52	
06/30/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-4.52
Total CASH DISB - HTF (CDHTF):					<u>4.52</u>	<u>-4.52</u>

References: 2 Transactions: 2

Grand Totals:

<u>4.52</u>	<u>-4.52</u>
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Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

FEB 28 2023

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

July 31, 2022

*Loray Tushnet*



Bank Statement Balance:	277,449.81	Book Balance Previous Month:	277,352.65
Outstanding Deposits:	.00	Total Receipts:	104.42
Outstanding Checks:	3,811.64	Total Disbursements:	3,818.90
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	273,638.17	Book Balance:	273,638.17

Outstanding Deposits

No outstanding deposits found!

Deposits cleared: 2 items Deposits Outstanding: 0 items

Outstanding Checks

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
1103	688.00	1104	3,020.00	1105	105.64		
						Total:	3,811.64

Checks cleared: 1 items Checks Outstanding: 3 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
07/07/2022	1	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-60.42
07/07/2022	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	60.42	
07/29/2022	3	INTEREST FOR JULY 2022	246.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-44.60
07/29/2022	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	44.00	
Total CASH RECEIPTING HTF (CRHTF):					104.42	-104.42

References: 4 Transactions: 4

Grand Totals:

104.42	-104.42
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Report Criteria:

Include transaction count  
Journal Code: Journal code = "CDHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
07/15/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	7.26	
07/15/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-7.26
<b>Total CASH DISB - HTF (CDHTF):</b>					<b>7.26</b>	<b>-7.26</b>
References: 2 Transactions: 2						
<b>Grand Totals:</b>					<b>7.26</b>	<b>-7.26</b>

Report Criteria:

Include transaction count  
Journal Code: Journal code = "CDHTF"

REVIEWED AND APPROVED

CITY OF STEVENS POINT

Bank Reconciliation Report

Page: 1

Oct 11, 2022 05:39PM

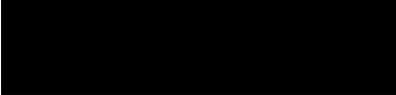
Report Criteria:

FEB 28 2023

Print Outstanding Checks and Deposits and Bank and Book Adjustments

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (8)  
August 31, 2022

*Conroy to check*



Bank Statement Balance:	286,069.43	Book Balance Previous Month:	273,638.17
Outstanding Deposits:	.00	Total Receipts:	12,436.78
Outstanding Checks:	.00	Total Disbursements:	4.52
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	286,069.43	Book Balance:	286,069.43

Outstanding Deposits

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

Outstanding Checks

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

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

FEB 28 2023

*Corey [Signature]*

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
08/10/2022	1	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-60.42
08/10/2022	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	60.42	
08/12/2022	3	KIGGINS - 508 BUKOLT	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-12,304.00
08/12/2022	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	12,304.00	
08/31/2022	5	INTEREST FOR AUGUST 2022	246.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-71.36
08/31/2022	6	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	71.36	
Total CASH RECEIPTING HTF (CRHTF):					<u>12,435.78</u>	<u>-12,435.78</u>
References: 6 Transactions: 6						
Grand Totals:					<u>12,435.78</u>	<u>-12,435.78</u>

Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
08/15/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	4.52	
08/15/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-4.52
<b>Total CASH DISB - HTF (CDHTF):</b>					<u>4.52</u>	<u>-4.52</u>
References: 2 Transactions: 2						
<b>Grand Totals:</b>					<u>4.52</u>	<u>-4.52</u>

Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

FEB 28 2023

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (0)

September 30, 2022

*Boyd Lubinski*



Bank Statement Balance:	286,251.60	Book Balance Previous Month:	286,069.43
Outstanding Deposits:	.00	Total Receipts:	189.68
Outstanding Checks:	.00	Total Disbursements:	7.51
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	286,251.60	Book Balance:	286,251.60

Outstanding Deposits

No outstanding deposits found!

Deposits cleared: 2 items Deposits Outstanding: 0 items

Outstanding Checks

No outstanding checks found!

Checks cleared: 1 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
09/13/2022	1	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-60.42
09/13/2022	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	80.42	
09/13/2022	3	INTEREST FOR SEPT 2022	246.48.00110.56	INTEREST ON CHECKING ACCTS		129.26
09/13/2022	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	129.26	
<b>Total CASH RECEIPTING HTF (CRHTF):</b>					<b>189.68</b>	<b>-189.68</b>
References: 4 Transactions: 4						
<b>Grand Totals:</b>					<b>189.68</b>	<b>-189.68</b>

Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
09/15/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00800.5950	GEN ADMIN CHARGES	7.51	
09/15/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-7.51
<b>Total CASH DISB - HTF (CDHTF):</b>					<u>7.51</u>	<u>-7.51</u>
References: 2 Transactions: 2						
<b>Grand Totals:</b>					<u>7.51</u>	<u>-7.51</u>

Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

Report Criteria:

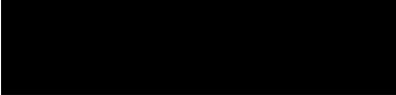
Print Outstanding Checks and Deposits and Bank and Book Adjustments

FEB 28 2023

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING)

October 31, 2022

*[Handwritten Signature]*



Bank Statement Balance:	286,394.38	Book Balance Previous Month:	286,251.60
Outstanding Deposits:	117.94	Total Receipts:	19,045.53
Outstanding Checks:	600.00	Total Disbursements:	9,384.81
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	285,912.32	Book Balance:	295,912.32

Outstanding Deposits

Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount	Deposit Number	Deposit Amount
8	117.94						
						Total:	117.94

Deposits cleared: 3 items    Deposits Outstanding: 1 items

Outstanding Checks

Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount	Check Number	Check Amount
1108	600.00						
						Total:	600.00

Checks cleared: 3 items    Checks Outstanding: 1 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

REVIEWED AND APPROVED

CITY OF STEVENS POINT

Journals - CDHTF Journal for Redev Auth HTF

Page: 1

Period 10/22 (10/31/2022)

Nov 14, 2022 1:22PM

Report Criteria:

Include transaction count

Journal Code. Journal code = "CDHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
10/31/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	4.52	
10/31/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-4.52
Total CASH DISB - HTF (CDHTF):					4.52	-4.52

References: 2 Transactions: 2

Grand Totals:

4.52 -4.52

Report Criteria:

Include transaction count

Journal Code. Journal code = "CDHTF"

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
10/03/2022	1	DALLAS SMITH-1216 W WHITNEY ST	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-6,729.64
10/03/2022	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	6,729.64	
10/13/2022	3	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-60.42
10/13/2022	4	GOWEY TITLE-HENKE-1338 THIRD ST	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-8,000.00
10/13/2022	5	CITY OF ST PT-REIMB CHG FOR RETTL	246.48.19900.51	MISC UNCLASSIFIED REVENUE	.00	-8,000.00
10/13/2022	6	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	12,060.42	
10/31/2022	7	CHANGE FOUND IN 217 2ND ST-RDA O	246.48.19900.51	MISC UNCLASSIFIED REVENUE	.00	-117.94
10/31/2022	8	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	117.94	
10/31/2022	9	INTEREST FOR OCTOBER 2022	246.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-137.53
10/31/2022	10	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	137.53	

Total CASH RECEIPTING HTF (CRHTF):

18,045.53      -18,045.53

References: 10 Transactions: 10

Grand Totals:

18,045.53      -18,045.53

FEB 20 2023

Jan 08, 2023 03:48PM

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

*Lucy Fink*

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)  
November 30, 2022



Bank Statement Balance:	296,021.39	Book Balance Previous Month:	295,912.32
Outstanding Deposits:	.00	Total Receipts:	254.91
Outstanding Checks:	.00	Total Disbursements:	145.84
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	296,021.39	Book Balance:	296,021.39

Outstanding Deposits

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

Outstanding Checks

No outstanding checks found!  
Checks cleared: 3 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

FEB 28 2023

Journal Code: Journal code = "CDHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
11/30/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	8.01	
11/30/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS		8.01
<b>Total CASH DISB - HTF (CDHTF):</b>					<b>8.01</b>	<b>-8.01</b>

References: 2 Transactions: 2

Grand Totals:

8.01	-8.01
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Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

REVIEWED AND APPROVED

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
11/14/2022	1	HINTZ	246.49.00100.58	PRINCIPAL PAYMENTS	.00	-60.42
11/14/2022	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	60.42	
11/30/2022	3	INTEREST FOR NOVEMBER 2022	246.48.00110.58	INTEREST ON CHECKING ACCTS	.00	-194.49
11/30/2022	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	194.49	
Total CASH RECEIPTING HTF (CRHTF):					<u>254.91</u>	<u>-254.91</u>

References: 4 Transactions: 4

Grand Totals:

<u>254.91</u>	<u>-254.91</u>
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REVIEWED AND APPROVED

CITY OF STEVENS POINT

Bank Reconciliation Report

Page: 1

Feb 10, 2023 02:52PM

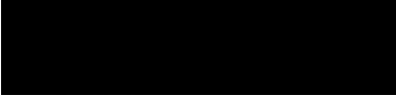
Report Criteria:

FEB 28 2023

Print Outstanding Checks and Deposits and Bank and Book Adjustments

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

*Cony Talbot*



Bank Statement Balance:	242,496.89	Book Balance Previous Month:	296,021.39
Outstanding Deposits:	.00	Total Receipts:	299.82
Outstanding Checks:	.00	Total Disbursements:	53,824.32
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	242,496.89	Book Balance:	242,496.89

Outstanding Deposits

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

Outstanding Checks

No outstanding checks found!  
Checks cleared: 3 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

FEB 28 2023

Journal Code: Journal code = "CRHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
12/16/2022	1	LAPORTE (HINTZ)	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-65.00
12/18/2022	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	65.00	
12/30/2022	5	INTEREST FOR DECEMBER 2022	246.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-234.82
12/30/2022	6	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	234.82	
Total CASH RECEIPTING HTF (CRHTF):					299.82	-299.82
References: 4 Transactions: 4						
Grand Totals:					299.82	-299.82

Report Criteria:

Include transaction count  
Journal Code: Journal code = "CDHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
12/15/2022	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	7.20	
12/15/2022	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-7.20
<b>Total CASH DISB - HTF (CDHTF):</b>					<u>7.20</u>	<u>-7.20</u>
References: 2 Transactions: 2						
<b>Grand Totals:</b>					<u>7.20</u>	<u>-7.20</u>

Report Criteria:

Include transaction count  
Journal Code: Journal code = "CDHTF"

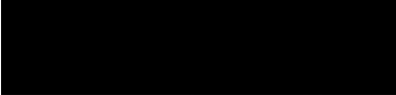
Report Criteria:

FEB 28 2023

Print Outstanding Checks and Deposits and Bank and Book Adjustments

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)  
January 31, 2023

*Lorey Landis*



Bank Statement Balance:	239,308.36	Book Balance Previous Month:	242,496.89
Outstanding Deposits:	.00	Total Receipts:	321.37
Outstanding Checks:	.00	Total Disbursements:	3,509.90
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	239,308.36	Book Balance:	239,308.36

Outstanding Deposits

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

Outstanding Checks

No outstanding checks found!  
Checks cleared: 2 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

FEB 28 2023

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
01/04/2023	1	LAPORTE (HINTZ)	246.48.00100.56	PRINCIPAL PAYMENTS	.00	-85.00
01/04/2023	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	65.00	
01/31/2023	3	INTEREST FOR JANUARY 2023	246.48.00110.56	INTEREST ON CHECKING ACCTS	00	-256.37
01/31/2023	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	256.37	
<b>Total CASH RECEIPTING HTF (CRHTF):</b>					<b>321.37</b>	<b>-321.37</b>

References: 4 Transactions: 4

Grand Totals:

<b>321.37</b>	<b>-321.37</b>
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Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
01/31/2023	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	5.15	
01/31/2023	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-5.15
Total CASH DISB - HTF (CDHTF):					<u>5.15</u>	<u>-5.15</u>
References: 2 Transactions: 2						
Grand Totals:					<u>5.15</u>	<u>-5.15</u>

Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

MAR 29 2023

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)  
February 28, 2023

*Lorij Lohist*



	240,791.40	Book Balance Previous Month:	239,308.36
Outstanding Deposits:	.00	Total Receipts:	1,513.10
Outstanding Checks:	.00	Total Disbursements:	30.06
Bank Adjustments:	.00	Book Adjustments:	.00
Bank Balance:	240,791.40	Book Balance:	240,791.40

Outstanding Deposits

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

Outstanding Checks

No outstanding checks found!  
Checks cleared: 1 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH RECEIPTING HTF (CRHTF)</b>						
02/01/2023	1	HINTZ	246.49.00100.56	PRINCIPAL PAYMENTS	.00	-65.00
02/01/2023	2	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	65.00	
02/24/2023	3	ZINSER-2433 ELLIS ST	246.49.00100.56	PRINCIPAL PAYMENTS		1.82
02/28/2023	4	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	1,181.82	
02/28/2023	5	INTEREST FOR FEB 2023	246.48.00110.56	INTEREST ON CHECKING ACCTS	.00	-266.28
02/28/2023	6	CASH RECEIPT BANK REC.	246.11101	OTHER CASH ACCOUNTS	266.28	
Total CASH RECEIPTING HTF (CRHTF):					<u>1,513.10</u>	<u>-1,513.10</u>

References: 6 Transactions: 6

Grand Totals:

<u>1,513.10</u>	<u>-1,513.10</u>
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Report Criteria:

Include transaction count

Journal Code: Journal code = "CDHTF"

MAR 29 2023

*Lorey Indist*

Date	Reference Number	Payee or Description	Account Number	Account Title	Debit Amount	Credit Amount
<b>CASH DISB - HTF (CDHTF)</b>						
02/28/2023	1	ACCOUNT ANALYSIS STLMNT CHG	246.56.00600.5950	GEN ADMIN CHARGES	30.06	
02/28/2023	2	Auto Batch Total	246.11101	OTHER CASH ACCOUNTS	.00	-30.06
Total CASH DISB - HTF (CDHTF):					<u>30.06</u>	<u>-30.06</u>
References: 2 Transactions: 2						
Grand Totals:					<u>30.06</u>	<u>-30.06</u>

Report Criteria:


Include transaction count

Journal Code: Journal code = "CDHTF"



## MEMORANDUM

To: Common Council

From: Ryan Kernosky, Director of Community Development 

Date: April 13, 2023

**RE: Assignment of Amended and Restated Development Agreement of the North Side Yard Project**

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Alders-

Enclosed you will find an Assignment of the Amended and Restated Development Agreement for the North Side Yard Mixed-Use development downtown. The assignment collateralizes the development incentives for Building 1 (1060 Centerpoint Drive) and Building 2 (1020 Centerpoint Drive) for lending to complete Building 3 (1017 Third Street).

Assignments of development agreement incentives is a common practice of lending and collateralizing for major projects like this.

Staff recommends approval as presented. Please let me know if you have any additional questions.

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

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*Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.*

**PREPARED BY AND WHEN RECORDED RETURN TO:**

Bob Douglas, Davis Brown Law Firm, 4201 Westown Parkway, Suite 300, West Des Moines, Iowa 50266 (515) 288-2500

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**ASSIGNMENT OF AMENDED AND RESTATED DEVELOPMENT  
AGREEMENT OF THE NORTH SIDE YARD PROJECT IN THE CITY OF  
STEVENS POINT, WISCONSIN**

THIS ASSIGNMENT OF AMENDED AND RESTATED DEVELOPMENT AGREEMENT OF THE NORTH SIDE YARD PROJECT IN THE CITY OF STEVENS POINT, WISCONSIN (the “Assignment”) is made as of the \_\_\_\_ day of April, 2023, North Side Yard Condo 1, LLC, a Delaware limited liability company (“Company 1”), North Side Yard Condo 2, LLC, a Delaware limited liability company (“Company 2”), and North Side Yard Condo 3, LLC, a Delaware limited liability company (“Company 3”) and North Side Yard, LLC, a Delaware limited liability company (“Developer”), in favor of West Bank, an Iowa state banking corporation (“Assignee”).

**RECITALS**

A. Company 3 proposes to borrow from Assignee, up to an additional \$5,370,000 (the “Loan”) for the purpose of developing Phase 3 of the North Side Yard development in Stevens Point, Wisconsin with a street address of 1017 Third Street, Stevens Point, Wisconsin, and also known as PIN 281-24-0832200308 (parent 281-24-0832200304) and is Unit 3 of North Side Yard Condominium, as legally described on attached Exhibit A hereto (the “Phase 3 Project”). The Loan will be evidenced by a promissory note from Company 3 (the “Note”) payable to Assignee in the total principal sum of the Loan and is secured, in part, by a mortgage (“Mortgage”) and an assignment of leases and rents (“ALR”) executed by Company 1, Company 2, and Company 3, for the benefit of Assignee which are liens on the Project on the property legally described on attached Exhibit A hereto

B. The City of Stevens Point, Wisconsin (“City”), the Redevelopment Authority of the City of Stevens Point, Wisconsin (“RA”) and North Side Yard, LLC, a Delaware limited liability company have entered into an Amended and Restated Development Agreement dated October 22, 2020 (the “Development Agreement”)

pursuant and subject to which the City agrees to provide annual property tax rebate payments to Company 1, Company 2 and/or Company 3 through 2041 (and payable through 2042) based on the amount of the additional taxable property valuation created by construction of the completion of the 4 separate phases of the North Side Yard development. The Company is a special purpose entity contemplated under the Development Agreement which has been formed by the Developer for the sole purpose of developing the Project (i.e. Phase 3 of North Side Yard).

C. As additional security for the Loan the Assignee requires an (i) assignment of Company 1's, Company 2's, Company 3's, and the Developer's rights to the TIF Revenues to be paid pursuant to the Development Agreement pertaining to Phases 1, 2, and 3 of the North Side Yard Development (individually a "Payment" and collectively the "Payments").

NOW, THEREFORE, in consideration of Assignee's agreement to make the Loan, Developer, Company 1, Company 2 and Company 3, hereby covenant for the benefit of Assignee as follows:

1. Developer, Company 1, Company 2 and Company 3 hereby assign, grant, transfer and set over to Assignee all of their right, title and interest in and to the Development Agreement as it pertains to Phase 1, Phase 2 and Phase 3 of the Project, including but not limited to receipt of the TIF Revenues, and Payments thereof to the Developer and/or Company 1, Company 2 or Company 3. Notwithstanding the above, the Developer/Company 1, Company 2 or Company 3 shall remain responsible for performance of all obligations under the Development Agreement until such time as Assignee, its successor or assigns either (i) releases part or all of this Assignment, or (ii) becomes the owner of Phase 1, Phase 2 and/or Phase 3 Project pursuant to the mortgage.

2. Developer, Company 1, Company 2 and Company 3 agree that prior to the first Payment being received hereunder, pursuant to Assignee's direction, it shall direct the City to make each annual Payment either jointly payable to Developer and/or Company 1, Company 2 or Company 3 and Assignee, wire such annual Payments to an account under the control of Assignee, or to make such payment directly to the Assignee until such time as Developer and Assignee jointly notify the City in writing to make the Payments to Company.

3. Developer, Company 1, Company 2 and Company 3 hereby represent and warrant to Assignee that:

2.1 Each has the right to make this assignment pursuant to Section 9.12 of the Agreement;

2.2 None have heretofore assigned or pledged the Development Agreement or the Payments of TIF Revenues thereunder to the Phase 1, Phase 2 or Phase 3 Project to any other person or entity and will not further pledge or assign the Development Agreement or the Payments to the Phase 1, Phase 2 or Phase 3 of the Project, except as stated herein. Notwithstanding the above, Company 3 has

previously assigned the Development Agreement to West Bank in a Partial Assignment of Amended and Restated Development Agreement Pertaining Solely to Phase 3 of the North Side Yard Project in the City of Stevens Point, Wisconsin, which is a separate assignment, which will remain outstanding and prior to this Assignment regarding the Phase III TIF Revenues.

4. Developer, Company 1, Company 2 and Company 3 will indemnify Assignee against and hold Assignee free and harmless from any and all claims, demands, lawsuits, judgments, awards, costs and expenses, including, but not limited to, reasonable attorney fees, actually incurred by Assignee and arising by reason of any loss or impairment of the availability of the TIF Revenues, and Payments of the TIF Revenues for Phase 3 due under the Development Agreement, except to the extent such claims, demands, lawsuits, judgments, awards, costs and expenses have been incurred due to the negligent or willful misconduct of Assignee.

5. Developer, Company 1, Company 2 and Company hereby covenant:

5.1 None will execute any other assignment of their interest in the Development Agreement or the Payments;

5.2 Nor alter, amend or modify their rights under the Development Agreement as to Phase 1, Phase 2 and/or Phase 3 without the prior written consent of Assignee;

5.3 Not to release or forego their right under the Development Agreement or to the Payments as to Phase 1, Phase 2 and/or Phase 3 without the prior written consent of Assignee; and

5.4 To promptly deliver to Assignee true and correct copies of all notices or other documents or communications received by Developer from City with regard to or relating in any way to the Development Agreement or the Payments.

5.5 Company 1 and Company 2 hereby guarantee the payment and performance of Company 3 under the Note, and secure this guarantee by granting the Mortgage, Assignment of Rents and Assignment of the TIF Agreement to the Assignee, otherwise, except for this collateral, this guarantee is non-recourse as to the other assets of Company 1 and Company 2.

6. This Assignment is irrevocable and shall remain in full force and effect until such time as the earlier of the Loan and all other amounts due under the Loan Agreement shall have been repaid in full or all Payments have been made in accordance with the Development Agreement.

7. Assignee shall have and possess with respect to the Development Agreement and the Payments as to Phases 1, 2 and 3, and any notes, instruments or proceeds as to which a security interest is granted to Assignee pursuant to this Assignment,

a security interest in such collateral, which security interest shall include, without limitation, any and all rights and remedies of a secured party under the Iowa Uniform Commercial Code, or otherwise provided by law. Developer, Company 1, Company 2 and Company 3 shall execute any and all other documents necessary or desirable to perfect Assignee's security interest under this Assignment.

8. This Assignment, together with the agreements, covenants and warranties contained in this Assignment, shall inure to the benefit of Assignee and any subsequent holder of the Notes and the Mortgage securing the Notes, and shall be binding upon Developer, or any subsequent owner of the Project or any interest therein.

9. This Assignment may be executed in any number of counterparts by the parties to this Assignment. Each of said counterparts shall be deemed to be an original, and all such counterparts shall constitute but one and the same instrument.

10. This Assignment and the transactions contemplated under this Assignment shall be governed by and construed in accordance with the laws of the State of Iowa.

11. All notices given pursuant to this Agreement shall be in writing and shall be given by personal service, by United States certified mail or other established express delivery service (such as Federal Express) that guarantees overnight delivery, postage or delivery charge prepaid, addressed to the appropriate party at the address set forth below:

**Developer and Company 1, 2 or 3:** North Side Yard, LLC/North Side Yard Condo 3, LLC  
c/o Brent Dahlstrom  
PO Box 128  
Cedar Falls, Iowa 50613  
Email: [brentdahlstrom@gmail.com](mailto:brentdahlstrom@gmail.com)  
(319)-505-3609

**Assignee:** West Bank  
1601 - 22nd Street  
West Des Moines, Iowa 50265  
Attn.: Dana Jergenson, Vice President  
Email: [djergenson@weastbankstrong.com](mailto:djergenson@weastbankstrong.com)  
(515)-222-5758

Notices shall be effective upon receipt or refusal.

(next is signature page)

IN WITNESS WHEREOF the parties have executed this Assignment on the day and year above stated.

North Side Yard, LLC

Merge, LLC Managing Member of North Side Yard, LLC

By: \_\_\_\_\_  
Brent Dahlstrom, Manager of Merge, LLC

North Side Yard Condo 1, LLC

North Side Yard, LLC its Member by Merge, LLC Managing Member of North Side Yard, LLC

By: \_\_\_\_\_  
Brent Dahlstrom, Manager of Merge, LLC

North Side Yard Condo 2, LLC

North Side Yard, LLC its Member by Merge, LLC Managing Member of North Side Yard, LLC

By: \_\_\_\_\_  
Brent Dahlstrom, Manager of Merge, LLC

North Side Yard Condo 3, LLC

North Side Yard, LLC its Member by Merge, LLC Managing Member of North Side Yard, LLC

By: \_\_\_\_\_  
Brent Dahlstrom, Manager of Merge, LLC

STATE OF IOWA, COUNTY OF \_\_\_\_\_, ss:

This record was acknowledged before me on the \_\_\_ day of April, 2023, by Brent Dahlstrom, as Manager of Merge, LLC as Managing Member of North Side Yard, LLC, on its behalf.

\_\_\_\_\_  
Notary Public in and for said State.

STATE OF IOWA, COUNTY OF \_\_\_\_\_, ss:

This record was acknowledged before me on the \_\_\_ day of April, 2023, by Brent Dahlstrom, as Manager of Merge, LLC as Managing Member of North Side Yard, LLC as Member of North Side Yard Condo 1, LLC on its behalf.

\_\_\_\_\_  
Notary Public in and for said State.

STATE OF IOWA, COUNTY OF \_\_\_\_\_, ss:

This record was acknowledged before me on the \_\_\_ day of April, 2023, by Brent Dahlstrom, as Manager of Merge, LLC as Managing Member of North Side Yard, LLC as Member of North Side Yard Condo 2, LLC on its behalf.

\_\_\_\_\_  
Notary Public in and for said State.

STATE OF IOWA, COUNTY OF \_\_\_\_\_, ss:

This record was acknowledged before me on the \_\_\_ day of April, 2023, by Brent Dahlstrom, as Manager of Merge, LLC as Managing Member of North Side Yard, LLC as Member of North Side Yard Condo 3, LLC on its behalf.

\_\_\_\_\_  
Notary Public in and for said State.

West Bank

By: \_\_\_\_\_  
Dana Jergenson, Vice President

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on the \_\_\_\_ day of April, 2023, by Dana Jergenson, as vice president of West Bank, on its behalf.

\_\_\_\_\_  
Notary Public in and for said State.

EXHIBIT A

**Units 1, 2 and 3 of North Side Yard Condominium, together with said unit's undivided interest in the common elements and exclusive use of the limited common elements appurtenant to said unit, in North Side Yard Condominium, a condominium declared and existing under and by virtue of the Condominium Ownership Act of the State of Wisconsin and recorded by a Declaration of such condominium in the office of the Register of Deeds for Portage County, Wisconsin on November 18, 2020, as Document No. 868961, said condominium being located in the City of Stevens Point, Portage County, Wisconsin on real estate described in said Declaration, Incorporated herein by this reference thereto.**

**PIN 281-24-0832200306 (parent 281-24-0832200302)  
PIN 281-24-0832200307 (parent 281-24-0832200303)  
PIN 281-24-0832200308 (parent 281-24-0832200304)**

ACKNOWLEDGEMENT AND ESTOPPEL CERTIFICATE

COMES NOW, the City of Stevens Point, Wisconsin (“City”) and the Redevelopment Authority of the City of Stevens Point Wisconsin (“RA”) and hereby state for the benefit of West Bank (“Lender”), which is making an additional mortgage loan to North Side Yard Condo 3, LLC in the amount of \$5,370,000 (the “Loan”) for the purpose of developing the real property which is Phase 3 of the North Side Yard development in Stevens Point, Wisconsin with a street address of 1017 Third Street, Stevens Point, Wisconsin, and also known as PIN 281-24-0832200308 (parent 281-24-0832200304) (the “Phase 3 Project”), and has taken an assignment of the Amended and Restated Development Agreement dated October 22, 2020 (the “Development Agreement”) by and among the City, the RA and North Side Yard, LLC (“Developer”) as to Phase 1, Phase 2 and Phase 3, and states as follows:

1. The Development Agreement is in full force and effect, and there are no signed amendments to the Development Agreement, and neither the City or RA are aware of any defaults outstanding under the Agreement by Developer or Company 1, Company 2 or Company 3, each of which are owning a portion of the Project.
2. (intentionally left blank).
3. We have received a copy of the signed Assignment by Developer and the Developer, Company 1, Company 2 and Company 3 for Phase 1, Phase 2 and Phase 3 under the Development Agreement to West Bank, and neither the City or RA are aware of the assignment of the TIF Revenues which may be payable for Phase 3 to any other party other than West Bank on Phase 3 as set forth herein..

IN WITNESS WHEREOF, this Acknowledgment and Estoppel Certificate is executed and delivered subject to the provisions of section 9.16 of the Development Agreement this \_\_\_\_\_ day of April, 2023.

City of Stevens Point, Wisconsin

Redevelopment Authority of the City of Stevens Point, Wisconsin

By: \_\_\_\_\_  
Mike Wiza, Mayor

By: \_\_\_\_\_  
John Schlice, Chairperson

By: \_\_\_\_\_  
Kari Yenter, City Clerk

By: \_\_\_\_\_  
Ryan Kernosky, Executive Director