

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

FINANCE COMMITTEE AGENDA

October 9, 2023 - 7:15 PM

(or immediately following previously scheduled meeting)

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

OR

Zoom Teleconferencing

Meeting ID: 831 2381 5964 | Passcode: 643004

By Computer: [Zoom Link](#)

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

(A quorum of the City Council may attend this meeting)

AGENDA

- I. Non-Action Items:
 1. Roll Call.
- II. Discussion and Possible Action on:
 2. Approval of the 2024 Capital Budget.
 3. Approval of a Memorandum of Understanding between the City of Stevens Point, Mid State Technical College, and the Stevens Point Area Convention and Visitors Bureau relating to funding a study for a Downtown Convention Facility.
 4. Request from the City of Stevens Point to enter into a contract with Hunden Partners to perform a Conference/Convention Center & Hotel Financial Feasibility & Economic Impact Study.
 5. Request from the Community Development Department to issue a Request for Proposals for the property at 1450 Water Street.
 6. Approval of the acquisition of the property at 1200 Main St. (Former Shopko

Building)

7. Approval of Claims Paid.

III. Closing Items:

8. Adjournment

Meeting Rider

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, TDD # 346-1556 or by mail at 1515 Strongs Ave., 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 normal business hours from 7:30 a.m. to 4:00p.m.



October 5, 2023

To: Finance Committee, Common Council

Subject: Proposed 2024 Capital Budget

Last month, the proposed 2024 capital budget was presented. Now, we are looking for formal approval, either as originally proposed or with any amendments that the Finance Committee wishes to make.

The proposed 2024 capital budget is attached for your reference. Note that we have not made any changes to it since it was originally presented. A guide to the various columns is as follows:

- 2024 Budget Projected: What was originally projected in our 5 year capital plan (Last Year)
- 2024 Budget Requests: What the departments actually requested
- Prioritized (Yellow): How the departments ranked the requests, 1 being the most important
- 2024 Budget Recommended (Dark Purple): What the Comptroller and Mayor are recommending, funded by the capital budget
- 2024 Funded by Other Sources (Light Purple): Funded outside of the capital budget with a separate pot of money
 - TIF Districts
 - Willett Fund
- Notes (Light Purple): Allows you to follow the changes that were made
 - Removed
 - Reduced
 - Moved to a future year

CITY OF STEVENS POINT 2024-2028 CAPITAL IMPROVEMENTS

September 5, 2023

		2024 BUDGET PROJECTED	2024 BUDGET REQUESTS	PRIORITIZED	2024 BUDGET RECOMMENDED	2024 FUNDED BY OTHER SOURCES	NOTES	2025 BUDGET PROJECTED	2026 BUDGET PROJECTED	2027 BUDGET PROJECTED	2028 BUDGET PROJECTED
Assessor - Comm Devel	City Wide Revaluation										
Community Development	Signage Plan Implementation	50,000.00	50,000.00	CDD-1	0.00		Moved to 2025	50,000.00	50,000.00		
General	Building Maintenance - General	50,000.00	50,000.00	GEN-1	50,000.00			50,000.00	50,000.00	50,000.00	50,000.00
IT	Computer Life Cycle Replacements (4 Year Cycle)	100,000.00	100,000.00	IT-1	60,000.00		Reduced from 100k to 60k	100,000.00	100,000.00		
IT	Expanded Storage for PD Video Storage & Expansion of Backup Systems		15,000.00	IT-2	15,000.00						
IT	External Wireless APs for public wifi (Cultural Commons, Pfiffner, Bukolt, Main Street)										
IT	Standard Printer Life Cycle Replacements (5 Year Cycle)	7,000.00	7,000.00	IT-5	0.00		Removed	7,000.00	7,000.00	7,000.00	
IT	Window Server Upgrades		25,000.00	IT-3	25,000.00				25,000.00		25,000.00
IT/Engineering	Large Format Printer / Scanner										
IT/Fire	Replacement rugged devices for fire apparatus										
IT/Public Utilities (split)	Hardened Immutable Backup System (Ransomware Protection Measure)	35,000.00	35,000.00	IT-4	0.00		Removed-Already Funded			20,000.00	
IT/Public Utilities (split)	Penetration Testing	25,000.00						25,000.00			
Airport	Mower	42,000.00	42,000.00		42,000.00						
Airport	Turf Runway	45,000.00	45,000.00				Moved to 2025	45,000.00			
Transit	Bus Purchase - Local Share for 3 buses		315,000.00		315,000.00			23,000.00	23,000.00	23,000.00	
Transit	Bus Wash Replacement										250,000.00
Transit	Park and Ride Development									65,000.00	
Transit	Support Vehicle	35,000.00							35,000.00		
DPW - Engineering	Traffic Impact Analysis										
DPW - Engineering	Slaq Seal Northpoint Drive and Michiqan Avenue										
DPW - Engineering	Temporary Signals/Traffic Control										
DPW - Engineering	Streets Garage Roof Repairs/Patch Roof	200,000.00	200,000.00	DPW-10	264,650.00						
DPW - Engineering	Streets Garage Windows		14,000.00	DPW-11	0.00		Removed				
DPW - Engineering	Transportation Utility Study										
DPW - Engineering	GPS										
DPW - Engineering	Portable Changeable Message Boards		45,000.00	DPW-12	0.00		Removed				
DPW - Engineering	Total Station		35,000.00	DPW-13	0.00		Moved to 2025	35,000.00			
DPW - Engineering	Traffic Signal Improvements	130,000.00	130,000.00	DPW-9	130,000.00			150,000.00	150,000.00	150,000.00	150,000.00
DPW - Engineering	Underpass High Water Warning System	16,000.00	18,500.00	DPW-14	0.00		Removed				
DPW - Engineering	Sidewalk Improvements		120,000.00	DPW-8	90,000.00		Reduced from 120k to 90k	120,000.00			
DPW - Streets	Bush/Indiana/Channel/Lindbergh/Belke										
DPW - Streets	Minnesota/Algoma/Texas										
DPW - Streets (2024)	Bliss/Prairie/Koch/Mason	1,050,000.00	1,200,000.00	DPW-5	1,200,000.00						
DPW - Streets (2024)	Business 51 (Northside): Design and Real Estate (TID Funded)			DPW-3.2		1,500,000.00	TID Funded. Cost may increase for 4th Ave real estate. Tn of Hull has MLS grant. Request does not reflect grant dollars				
DPW - Streets (2024)	Country Club Dr	450,000.00	480,000.00	DPW-1	415,350.00						
DPW - Streets (2024)	Maria/Walker/Vincent	2,900,000.00	3,100,000.00	DPW-4	3,100,000.00						
DPW - Streets (2024)	Public Works Facility Site Acquisition	1,340,000.00	0.00		0.00						
DPW - Streets (2024)	Public Works Facility Site Evaluation		35,000.00	DPW-7	0.00		Removed, Needed to complete current planning effort				
DPW - Streets (2024)	Road Surface Improvements	750,000.00	750,000.00	DPW-6	750,000.00			800,000.00	850,000.00	850,000.00	850,000.00
DPW - Streets (2024)	Business 51 South Segment Design		2,000,000.00	DPW-3.1	0.00	2,000,000.00	Complete design in one effort. \$1.5 million from Bus 51 funds on hand. \$500k from TID 12.				
DPW - Streets (2024)	Business 51 Central Segment Design		2,000,000.00	DPW-3.3	0.00		Moved to 2025. Complete design in one effort		2,000,000.00		
DPW - Streets (2024)	West Zinda Bridge Rehab Design (State Review)		15,000.00	DPW-2	15,000.00		Not part of AECOM's contract				
DPW - Streets (2025)	Business 51 (Northside): Reconstruct (TID Funded)	5,000,000.00	0.00		0.00			5,500,000.00	5,500,000.00		
DPW - Streets (2025)	West River/Wilshire/Pine Bluff	500,000.00	0.00		0.00			900,000.00			
DPW - Streets (2025)	Madison/Monroe/Reserve/Alleys/Michigan							2,000,000.00			
DPW - Streets (2025)	Business 51 South Segment Real Estate							2,200,000.00			
DPW - Streets (2025)	Washington/Lee/Grant/West (May be delayed for Bus 51)							2,100,000.00			
DPW - Streets (2026)	West Zinda Bridge Rehab (Local Bridge Program Funding)							85,000.00			
DPW - Streets (2026)	Stanley/Whilshire/North Point								2,800,000.00		
DPW - Streets (2026)	Bus 51 South Segment Ph 1 Reconstruct (STP-Urban Funding)								2,500,000.00		
DPW - Streets (2026)	Center/Fifth/Clayton								2,600,000.00		
DPW - Streets (2026)	Intersection Improvements Stanley & Green								800,000.00		
DPW - Streets (2026)	Janick Circle/Ridge Rd								0.00		

CITY OF STEVENS POINT 2024-2028 CAPITAL IMPROVEMENTS

September 5, 2023

		2024 BUDGET PROJECTED	2024 BUDGET REQUESTS	PRIORITIZED	2024 BUDGET RECOMMENDED	2024 FUNDED BY OTHER SOURCES	NOTES	2025 BUDGET PROJECTED	2026 BUDGET PROJECTED	2027 BUDGET PROJECTED	2028 BUDGET PROJECTED
DPW - Streets (2027)	Bus 51 South Segment Phase 2 Reconstruct									5,000,000.00	
DPW - Streets (2027)	Sixth/Vincet/Illinois/Wayne (May be delayed for Bus 51)									2,300,000.00	
DPW - Streets (2027)	Wadleigh/Front/Fourth/Reserve									3,100,000.00	
DPW - Streets (2028)	Bus 51 South Segment Phase 3 Reconstruct										5,400,000.00
DPW - Streets (2028)	Lincoln/Cleveland/Blaine/Julia/Lora										2,600,000.00
DPW - Streets (2028)	Della/Bush/Minnesota/Matilda/Williams										2,700,000.00
DPW Fleet - Airport	Fuel Truck, Plane Tractor							335,000.00			
DPW Fleet - Engineering	Pickups		45,000.00	FLEET-9	0.00	450 Account	Removed, Truck for new Eng. Tech				
DPW Fleet - Fire	Fire Trucks						Approved new engine plus convert rescue 1	990,000.00			1,410,000.00
DPW Fleet - Fire	Fire Squads		204,000.00	FLEET-6	153,000.00		Reduced from 4 to 3	53,500.00			260,000.00
DPW Fleet - Fire	Generators										65,000.00
DPW Fleet-Parks	Pickups/vans		783,000.00	FLEET-7	451,000.00		Reduced from 783k to 451k				
DPW Fleet- Parks	Mowers		28,500.00	FLEET-8	28,500.00		Due to be replaced in 2022				
DPW Fleet- Parks	chipper truck		110,000.00		110,000.00		BR- due 2024 20 years old				
DPW Fleet - Parks	Bobcat Toolcat UTV and Attachments (Addition to Fleet) Funded by grant			FLEET-5				91,000.00			
DPW Fleet - Police	Swat Van										
DPW Fleet- Police	Squads		306,000.00	FLEET-2	306,000.00		4 squads, 1 dog squad, chief car	214,000.00	227,000.00	237,752.00	304,000.00
DPW Fleet-Police	Undercovers		180,000.00	FLEET-3	120,000.00		Reduced from 180k to 120k, 6 undercover vehicles				43,000.00
DPW Fleet - Streets	1-Ton Flatbeds		126,000.00	FLEET-10	63,000.00		Reduced from 126k to 63k, 63k added to 2025	63,000.00			
DPW Fleet - Streets	Asphalt Kettle							65,000.00			
DPW Fleet - Streets	Augers, Generators, Attachments							28,000.00		5,500.00	5,700.00
DPW Fleet - Streets	Bucket Truck (2030 - \$175,000)										
DPW Fleet - Streets	Compressor Trailer (2030 - \$30,000)										
DPW Fleet - Streets	Concrete Saw	8,500.00					Removed from 2024 request		10,000.00		11,000.00
DPW Fleet - Streets	Drum Roller	75,000.00									
DPW Fleet - Streets	Garbage Trucks	650,000.00	758,000.00	FLEET-1	758,000.00		\$758K approved and ordered for 2024	800,000.00			
DPW Fleet - Streets	Hot Patcher										70,000.00
DPW Fleet - Streets	Line Grinder	8,500.00					Removed from 2024 request	10,000.00			
DPW Fleet - Streets	Line Painter							18,100.00		20,200.00	
DPW Fleet - Streets	(2) Loaders and (1) 6 way blade attachment								300,000.00		
DPW Fleet - Streets	Pickups, Van	63,600.00	246,150.00	FLEET-4	246,150.00		5 trucks total for 2024.				
DPW Fleet - Streets	Quad-Axle Dump Truck (2030 - \$231,000)										
DPW Fleet - Streets	Sidewalk Grinder										8,000.00
DPW Fleet - Streets	Sidewalk Tractor/Salter							7,500.00			
DPW Fleet - Streets	Snow Blower							65,000.00			
DPW Fleet - Streets	Snow Pusher for Lots (2030 - \$15,000)										
DPW Fleet - Streets	Soll Screener (2029 - \$312,000)										
DPW Fleet - Streets	Sweepers	328,600.00	328,000.00	FLEET-11	0.00		Moved to 2026		328,000.00		
DPW Fleet - Streets	Tractor Backhoe							113,500.00	116,700.00		
DPW Fleet - Streets	Trailers								6,000.00		
DPW Fleet - Streets	Tub Grinder								250,000.00		
Fire	DNR Grant Match							10,000.00		10,000.00	
Fire	Fire Hose/Nozzles	11,500.00	15,000.00	FIRE-5	15,000.00		Leary Foundation Grant		17,500.00		
Fire	General Fire Equipment	23,000.00	23,000.00	FIRE-2	23,000.00			25,000.00	27,500.00	30,000.00	32,500.00
Fire	Communications	30,000.00	30,000.00	FIRE-4	30,000.00				37,500.00		
Fire	New SCBA's (30)										
Fire	Technical Rescue	17,250.00	17,250.00	FIRE-3	17,250.00			20,000.00	22,500.00	25,000.00	27,500.00
Fire	Training Site - Updates	1,000,000.00	1,250,000.00	FIRE-6	0.00		Moved to 2025	1,280,000.00	32,500.00	50,000.00	40,000.00
Fire	Turnout Gear (Boots, Helmets, Gloves & Hoods)	28,750.00	50,000.00	FIRE-1	50,000.00			35,000.00	35,000.00	37,500.00	40,000.00
Fire	CAD Devices & Service Contracts										
Fire	Station Furniture (Classroom)	15,000.00	17,500.00	FIRE-7	0.00		Removed-tied to Fire 6 project				
Fire	Station #1 Apparatus Bay	100,000.00	125,000.00	FIRE-8	0.00		Removed				
Fire	Station #1 Roof										

CITY OF STEVENS POINT 2024-2028 CAPITAL IMPROVEMENTS

September 5, 2023

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Fire	Station #2 Roof	142,000.00	220,000.00	FIRE-9	151,000.00	69,000.00	69k Leftover from Station #1 Roof				
Parks - Bukolt	Ball Diamond Light Replacement									500,000.00	
Parks - Bukolt	Beachhouse & Viewing Deck Improvements										
Parks - Bukolt	Beachhouse Roof Replacement							45,000.00			
Parks - Goerke Park	Retrofit West Bleachers with Safety Barriers							30,000.00			
Parks - Goerke Park	Splashpad Design and Construction	350,000.00									425,000.00
Parks - Goerke Park	Tuckpoint Repairs - Goerke Stadium Bleachers							25,000.00	25,000.00		
Parks - Groholski Park	Phase 1 Park Construction	225,000.00	390,000.00	PRK-1	390,000.00		15k will be reimbursed				
Parks - Hein Park	Playground Equipment								120,000.00		
Parks - Iverson Park	Ball Diamond Light Replacement	245,000.00							245,000.00		
Parks - Iverson Park	Playground Equipment	65,000.00									
Parks - Iverson Park	Tuckpoint Beach House, Ball Diamond Shelter, Main Sign							15,000.00			
Parks - Iverson Park	Tuckpoint Boy Scout Lodge Building							25,000.00			
Parks - Iverson Park	Tuckpoint Bridge on East Side of Plover River TuckPoint	25,000.00	25,000.00	PRK-3	0.00		Moved to 2025	25,000.00			
Parks - Iverson Park	Tuckpoint Plover River Bridge									15,000.00	
Parks - Mead Park	(KASH) Replace Pour in Place Rubber Surfacing										
Parks - Mead Park	Replace Field Lighting								165,000.00		
Parks - Morton Park	Replace Field Lighting									165,000.00	
Parks - Parkwood Park	Playground Equipment	80,000.00						120,000.00			
Parks - Pliffner Park	Bandshell - New Roof and Glulam Repair										
Parks - Plover River X'ing	Plover River Crossing Project	300,000.00						300,000.00			
Parks - Pool	Guard House/Changing Room - Reseal/Repaint Interior & Exterior Walls, Repair Roof Leak, Epoxy Floor, Tuck Pointing.										
Parks - Pool	Main Pool Gutter Restoration - Cutting, Concrete, and Tile Repair	10,000.00						25,000.00			
Parks - Pool	Mechanical Pump House - Building Siding	10,000.00						10,000.00			
Parks - Pool	Replace Side Pumps (Slide and Water Feature, 2 Pumps)							12,000.00			
Parks - Pool	Snack Shack Pergola Replacement								8,000.00		
Parks - Pool	Stairs & Lifeguard Stands								12,000.00		
Parks - Slowmann	Playground Equipment										
Parks - Willett and REC	Meeting Rooms Tables and Chairs									25,000.00	
Parks - Willett Arena	Air Handling Unit - (West Side of Existing Building)		85,000.00	PRK-2	0.00	85,000.00	Funded by Willett Fund				
Parks - Willett Arena	Fire Suppression System Replacement							90,000.00			
Parks - Willett Arena	Locker Room Heating Units										
Parks - Willett Arena	New Rental Skates								25,000.00		
Parks - Willett Arena	Roof Replacement Design, Bidding & Construction										
Parks - Willett Arena	Safety Ladders to Access Roof (Dehumidifier Platform & Cooling Tower)		10,000.00	PRK-4	0.00	10,000.00	Funded by Willett Fund and Safety Grant				
Police	Armory							5,000.00			
Police	Armory - Firearms Rifles							35,000.00			
Police	Building - Evidence/Processing										
Police	Building - Garage									1,972,700.00	
Police	Building - Re-Roof North Half										
Police	Firing Range	10,000.00									
Police	General Equipment - Tasers	11,000.00	120,000.00	POL-2	120,000.00						
Police	Radio - Vehicle Radio Purchases	150,000.00							150,000.00		
Police	Radio - VRS Vehicle Repeater System	45,000.00							45,000.00		
Police	Swat Equipment - Vests										65,000.00
Police	Vehicle Camera System/Body Camera System	70,000.00	450,000.00	POL-1	450,000.00						
Police	Video - Equipment (Downtown System)	15,000.00									
Police	Video - Replace Video Eq. (Building and Interview rooms)	45,000.00									
Police/Forestry	Police Dept/Forestry Garage Design		37,500.00	POL-3	37,500.00						
			16,806,400.00		9,991,400.00	3,664,000.00		19,175,600.00	19,695,200.00	14,658,652.00	14,831,700.00



TO: City Finance Committee

FROM: Ryan Kernosky, Director of Community Development

DATE: October 9, 2023

RE: **Memorandum of Understanding between City of Stevens Point, Mid State Technical College, and the Stevens Point Area Convention and Visitors Bureau relating to funding a study for a Downtown Convention Facility**

Request from the City of Stevens Point to enter into a contract with Hunden Partners to perform a Conference/Convention Center & Hotel Financial Feasibility & Economic Impact Study

Finance Committee:

Since the vacation of Great Lakes Student Loan Service Provider of the City-owned property at 1101 Centerpoint Drive, the City has been working with MSTC and the SPACVB to look at whether the property could be utilized as a workforce development and convention facility. While the three organizations believe that there is a need for a convention facility in downtown, it is prudent for us to consider working with a consultant who has expertise in need analysis, business plan development, economic impact, and physical design of the space. After discussion with outside parties, Hunden Group came as a highly recommended consultant to perform this work.



Hunden's work will cost \$75,000. The CVB and MSTC have committed to funding \$20,000 each, with the remaining \$35,000 being funded by the City of Stevens Point.

Consistent with previous joint partnerships, a non-binding Memorandum of Understanding outlines the roles and responsibilities of each partner organization as this project moves forward.

The MOU is included in this document. Additionally, Hunden's proposal is also included for your consideration.

Financial Impact: The City's \$35,000 will come from TIF #10. Please remember that this is a preliminary study and that any additional funds for the development of the convention facility will have to be approved by the Council at a later date.

Staff Recommendation: Staff recommends APPROVAL as presented.

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (the “MOU”) is made and entered into as of this ____ day of _____, 2023, by and among The City of Stevens Point (the “City”), Mid-State Technical College (“MSTC”), and The Stevens Point Area Convention and Visitor’s Bureau (“SPACVB”), collectively known as the “Partners.”

BACKGROUND

A. In 2010, the City began acquisition and redevelopment the Center Point Mall located in Downtown Stevens Point. After the acquisition, many of components of the Center Point Mall had been removed or repurposed to accommodate MSTC’s Stevens Point campus, develop the Cobblestone Hotel on Centerpoint Drive, connect Third Street to Main Street, and reconnect Centerpoint Drive to Main Street via Strongs Avenue. Only two buildings remained available following the redevelopment, including the buildings at 1200 Main Street, and 1101 Centerpoint Drive (the “Property”). The Property was retained by the City and leased to Great Lakes, an official servicer of student loans and federal student aid. Great Lakes decided in 2023 to let their lease on the Property expire without renewing the lease, leaving the building vacant beginning November 8th, 2023. An aerial image of this property is included as Exhibit A.

B. Early in 2022, the City of Stevens Point adopted a new strategic plan, “People are The Point.” Within this new strategic plan, the Downtown and Riverfront connection were given specific recommendations to “create opportunities for entertainment and recreational destinations, foster activity centers, support attractive public and private spaces and amenities, build upon local and regional tourism efforts, and create new activity areas.” Upon reflection, City staff and officials began to explore options that fulfill these strategies, resulting in exploratory conversations with SPACVB and MSTC. One resulting option was the creation of a convention center that meets the needs of the City’s tourism industry, promotes growth of educational partners, and supports the City’s local event capacity without damaging the private sector. It is expected that such a facility would support professional conferences, larger scale public events such as the Winter Farmers Market, and the expansion of other free public programming, but not small scale private events. In order to properly assess the need for such a facility and prepare a professional product, City staff requested a financial feasibility and economic impact study for the Property from Hunden Partners. The resulting proposal was received on August 17, 2023 is attached to this MOU as Exhibit B.

CONTRIBUTIONS AND RESPONSIBILITIES OF PARTNERS

A. The project to redevelop the Property is collaborative in nature, supporting the growth of the tourism industry and the City’s professional educational programming. Because of the potential benefit to the Partners, the City is requesting financial support from MSTC and SPACVB to complete the feasibility study and preliminary designs for a convention center at the Property. The Partners agree to fund the feasibility study and preliminary designs for the Property with the following amounts:

- Not to exceed \$35,000 from the City
- Not to exceed \$20,000 from SPACVB
- Not to exceed \$20,000 from MSTC

B. Following the financial feasibility and economic impact study by Hunden Partners, the City intends to finance the redevelopment of the Property using a combination of increase in room tax pursuant with

\$66.6015(1m)(am)(3), funds from TID X, and other sources if the project is feasible. Additional amenities required to address the needs of the project may also be supported using these tools and will align with other needs of Downtown Stevens Point.

C. Following construction of the facility, The Partners intend to perform the following responsibilities to ensure success of the facility:

- City
 - The City will maintain the Property in accordance with all applicable building, health, and safety requirements.
 - The City will establish an Enterprise Fund for the maintenance and improvements to the Property.
 - The City will agree to perform routine maintenance and respond to violations and or repair requests within a timely manner to ensure the facility is kept in good working order for all events.
- MSTC
 - MSTC will operate all professional, private events to be held at the Property.
 - MSTC will agree to a monthly rental rate and contribution to the Enterprise Fund to assist with the operations and improvements to the Property.
- SPACVB
 - SPACVB will assist with project planning to confirm the presence of all necessary amenities to the Property in Downtown Stevens Point.
 - SPACVB will inform the project design to ensure the facility is unique, attractive, and professional.
 - SPACVB will assist with the marketing and promotion of the Property as a premiere host location for professional events in Central Wisconsin.
 - SPACVB will assist with the marketing and promotion of any local, public events that take place at the Property.

NON-BINDING AND RIGHTS OF TERMINATION

A. This MOU is non-binding and imposes no obligations upon or grants any rights, preferential interests or value in and to the parties hereto. The purpose of this MOU is to set forth the respective commitments of the parties to advance the prompt design, development, and professional operation of a convention center at the Property. The parties shall diligently and in good faith negotiate the lease terms and operational expectations of the Property. However, if the Partners are unable to agree on lease terms, operational expectations, or if the project is deemed infeasible by any of the Partners, any party may terminate this MOU without recourse.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be signed, sealed, and delivered by their duly authorized representatives the day and year first above written.

WITNESS:

THE CITY OF STEVENS POINT

By: _____

Name: _____

Title: _____

WITNESS:

MID-STATE TECHNICAL COLLEGE

By: _____

Name: _____

Title: _____

WITNESS:

STEVENS POINT AREA

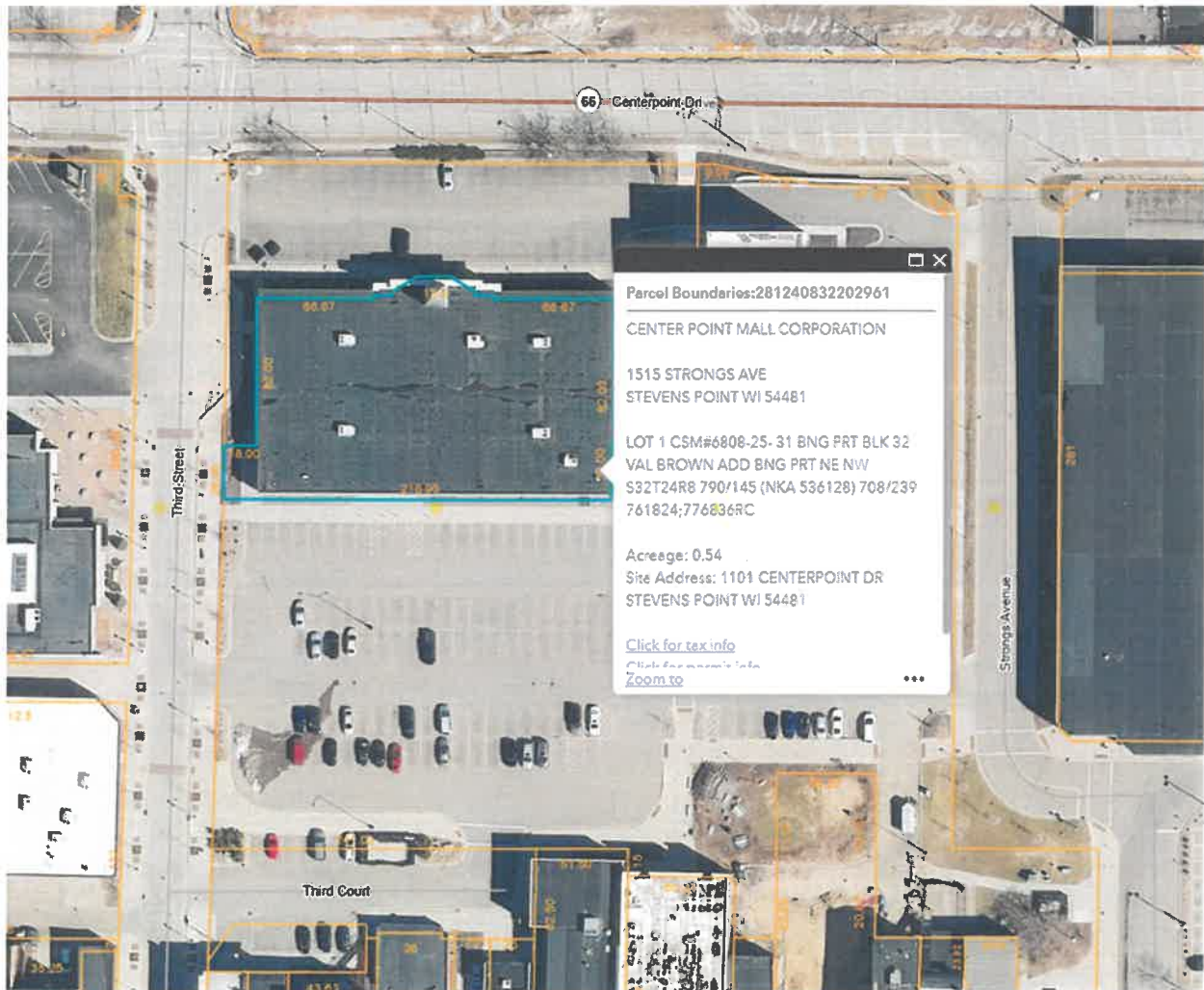
CONVENTION AND VISITOR'S BUREAU

By: _____

Name: _____

Title: _____

Exhibit A





CONFERENCE/CONVENTION CENTER & HOTEL

financial feasibility and economic impact study

City of Stevens Point

Attn: Ryan Kernosky, Community Development Director
1515 Strong's Ave. | Stevens Point, WI 54481

hunden
partners



August 17, 2023

City of Stevens Point
Attn: Ryan Kernosky, Community Development Director
1515 Strongs Ave.
Stevens Point, WI 54481
rkernosky@stevenspoint.com

Conference/Convention Center & Hotel Financial Feasibility & Economic Impact Study

Mr. Kernosky,

The City of Stevens Point (City or Client) has requested a proposal from Hunden Partners, along with architect partner Convergence Design (Hunden or Team), to complete a financial feasibility and economic impact study of a new conference/convention center (Project) at a former mall site and structure in Stevens Point, Wisconsin. The purpose of the study is to provide the Client with recommendations for the optimal facility, including recommendations on programming as well as a walkable hotel package and support amenities.

Hunden Partners, led by CEO Rob Hunden, is the premier destination real estate development and tourism advisory firm in the U.S. Mr. Hunden has been advising on all manner of unique and complex real estate development studies for nearly 30 years and has focused on transformative, tourism- and destination-driven developments. Since its founding in 2006, Hunden's team of 20 has worked on more than 1,000 destination projects or studies, with more than \$20 billion in projects built and successful, or currently underway. ***We specialize in conference, convention, and event venues and destination developments, which makes our team the perfect fit for Stevens Point.***

Convergence Design (CD), led by CEO David Greusel, is a professional design and architectural firm that assists clients with everything from feasibility studies and master plans to renovations, building expansions and entirely new buildings. Since 2004, the practice has grown to serve a variety of municipal, private, and institutional clients in the US and Canada. Mr. Greusel has more than 30 years of experience, including design and planning work for convention and conference centers, event centers, hotels, sports facilities, and a large variety of multi-use and flexible public-use facilities and surrounding districts.

Why work with the Hunden Team?

Convention Center and Hotel Experts. Hunden started his career in the mid-1990's working on convention center and convention hotel projects, as well as mixed-use projects for the City of Indianapolis and has continued this work for nearly 30 years. He is known as one of the industry's top experts in the feasibility, governance and implementation of convention, hotel and entertainment facilities.

Stevens Point Experience. In 2018, Hunden completed a private and confidential study for a resort/destination hotel in Stevens Point, so we have familiarity with your market.



Wisconsin Depth. Hunden has also added tourism leader **Romy Snyder** to our team in the past month after she recently retired as the President & CEO of the *Wisconsin Dells Visitor & Convention Bureau*. Her knowledge of the meetings and group market in Wisconsin will be a great resource for this study. Hunden has also conducted studies throughout Wisconsin, many of which included convention, conference and/or hotel elements. Highlights of Hunden's Wisconsin work include feasibility and impact studies for the Madison Alliant Energy Center campus, Madison convention hotel, Milwaukee downtown entertainment district and Deer District Phase II, Sun Prairie Conference Hotel, Eau Claire convention center and arena, and others in Racine, Beloit, Green Bay, and Minocqua.

History Working as a Team. Hunden and Convergence have successfully teamed on more than 100 assignments and our clients appreciate that they are able to understand what the project will look like, the concept design and accurate budgets. Together we determine the most efficient layout and provide development costs for successful convention and event venues and associated hotels, as well as the site issues related to size/access/parking. Without these details, it would be impossible to understand the cost side of the feasibility equation, as well as the layouts/concept designs and other elements critical to understanding "what you get" for the investment.

Implementation Expertise and Specialty in Public-Private Partnerships. The type of project Stevens Point is seeking often requires a public-private partnership structure due to the high cost of developing meetings facilities and their adjoining or adjacent hotels. Hunden is one of the only firms that can move you from study to execution by developing a way to solve for feasibility gaps and then moving you through the implementation process. Hunden has successfully helped many cities like attract qualified developers, determine public-private partnerships and execute successful projects.

With the addition of EVP Steve Haemmerle to the firm, we also have the capability to move the city through the **public development process** as an extension of city staff that may not be experienced in these complex projects.

Boutique Firm Focused on Your Questions. As a 100% principal-owned firm with 20 professional staff, Hunden has the advantage of being able to tailor our national experience to your needs.

Hunden will provide the key tasks identified in our Scope of Work under a time structure and pricing that is flexible to the needs of the Client. You will deal directly with Rob Hunden as the primary contact and signatory of any contracts. The Hunden Partners Team appreciates the opportunity to work with you.

Sincerely,

A handwritten signature in black ink, appearing to read "RH", with a stylized flourish at the end.

Robin Scott Hunden, CEO
213 W Institute Place, Suite 707 | Chicago, IL 60610
(O) 312-643-2500 (M) 312-933-3637
rob@hunden.com

www.hunden.com



METHOD OF APPROACH

Understanding

The City of Stevens Point (City or Client) has requested a proposal from the Hunden Partners Team (Hunden or Team), including architects at Convergence Design, to provide a market demand, financial feasibility, and economic impact analysis of a proposed new conference/convention center (Center or Project) in Stevens Point, Wisconsin. The City is interested in repurposing a vacant, City-owned building located at a condemned mall site for the meetings facility, with the goal of developing a facility that can accommodate approximately 150-300 attendees per event. A majority of the former Shopko mall was demolished in 2012, with three anchor tenant structures remaining. One of the three buildings is now home to the Stevens Point campus for Mid-State Technical College.

Hunden's study will answer key questions posed by the City, including:

- What do meeting planners want and need in order to host trainings, meetings, and events in Stevens Point?
- What hotel accommodations are needed by these groups based on market demand and existing gaps?
- What opportunities exist for a partnership and collaboration between Mid-State Technical College and the City for use of the proposed Center?
- What downtown parking needs need to be addressed?
- Other related key questions.

The condemned mall site is pictured below, with the area under consideration for reuse outlined in red.





Hunden will conduct a comprehensive analysis of the proposed new Center, an analysis of the hotel market, walkable hotel package and associated amenities, and trends in the convention and meetings industry. The study will also include comparable facility case studies which will lead to data-supported facility recommendations and scenarios, as well as the robust demand, financial and economic impact modeling.

Concept design and budget estimates. Beyond Hunden's market analysis, our approach is distinguished by the inclusion of design firm Convergence Design. Hunden's design collaborator understands the most efficient layout and development cost elements of successful convention centers and hotels, as well as the site issues related to size/access/parking. Without these details, it is difficult to understand the cost side of the feasibility equation, as well as the layouts/concept designs and other elements critical to understanding "what you get" for the investment.

Scope of Services

Hunden's work plan is proposed to be organized as follows:

- Task 1 – Kickoff, Project Orientation and Site Visit
- Task 2 – Economic, Demographic and Tourism Analysis
- Task 3 – Conference/Convention and Meetings Market Analysis
- Task 4 – Walkable Hotel Package and Market Analysis
- Task 5 – Case Studies
- Task 6 – Recommendations, Layouts and Budgets
- Task 7 – Demand and Financial Projections
- Task 8 – Economic, Fiscal and Employment Impact Analysis

Task 1: Kickoff, Project Orientation and Site Visit

Hunden will perform the following orientation and due-diligence oriented tasks:

- Obtain information and data from the City of Stevens Point, economic development officials, Mid-State Technical College Stevens Point Campus officials/leadership, additional key stakeholders, and any other appropriate agencies.
- Review all plans and information related to the proposed conference or convention center, financial information, and other completed analyses as applicable and available.
- Tour downtown Stevens Point, the former Dunham's Sports building and former Shopko mall site, surrounding hotels and demand generators, both operational and under construction.
- Interview management and stakeholders from a variety of local private and public organizations and perform fieldwork as appropriate.
- Gather and review available economic, demographic, and financial data.

Task 2: Economic, Demographic and Tourism Analysis

Hunden will evaluate the Stevens Point area's position as an economic center of activity, as well as a destination for visitors and meetings. This analysis will provide a realistic assessment of the strengths, weaknesses, opportunities and threats (SWOT) for the Project. Among the data gathered and analyzed will be:

- Geographic attributes, accessibility, and transportation links, especially those that influence the ability to host conventions and other events,
- Trends in population growth and income,
- Corporate presence, major employers and any significant recent or likely future changes,

- Current and future growth market trends and potential demand for a new conference/convention center, and
- Tourism attractions and visitation, especially those that contribute to the city's attractiveness as a destination for meetings and events.

ESRI Neighborhood Analysis, Placer.ai Analysis and STR/CoStar Insights. Hunden utilizes the latest market data, visitor origin data, demographic data, psychographic data and other resources to determine a comprehensive view of your marketplace.

Task 3: Conference/Convention Center Market Analysis

Industry Trends. Hunden will profile the health of the convention and meeting industry and discuss the various factors making up the industry trends, especially in communities similar to Stevens Point.

Competitive Market. Hunden will assess the competitive and comparable conference/convention and event market, discuss with the client, analyze lost business and survey/interview clients to determine competitive venues. Hunden will detail the existing offerings in the competitive markets and their suitability for conventions, conferences, trainings, and meetings.

Knowland Database Assessment. Hunden has access to the Knowland database of meetings activity occurring in many markets, primarily sourcing data about meetings and events occurring at convention hotels. We will access this data as available and relevant to understand the level and type of business occurring at competitive properties.

Number of Groups at Competitive Meetings Hotels (Most Relevant Year*)										
Group Type	The Camby	DoubleTree Phoenix Gilbert	DoubleTree Phoenix Mesa	DoubleTree Phoenix Tempe	Marriott Phoenix Chandler	Marriott Tempe Butte	Sheraton Mesa @ Wrigleyville	The Wigwam	Westin Tempe	Total
Association	23	4	28	37	9	17	2	45	8	173
Corporate	197	31	67	159	146	171	20	70	73	1,232
Government	2	2	5	5	1	4	1	29	5	44
SMERF	14	8	26	37	13	18	6	83	22	227
Total	236	45	121	238	169	210	29	524	104	1,676
*2019 or 2022, showing most relevant data set available Source: Knowland										
Estimated Group Attendance at Competitive Meetings Hotels (Most Relevant Year*)										
Group Type	The Camby	DoubleTree Phoenix Gilbert	DoubleTree Phoenix Mesa	DoubleTree Phoenix Tempe	Marriott Phoenix Chandler	Marriott Tempe Butte	Sheraton Mesa @ Wrigleyville	The Wigwam	Westin Tempe	Total
Association	4,133	790	5,371	5,671	1,437	1,670	505	13,696	456	33,743
Corporate	25,982	4,424	11,672	17,600	14,992	28,602	2,886	84,263	3,851	194,272
Government	127	44	-	1,087	36	1,194	60	5,674	-	8,685
SMERF	2,041	2,864	5,577	5,217	1,243	3,780	1,707	17,433	1,856	41,718
Total	32,283	8,572	22,620	29,585	17,711	35,246	5,173	121,666	6,162	278,418
<i>Attendance Per Event</i>	<i>137</i>	<i>190</i>	<i>187</i>	<i>124</i>	<i>105</i>	<i>168</i>	<i>178</i>	<i>231</i>	<i>59</i>	<i>166</i>
*2019 or 2022, showing most relevant data set available Source: Knowland										
Average SF Required by Group Type at Competitive Meetings Hotels (Most Relevant Year*)										
Group Type	The Camby	DoubleTree Phoenix Gilbert	DoubleTree Phoenix Mesa	DoubleTree Phoenix Tempe	Marriott Phoenix Chandler	Marriott Tempe Butte	Sheraton Mesa @ Wrigleyville	The Wigwam	Westin Tempe	Average
Association	4,859	6,829	5,962	6,345	5,089	2,076	4,160	10,382	5,557	6,327
Corporate	3,613	3,171	4,943	3,007	2,670	4,083	5,927	9,068	2,921	4,352
Government	1,514	5,495	-	4,572	625	6,525	911	6,317	-	4,004
SMERF	2,854	6,973	5,515	4,361	2,482	5,237	6,289	7,671	5,365	5,304
Average	3,212	5,617	5,803	4,571	2,761	4,480	4,339	10,282	4,474	5,060
Total Function Space	16,896	15,252	11,788	17,923	16,950	21,513	15,888	33,306	10,480	17,777
<i>Space Utilization</i>	<i>19%</i>	<i>37%</i>	<i>49%</i>	<i>26%</i>	<i>16%</i>	<i>21%</i>	<i>27%</i>	<i>31%</i>	<i>43%</i>	<i>28%</i>
*2019 or 2022, showing most relevant data set available Source: Knowland										

Demand Interviews. Hunden will conduct interviews with meeting planners and user groups that have used the various event spaces in Stevens Point, as well as competitive venues regionally. Hunden will get its most informed responses from phone/virtual interviews with these planners. Interviews will include planners from many sectors and types, including industry trade groups, associations, corporations, government groups, educational groups, religious groups, and others as appropriate.

Upon completion of the market research, Hunden will identify demand for existing client needs for new facilities, as well as the most responsive demand generators and potential new users of a new conference or convention center. Implications will be discussed.

Visitor Profiles. Hunden has invested in **geofencing research technology** as a key resource to study customer origin and traffic analytics. This research technology provides data on consumer behaviors and visitor origins back to 2017. We can also determine demographics and other datapoints that provide insight into user group behaviors. Our performance models are then used to support economic impact projections. We create extreme custom data analytics and maps for any geographic place in the U.S., as exhibited by the following figures of the Waco Convention Center.



Task 4: Walkable Hotel Package and Market Analysis

Hunden will analyze the current and future market demand for a full-service headquarter hotel and/or conference hotel, along with the walkable associated amenities which make up a dynamic convention/meetings district. Hunden will also consider the unfulfilled demand for Stevens Point lodging that may currently leak to neighboring city hotel accommodations (or beyond). The following key steps will be taken to complete the hotel demand analysis.

Headquarter Hotel Trends. Hunden will provide an overview of the industry trends related to headquarter hotels and surrounding walkable amenities package. The meetings market has evolved over the past 25

years and has grown more sophisticated. Event planners have increased the requirements necessary to book meetings business. This trend of packaging the meetings and conventions product led to expectations by the market and competitive pressure for all meeting facilities to offer a convenient package of hotels attached, adjacent or within immediate walking distance of the facility. Proximity eliminates the need for shuttling, and often the hotels provide enough meeting and event spaces for the additional needs of the planners. Those that do not offer such a package suffer considerably when competing for meetings, conferences, conventions, and other events.

Local Market. In this task, Hunden will profile the area supply of hotels as well as the key nodes or clusters of hotels in the marketplace. Hunden will interview local hotel and tourism management representatives to determine the sources of demand for the market generally and for individual hotels in and around Stevens Point. Hunden will gather local and regional tourism data from specific hotel, event, sports and meeting facilities and organizations. Hunden will consider such annual events and seasonal tourism waves to examine how the existing hotels are or are not accommodating the type of demand that would like to visit the area.

Competitive Set. Hunden will analyze the submarket to determine the competitive set of hotels near the Project. Hunden will consider location, size, quality, age, brand, concept, amenities, and other factors. Hunden will obtain data through interviews and STR (Smith Travel Research) statistical database and reports, and a variety of industry resources.

Proposed and Under Construction Projects. Hunden will profile the relevant projects underway or imminent and consider those as part of the future competitive set. The profiles will include the projected size and economic impact of each hotel, as available.

Comp Set Performance. The analysis will include tracking of occupancy, monthly room night demand, average daily rate (ADR), and Revenue per Available Room (RevPAR), and performance by year, month, day of week, unaccommodated demand, and demand type/market mix.

Hunden will discuss how new hotels have been absorbed into the market. Hunden will provide conclusions on the ability of these improvements to induce more demand from each major market segment. Market segmentation within the set will also be shown in three primary categories:

- Commercial transient,
- Group (corporate group, association, and other), and
- Leisure.

Interviews. Hunden will interview competitive set hotel management to understand what business they are accommodating and the type of business that they believe may be going to other hotels outside of Stevens Point due to quality, space availability and other issues. These interviews are critical to a true understanding of the market beyond what historical statistics show and portend. This is a step that Hunden always includes that many firms do not.

Task 5: Case Studies

For the most compelling facilities relevant to the Center, Hunden will profile case studies, including the physical offerings and performance of recently renovated, expanded or new facilities that the Client can learn from. Hunden will consider the following details, as available and relevant: location, market characteristics, size, year built, cost, financing, management, performance, surrounding districts and amenities, critical factors of success or failure, and others as appropriate.

Hunden also believes that a career's worth of experience should result in wisdom and best practices for our clients. We gather these and share those with our clients.

Task 6: Recommendations, Layouts and Budgets

Hunden takes an internal iterative approach to refine recommendations, scenarios, and financial modeling. At the conclusion of the in-depth market research and analysis and after internal iterations of scenarios, Hunden will provide the Client with preliminary findings and recommended scenarios in order to facilitate a dialogue about the direction of the study. This keeps the Client engaged throughout the study process, allowing the demand and financial projections and impact projections to be informed by market realities.

Project Program. Hunden will provide recommendations and details on the optimal program and needs for the new conference/convention center based on an understanding of what product the market is able to absorb, including:

- Implications related to repurposing the existing building/structure (former Dunham's Sports building) into the recommended product,
- Anticipated space type and size (exhibit halls, ballrooms, breakout meeting rooms, special event spaces, etc.),
- Implied event types and programming,
- Adjacent and/or connected headquarter hotel, including room count, branding/chain scale, and any hotel amenities such as restaurants,
- Amenities needed to optimize the use and attractiveness of the convention center, including restaurants, parking, and others, and
- Other amenities and technical requirements as needed.

As appropriate, suggestions will be made for appropriate hotel and convention center classification and brands/franchises for the market.

Architect Services. Convergence Design will create a high-level concept drawing of the recommended program to ensure it fits the site with appropriate density. We can also consider how quickly the full program can be absorbed and will determine phasing as appropriate. Convergence will then determine a high-level cost estimate for the new Center. These datapoints are recommended to understand financial feasibility and construction impact.

Task 7: Demand and Financial Projections

Hunden will determine how the market will absorb the proposed new conference/convention center and will provide a 10-year performance projection. The projections will include demand by type of event, annually, with average attendance.

Based on the projection of demand and applying several assumptions regarding room rental rate, food and beverage per-caps and others, Hunden will prepare a financial projection for the proposed Project. This will include:

- Estimated line-item revenues for 10 years of operations. Expenses directly related to the meeting facility will also be projected for the period. The model will generate a pro forma operating statement that includes the revenue and expense items, including the following:
 - revenues: rooms, food and beverage, space, space and equipment rentals, reimbursed expenses, telecommunications, audio/visual, decorating, electrical and other income,
 - direct operating expenses: wages and salaries, contract services, utilities, maintenance, and repair, supplies and other expenses, and
 - unallocated expenses: employee benefits, advertising and promotion, general and administrative, professional services, insurance, and other expenses.

Hunden will provide a net operating income statement incorporating the operating revenues and expenditure as to arrive at a projected surplus or loss, which may or may not require an ongoing subsidy.

Task 8: Economic, Fiscal and Employment Impact Analysis

Hunden will conduct an economic, fiscal and employment impact analysis to determine the direct, indirect, and induced impacts, including the tax revenues that are generated by projected visitors the Project. Based on the above analysis, a projection of net new direct spending will be tabulated. New spending is that spending that is new to the community as visitors come to Stevens Point and the surrounding area due to an event, spend the night or otherwise spend time or money in the area. Hunden will analyze the spending by residents (transfer spending) and discuss the amount that is recaptured. For example, due to the existence of activity generated by events, economic activity occurs as residents pass up opportunities to leave the area to spend money. Instead of going to an event in another area, the event keeps their spending within the area. This is considered recaptured demand. The net new and recaptured direct spending is considered to be the **Direct Impacts**.

From the direct spending figures, further impact analyses will be completed.

- **Indirect Impacts** are the supply of goods and services resulting from the initial direct spending. For example, a new resident's direct expenditure on retail causes the store to purchase goods and other items from suppliers. The portion of these purchases that are within the local economy is considered an indirect economic impact.
- **Induced Impacts** embody the change in local spending due to the personal expenditures by employees whose incomes are affected by direct and indirect spending. For example, a

waitress at a restaurant may have more personal income because of the new spending. The amount of the increased income that the employee spends in the area is considered an induced impact.

- **Fiscal Impacts** represent the incremental tax revenue collected by the City due to the net new economic activity related to a development. The fiscal impact represents the government's share of total economic benefit. There will be distinct tax impacts for each governmental entity. Fiscal impacts provide an offset to the potential public expenditures required to induce the development of the Project. Hunden will identify the taxes affected and conduct an analysis of the impact on these accounts and governmental units.
- **Employment Impacts** include the incremental employment provided not only onsite, but due to the spending associated with the Project. For example, the direct, indirect, and induced impacts generate spending, support new and ongoing businesses, and ultimately result in ongoing employment for citizens. Hunden will show the number of ongoing jobs supported by the project and provide the resulting income and income taxes generated.

Hunden uses one of the industry's most relied upon multiplier models, IMPLAN. This input-output model estimates the indirect and induced impacts, as well as employment impacts, based on the local economy. An input-output model generally describes the commodities and income that normally flow through the various sectors of the economy. The indirect and induced expenditure, payroll and employment result from the estimated changes in the flow of income and goods caused by the projected direct impacts. The model data are available by various jurisdictional levels, including counties.

Future Optional Add-On Tasks

Business Plan/Advisory Services

After the study phase is complete, Hunden can provide continued advisory services related to project implementation, financing/business planning and negotiations for the development. This may include collaborating with the City of Stevens Point's financial advisor to determine funding options and best practices for project implementation, revised financial projections and updates to budgets, recommendations on optimal phasing of the Project elements, and other services as identified with the Client.

Developer Solicitation and Selection Process

Hunden Partners, unlike most firms, has the expertise to manage a competitive hotel developer solicitation and selection process for the recommended Project on behalf of the Client. Hunden will represent the City's best interests throughout the process of soliciting qualifications and proposals from developers interested in the opportunity in Stevens Point. Hunden is familiar with key development players in the industry and has managed similar processes in the past for many comparable situations.

Hunden's scope of work includes: RFQ Process Kickoff and Orientation; Creation of RFQ Documents; Management of Solicitation Process; Promoting the Opportunity; Site Visit; Q&A; Review and Assessment of RFQ Submittals; Zoom Interviews; Creation of RFP; Shortlisted Developers Receive RFP; Review of Submittals; Evaluations, Interviews and Rankings; Hourly Work: Negotiations and Other Tasks. Hunden is happy to provide a full scope of work for the developer solicitation and selection process as desired by the Client.

Development Advisory Services

Hunden also has the experience and capability to move public, private, and not-for-profit projects from concept to reality by working with the client to formulate an implementation strategy and then supporting the client in its implementation. Many communities have limited experience or personnel to execute unique public projects. Successfully delivering the vision for a project requires an understanding of what firms need to be hired, what specific role is being assigned to them, and when they should be brought onto the team. Effective outcomes are best achieved by actively engaging with and coordinating the work of experienced teams of design, construction, and other professionals. Hunden's experts have created implementation strategies and managed their execution in the development of major public and public-private projects on behalf of the public and not-for-profit sectors, including the redevelopment of Navy Pier and the expansion of McCormick Place in Chicago.

Milestones and Touchpoints

- **Kickoff Organizing Call** – Once the administrative engagement paperwork process is complete, Hunden will schedule an initial kickoff organizing call/Zoom with the Client team for introductions and to schedule the in-person site visit, tours, and meetings. Hunden will send a kickoff memo outlining requests for data, scheduling arrangements, and key contact information.
- **Site Visit/Local Discovery** – Members of the Hunden key personnel team will travel to Stevens Point to conduct an in-person kickoff trip with the Client, including stakeholder meetings and interviews, a tour of the condemned mall site, and tours of surrounding demand generators.
- **Circle Back Call** – After the kickoff trip, Hunden will schedule a 'circle-back call' with the Client to wrap up data requests and any outstanding discovery phase items.
- **Check-In Calls** – Throughout the market research tasks, Hunden can schedule check-in calls with the Client to ensure timely forward direction through the study process.
- **Market Findings Presentation** – Hunden will present a PowerPoint-style deliverable of market findings electronically to the Client. This will include the recommended scenarios for the Client to consider. Hunden will collaborate with the Client to receive feedback prior to beginning financial modeling.
- **Draft Analysis** – Hunden will complete all financial and impact modeling elements of the scope of work and compile the results into a PowerPoint-style draft analysis of its market research and financial outputs, which will be presented to the Client electronically for review and comment.
- **Final Analysis** – After receiving comments from the Client on the draft analysis, Hunden will issue its final analysis.

Timing

Hunden proposes the following timing for each distinct deliverable:

- **Market Findings** – approximately seven weeks after the site visit.
- **Draft Analysis** – approximately three weeks after Client comments received on Market Findings
- **Final Analysis** – approximately one to two weeks after receiving Client comments on the draft

We expect the overall timeline to be 11 - 12 weeks, assuming prompt Client responses and availability.

Fees

Hunden will complete the analysis for a lump-sum fee of **\$74,800**, inclusive of research and travel expenses for one (1) trip to Stevens Point for the kickoff and site visit. For any additional travel, Hunden will bill at cost for direct travel expenses plus \$1,000 per-person per-day of travel, with a minimum of two professionals per trip.

Hunden will invoice the Client according to the following payment milestones:

- | | |
|---------------------------------------|----------|
| ▪ Kickoff Invoice, due to begin work: | \$18,700 |
| ▪ Market findings presentation: | \$20,700 |
| ▪ Delivery of draft analysis: | \$20,700 |
| ▪ Delivery of final analysis: | \$14,700 |

Written Deliverable Option. Hunden's deliverables are comprehensive PowerPoint-style presentations. If the Client wishes to receive a written report, an additional fee of **\$10,000** will be added to the total fee, split into four equal amounts across the four payment milestones. To authorize the written deliverable option, initial here: _____

Contractual Conditions

The following conditions apply to this engagement with you.

SCOPE LIMITATIONS. Hunden's services do not include the following: any assistance with a bond marketing strategy; any assistance with the preparation or distribution of any official statement; or any advice on the municipal bond market. Hunden does not provide advice with respect to municipal financial products or the issuance of municipal securities, including services with respect to the structure, timing, terms and other similar matters concerning such financial products or issues.

Hunden is not a municipal advisor and Hunden is not subject to the fiduciary duty set forth in section 15B(c)(1) of the Registration and Regulation of Brokers and Dealers Act (15 U.S.C. 78o-4(c)(1)) with respect to the municipal financing product or issuance of municipal securities. Client is advised that any actual issuance of debt must be done under the advice of its bond counsel and financial advisors. Your financial advisor should provide any advice concerning the specific structure, timing, expected interest cost, and risk associated with any government loan or bond issue. Potential advisors should not rely on representations made in this report with respect to the issuance of municipal debt.

The findings and recommendations of Hunden's research will reflect analysis of primary and secondary sources of information. Estimates and analyses presented in our work product will be based on data that are subject to variation. Hunden will use sources that it deems reliable, but will not guarantee their accuracy. Recommendations will be made from information provided by the analyses, internal databases, and from information provided by external sources.

Client is entitled to receive the work product(s) prepared by Hunden pursuant to this Agreement. Client has no right to access or deliverance of any underlying statistics, models, or any other information developed by Hunden in preparing the Report to which this Agreement pertains.

REVISIONS. Hunden will complete a maximum of two drafts of the report. The Client is expected to provide comments and edits on the draft report and those will be addressed by Hunden. Hunden's results may not always agree with the desires of the Client. Hunden will use its independent perspective and research to drive our results. Any revisions, questions, conversations, zooms or travel requested after two drafts (initial draft report, then final draft), will be billed at Hunden's hourly rates of: \$400 for Rob Hunden and \$300 for the project team. Payment on the final milestone will be required and an advance of \$2,500 on the hourly work that would be required by the Client or its designees, such as lenders and others.

UPDATES. Hunden has no responsibility to update its work product(s) for events and circumstances occurring after the date presented to the Client. Delayed invoice payments will result in delay of deliverables for the next portion of work. If edits and comments are not received from the Client related to any prior deliverable within thirty (30) days of the delivery of the deliverable, the work product will be considered final, and the current billing will be sent and become due.

TIMING OF DELIVERABLES. The timeline for the study begins when the following have occurred: 1) receipt of first payment, 2) signing of this contract and 3) receipt of any Client materials related to the Project requested by Hunden.

BILLING. Any past invoices must be paid prior to the delivery of the next Milestone Deliverable. If an invoice remains unpaid 30 days after it was emailed to the client, Hunden may without further obligation, cease the assignment and terminate the Agreement. All previous invoices will remain due. Any invoice unpaid after 30 days will accrue a 3% per month late fee. Any invoice unpaid after 90 days will result in legal action by Hunden to collect such invoice(s).

Failure by Hunden to assess late fees does not preclude Hunden from assessing late fees in the future.

TRAVEL. In the event that the Client chooses to alter, adjust or change dates/times of any Client-related trip after Hunden has booked and purchased travel arrangements, it shall be the responsibility of the Client to reimburse Hunden for any fees and fare/price differences associated with cancellation/change of travel arrangements.

USE OF DELIVERABLE. The Work Product is copyrighted and cannot be manipulated in any way beyond the format that it was provided to the Client.

TERMINATION. Notwithstanding the Billing language above, Hunden reserves the right to terminate this Agreement on fifteen (15) days written notice to Client should Client fail to satisfactorily perform its obligations under this Agreement. In the event Hunden terminates this Agreement, Client is obligated to pay Hunden for all services rendered under this Agreement prior to termination, including work through the next unbilled milestone. Nothing contained herein shall constitute a waiver of Hunden's right to bring suit for damages or to enforce specific performance of this Agreement. In the event of termination of this Agreement by the Client, Client is obligated to pay Hunden for all services rendered under this Agreement prior to termination, including work through the next unbilled milestone. Hunden further reserves the right to take any legal action necessary to enforce its rights under this Agreement. In the event Hunden is required to commence suit to collect any unpaid amounts due to it from Client, Client agrees to reimburse Hunden for its costs and attorneys' fees in bringing such suit.

It is agreed that the liability of Hunden to the Client is limited to the amount of the fees paid by client to Hunden.

Hunden limits its responsibility to the Client and any use of the study produced pursuant to this Agreement by third parties shall be at the risk of the Client and/or said third parties. By the execution of this Agreement, Client acknowledges that he/she/it has read and agrees to the terms and conditions of this Agreement and agrees to the inclusion of a standard set of General Assumptions and Limiting Conditions in the report. Additional conditions prompted by the discovery of extraordinary or unusual circumstances uncovered during the course of investigation may be added to the study assignment, if necessary.

DISPUTES. Any controversy or claim arising out of or relating to this Agreement, or the breach thereof, other than non-payment of amounts due hereunder, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial [or other applicable] Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

If this document meets with Client's approval, Client may accept this letter and authorize Hunden to proceed by signing below.

Authorization

Accepted By:

Signature _____

Printed Name _____

Title _____

Company _____

Date: _____



QUALIFICATIONS

The logo for Hunden Partners is centered in the upper half of the page. It consists of the word "hunden" in a bold, green, sans-serif font, with the word "partners" in a bold, white, sans-serif font directly below it. The text is set against a dark blue rectangular background. Behind the logo, a faded, grayscale image of a city skyline with a Ferris wheel and waterfront buildings is visible.

hunden partners

Office where study will be completed:

213 W. Institute Pl. STE 707 | Chicago, IL 60610

Key contact:

Rob Hunden | rob@hunden.com | 312.933.3637

Hunden Partners is a full-service real estate development advisory practice, providing public and private sector clients with confidence and results so they can move their project from concept through execution. Hunden specializes in the intersection of tourism development, economic development, and destination real estate development. Hunden has a passion for data-driven analytics and recommendations that lead to sound and actionable strategies for development success. We cannot and will not take a cookie-cutter approach.

Areas of Expertise:

Convention, Conference & Expo Centers
Hotels (Boutique, Resort, HQ)
Youth Sports Complexes
Arenas & Stadiums
Multipurpose Event Centers
Mixed-Use Facilities & Districts
Residential, Retail, Restaurant, Office
Tourism Destination Development Plans
Entertainment & Destination Districts
Arts & Cultural Facilities
Unique Attractions

Services:

Market Demand
Financial Feasibility
Economic, Fiscal & Employment Impact Analysis
Placemaking Feasibility
Project Implementation Services
Community & Stakeholder Engagement
Public Incentive Analysis
Policy/Legislation Consulting
Destination Asset Analyses
Solicitation & Selection services for Management, Operations, & Development

Since our incorporation in 2006, Hunden Partners has provided all of the above services for hundreds of client projects worldwide for public, non-profit and private sectors. Hunden has been advising on all manner of unique and complex destination developments for nearly 30 years. We focus on transformative projects that synergize with their surrounding neighborhoods and assets. Hunden's primary practice is truth-telling; we strive to help communities develop projects which will attract tourism, inspire locals, and generate place-shaping growth.



Rob Hunden

CEO / President

Project Director

Career Background

- Hunden Partners
- Johnson Consulting
- Grubb & Ellis
- Landauer
- Indianapolis Bond Bank
- Huckaby & Associates, Washington, D.C.

Quick Facts

- 28 Years Industry Experience
- Incorporated Hunden Partners in 2006
- Indiana University Kelley School of Business, BS Finance '94

Over the past 28 years, Mr. Hunden has provided economic development, finance and planning expertise and conducted roughly 1,000 feasibility and economic impact studies, including for some of the most notable projects in the U.S. He has had a hand in the development of more than \$20 billion in completed/underway, transformative projects, including mixed-use spaces for residential, retail, dining, grocery, entertainment, leisure, and other markets.

Recognized Industry Leader. Mr. Hunden has helped communities throughout the United States and North America analyze the strength of their destination through tourism and development master planning efforts. Hunden has studied some of the most successful and compelling tourism destinations in the country, such as Chicago, Indianapolis, Phoenix, Puerto Rico, Richmond, Dallas, and Durham, among others.

Economic Impact Expertise. Due to Mr. Hunden's strong background and experience in economic development and finance, he has become an industry leader in determining the impact of proposed and developed projects.

Developer Solicitation Services. Mr. Hunden and his firm lead the industry in the number of project management, deal negotiations, and developer solicitation and selection processes. He understands the necessary RFQ/P elements to attract the highest-quality bidders and proposals.

Unique Tourism Placemaking Studies. Hunden has worked on place-shaping projects for the Commonwealth of Kentucky since 2000. For over 10 years, Hunden has been the sole provider of all financial feasibility and economic impact studies for applicants seeking tax benefits through the Kentucky Tourism Development Act. Past projects include dozens of distilleries, boutique and historic hotels, wildlife and theme park experiences, sports and entertainment venues, and others.

Teaching Experience and Organizations. Rob has written articles on downtown developments and taught college-level Destination Development Courses. For nearly 20 years Rob has conducted panel discussions and taught professional development courses for IEDC. He is a sought-after speaker nationally and internationally for topics ranging from placemaking, economic and tourism development, and mixed-use districts.

Dedication to Diversity, Equity, and Inclusion.

Out Team. We are committed to building an expert team with a variety of backgrounds, skills, and views. As an LGBTQ+-owned firm with staff representing all manner of diverse realities, seen and unseen, we seek a variety of perspectives in our team. We strive to continually expand with even more diverse humans.

Our Strategic Partners. We actively seek to engage expert partners who appreciate and actualize diversity, equity, and inclusion in our daily work on behalf of clients.

Our Work. Our commitment to inclusion across race, gender, age, religion, identity and experience is simply part of our daily work on behalf of our clients. We engage the public and stakeholders on behalf of our clients in the most diverse communities in the U.S., making sure that the outreach is inclusive of all communities and stakeholders. Hunden is committed to telling the truth so that communities invest in projects that generate an improved quality of life for all residents.

hunden key personnel



Steven Haemmerle
Executive Vice President



Romy Snyder
Executive Vice President



Laura Sportiello
VP Business Development



Matthew Avila
Project Manager



Shawn Gustafson
Project Manager



Ryan Sheridan
Project Manager



Lexi Cuff
Project Manager



Lucas Neuteufel
Analytics Manager



Eric Hunden
Research Director



Cory Hawkins
Process Manager



Alexandra Chopson
Business Development Specialist



Hailey Justes
Business Development Specialist



Morgan Wortham
Economic Development Specialist



Will Frost
Economic Development Specialist



Charlie Brown
Analyst



Emily Connor
Analyst



Cassidy Sutton
Analyst

technical resources

Hunden utilizes the most advanced data sourcing tools available to create comprehensive reports and market-informed recommendations. From sports participation data and hospitality and meetings insights, to custom in-house mapping and geofencing research, Hunden is equipped to not only understand the implications of the proposed project within the community and region, but within the industry as a whole.

Research tools:



Placer.ai



CoStar Group™

AIRDNA

POLLSTAR

KNOWLAND

STRAVA



esri®



STR

IMPLAN

Professional Qualifications

Boutique, Conference & Full-Service Hotels



Amarillo, TX - Autograph Hotel, 112 Rooms
 Aspen, CO - Hotel, 48 Rooms
 Bardstown, KY - Motor Lodge, 35 Rooms
 Bardstown, KY - Trail Hotel, 95 Rooms
 Bar Harbor, ME - Boutique Hotel, 48 Rooms
 Basalt, CO - Hotel, 120 Rooms
 Bentonville, AR - 21c Hotel, 120 Rooms
 Bentonville, AR - Boutique Motel, 145 Rooms
 Boca Raton, FL - Boutique Hotel, 85 Rooms
 Carlsbad, CA - Resort Hotel
 Carrollton, TX - Hotel Complex, 250 Rooms
 Charlotte, NC - South End Hotel, 120-150 Rooms
 Chicago, IL - Castillo Hotel, 100 Rooms
 Chicago, IL - Presidential Towers, 250 Rooms
 Cincinnati, OH - Convention Headquarter Hotel
 Collier County, FL - Waterpark Resort, 500 Rooms
 Cornwall, ON - Waterpark Resort - 600 Rooms
 Covington, KY - Boutique Hotel, 114 Rooms
 Durham, NC - 21c Hotel, 120 Rooms
 Elizabethtown, KY - Boutique Hotel & Restaurant Elkhart,
 Fort Worth, TX - Boutique Hotel
 Frankfort, KY - Boutique Hotel, 45 Rooms
 Franklin, KY - Entertainment Hotel, 80 Rooms
 Fulton County, NY - Lakeside Hotel, 90 Rooms
 Glade Springs, WV - Resort, 203 Rooms
 Henderson, KY - Boutique Hotel
 Kansas City, MO - Grand Hotel, 50 Rooms
 Lexington, KY - 21c Museum Hotel, 92 Rooms
 Lexington, KY - Horse Park Westin, 270 Rooms
 Louisville, KY - 21c Museum Hotel, 90 Rooms
 Louisville, KY - Galt House Hotel, 1,300 Rooms
 Louisville, KY - 900 Baxter Hotel, 65 Rooms
 Louisville, KY - KFEC Hilton, 210 Rooms
 Loveland, CO - Conference Hotel, 200 Rooms
 Lubbock, TX - Convention Headquarter Hotel
 Milwaukee, WI - Palomar Hotel, 175 Rooms
 Mansfield, TX - Conference Hotel, 200 Rooms
 Minneapolis, MN - Rand Tower, 270 Rooms
 Morehead, KY - Full-Service Marriott, 115 Rooms
 Muskogee, OK - Conference Hotel, 130 Rooms
 Nashville, TN - TownePlace Suites, 204 Rooms
 Newport, WA - Conference Hotel, 100 Rooms
 Omaha, NE - Blackstone Hotel, 170 Rooms
 Owensboro, KY - Hampton & Holiday Inn, 150 Rooms
 Parkersburg, WV - Blennerhassett Hotel, 89 Rms
 Peoria, IL - Castle Lodge, 175 Rooms
 Peoria, IL - Pere Marquette Hotel, 280 Rooms
 Paducah, KY - Conference Hotel, 124 Rooms
 Rising Sun, IN - Rising Star Casino, 400 Rooms
 Rochester, MN - Downtown Hotel, 200 Rooms
 Santa Cruz, CA - Site Analysis, 120 Rooms
 Skokie, IL - North Shore Hotel, 367 Rooms
 Snowmass Village, CO - Viceroy, 173 Rooms
 Somerset, KY - Conference Hotel, 105 Rooms
 Springfield, MO - Conference Hotel, 250 Rooms
 Stevens Point, WI - SentryWorld Hotel
 St. Cloud, MN - Full-Service Hotel, 180 Rooms
 St. Louis, MO - Green Street Armory District
 St. Joseph, MO - Conference Hotel, 200 Rooms
 Sun Prairie, WI - Conference Hotel, 150 Rooms
 Tishomingo, OK - Boutique Hotel, 60 Rooms
 Tulsa, OK - Convention Headquarter Hotel
 Whitesburg, KY - Boutique Hotel, 45 Rooms
 Wichita, KS - Commodore Hotel, 63 Rooms
 Winthrop Harbor, IL - Boutique Hotel
 Woodridge, IL - Avid Hotel, 95 Rooms



Professional Qualifications

Convention, Conference & Expo Centers

Alamance Co, NC - Convention Center
 Austin, TX - Travis County Expo Center
 Bartlesville, OK - Conference Center
 Beloit, WI - Conference Center
 Bentonville, AR - Convention Center & Hotel
 Bloomington, IN - Convention Center Expansions
 Branson, MO - Convention Center
 Bremerton, WA - Event Center & Mixed-Use
 Bryan-College Station, TX - Convention Center
 Burbank, CA - Conference Center
 Chatham County, NC - Conference Expansion
 Chester County, PA - Conference & Event Center
 Chicago, IL - South Side Conference Center
 Clearwater, FL - Convention Center
 Cleveland, OH - CREST Center
 Columbia, SC - Convention Center Expansion
 Coralville, IA - Convention Center
 Corpus Christi, TX - ABC Center Expansion
 Corydon, IN - Conference Center
 Covington, KY - Northern Kentucky CC Expansion
 Crawford County, KS - Conference Center
 Dallas, TX - Kay Bailey Hutchison CC Expansion
 Durham, NC - Civic Center
 East Montgomery County, TX - Arena & Event Center
 Eau Claire, WI - Convention Center & Arena
 Elizabethtown, KY - Convention Center
 Enid, OK - Convention & Event Center
 Fort Worth, TX - Convention Center Expansion
 Franklin, TN - Conference Center
 Fuquay-Varina, NC - Conference Center
 Greenville, SC - Convention Center
 Hays County, TX - Event Center & Hotel
 Houston, TX - Event & Expo Center

Huntsville, AL - Conference & Event Center
 Idaho Falls, ID - Event Center
 Indianapolis, IN - Convention Center Expansion
 Ithaca, NY - Conference Center Phases I & II
 Lynchburg, VA - Conference Center
 Jackson, MS - Convention/Telecom Center
 Jamaica - Conference Center
 Jeffersonville, IN - Convention Center
 Johnson City, TN - Event Center
 Kalamazoo, MI - Convention Center
 Loveland, CO - Conference Center
 Louisville, KY - Kentucky Expo Center
 Lynchburg, VA - Conference Center
 Lynnwood, WA - Convention Center Expansion
 Meadowlands NJ - Convention/Event Center
 Memphis, TN - Convention Center
 Mesa, AZ - Convention Center & Amphitheater
 New Braunfels, TX - Multi-Purpose Event Center
 Osceola County, FL - Convention Center
 Portland, OR - Portland Expo Center
 Pueblo, CO - Convention Center
 San Diego, CA - Convention Center
 Show Low, AZ - Convention Center
 Sidney, NE - Conference Center
 Snowmass Village, CO - Conf. Center & Hotel
 South Bend, IN - Century Center
 South Padre Island, TX - Convention Center Expansion
 Springfield, MO - New Convention Center
 St. Charles, MO - Convention Center/Expansion
 Thornton, CO - Convention Center
 Toronto, ON - National Trade Centre
 Valparaiso, IN - Convention Center
 Weber County, UT - Conference Center



Professional Qualifications

Convention & Headquarter Hotels

Amarillo, TX - Convention Hotel, 300 Rooms	Lubbock, TX - Convention Hotel
Bangkok - Convention Hotel, 600 Rooms	Lynchburg, VA - Conference Center & Hotel
Bloomington, IN - Convention Hotel, 250 Rooms	Madison, WI - Convention Hotel, 400 Rooms
Branson, MO - Convention Hotel, 294 Rooms	Memphis, TN - Convention Hotel, 1,000 Rooms
Bryan-College Station, TX - Conv. Hotel, 250 Rms	Minneapolis, MN - Convention Hotel, 1,200 Rms
Chicago, IL - McCormick Place, 800 Rooms	New York, NY - The New Yorker Hotel, 1,000 Rms
Cincinnati, OH - Convention Hotel	Osceola County, FL - Convention Hotel, 800 Rms
Clearwater, FL - Convention Hotel, 350 Rooms	Overland Park, KS - Conference Hotel
Columbus, IN - Conference Hotel	Owensboro, KY - Convention Hotel, 150 Rooms
Coralville, IA - Marriott, 250 Rooms	Palm Beach County, FL - Conv. Hotel, 400 Rooms
Corpus Christi, TX - ABC Center HQ Hotel	Paducah, KY - Convention Hotel
Dallas, TX - Convention Center Master Plan Hotel	Rochester, MN - Headquarter Hotel
Durham, NC - Convention Hotel, 390 Rooms	Rockford, IL - Convention Hotel, 250 Rooms
East Montgomery County, TX - Convention Hotel	Salt Lake City, UT - Convention Hotel, 1,000 Rms
Enid, OK - Convention Hotel, 125-150 Rooms	Savannah, GA - Convention Hotel, 500 Rooms
Erie, PA - Bayfront Sheraton, 210 Rooms	Sioux City, IA - Convention Hotel, 188 Rooms
Evansville, IN - Convention Hotel, 253 Rooms	South Padre Island, TX - Convention Hotel
Fort Wayne, IN - Courtyard by Marriott, 250 Rms	Springfield, MO - The Ramada Oasis
Fort Worth, TX - Omni, 1,000 Rooms	St. Joseph, MO - Convention Center & Hotel, 200 Rooms
Fresno, CA - Convention Hotel, 400 Rooms	Syracuse, NY - Convention Hotel, 350 Rooms
Goodyear, AZ - Headquarter Hotel	Thornton, CO - Convention Hotel, 350 Rooms
Indianapolis, IN - Marriott, 615 Rooms	Tucson, AZ - Hilton Hotel, 400 Rooms
Jeffersonville, IN - Convention Hotel, 225 Rooms	Tulsa, OK - Convention Hotel
Kalamazoo, MI - Convention Hotel	Tunica, MS - Myriad Resort, 1,500 Rooms
Leander, TX - Conference Hotel	Warsaw, IN - Conference Hotel
Louisville, KY - Galt House Hotel, 1,300 Rooms	





Hotel & Golf Course Destination Feasibility Study

Stevens Point, Wisconsin

Hunden Partners worked with a private client to assess the financial feasibility of a new hotel development adjacent to an established golf course. Located in the center of Wisconsin, the Stevens Point region is a recreational destination located just a three-hour drive from northern Illinois.

One goal of the project was to attract larger tournaments to the golf course. The client believed a hotel project would entice tournament planners and larger groups to visit. The client was looking to validate the market for a hotel with a variety of options for wedding parties or smaller groups ranging from single queen rooms to double queen rooms and even larger residence-style spaces to serve their needs.

Upon completion of the hotel supply and demand analysis, the client had an assessment of the area's strengths, weaknesses, opportunities and threats, specifically related to key demand generators near the proposed site. Hunden made recommendations as to the validity of new hospitality developments, as well as created financial projections for each proposed development. Hunden recommended the construction of a full-service hotel, large enough to accommodate moderately-sized groups and meetings. On-site lodging accommodations will be able to better attract larger and more impactful meeting/ event business and golf events. Hunden provided two scenarios – one base and one more robust.

The 64-room upscale hotel opened in 2022 on the SentryWorld campus and championship golf course. It serves as a destination golfers, visitors to central Wisconsin community, and the Sentry Insurance business clientele.

Client: Private Client

Time Period: 2018



Conference Center Hotel Study; Proposal Review Process

Sun Prairie, Wisconsin

Hunden Partners worked with the City of Sun Prairie, Wisconsin (suburb of Madison) to study the hotel and conference meeting space markets in the Sun Prairie area, and the feasibility of responding with either a decision to not construct or proceeding with constructing and operating a hotel with connected meeting space at potential locations in the Sun Prairie area.

Hunden conducted a series of studies by interviewing, in both east Madison and Sun Prairie, local employers, hoteliers, restaurants, golf clubs, community centers, business owners, and a midget auto racing speedway.

Ultimately, Hunden recommended an upscale select service hotel of approximately 150 rooms with a ballroom, meeting rooms and a restaurant. Hunden suggested the hotel development be located along U.S. 151 to optimize visibility and access. Based on the need and opportunity, the hotel will cost more than the private investment and lending market will support, so a subsidy or public participation will be needed. Hunden also provided advisory services for the City during the development proposal review process, assessing the two proposals Sun Prairie had received. Hunden vetted the proposals and determined the validity of the incentive requests and other elements of the project proposed.

The City of Sun Prairie broke ground in July 2017 on the construction of a new Hilton Garden Inn hotel, and the hotel opened in 2018.

Client: City of Sun Prairie

Time Period: 2012 - 2016



Alliant Energy Center Event Campus Master Plan

Dane County, Wisconsin

Hunden has worked on multiple studies with Dane County to determine the best path forward for future economic activity and overall development of the Alliant Energy Center campus and surrounding area.

Initially in 2016, Hunden provided an analysis of Dane County regarding meetings, events, entertainment and sports markets to understand the current economic climate. Hunden examined opportunities to expand AEC's impact via new facility developments or enhancements to provide a complete package of walkable amenities to the already robust campus of event facilities onsite.

The AEC is comprised of multiple buildings that span 164 acres. The campus features: Veterans Memorial Coliseum, Exhibition Hall, Willow Island, the New Holland Pavilions, and the Arena Building. Hunden made recommendations and impact projections for a variety of scenarios. Recommendations covered infrastructure investments, ROI, impact, highest and best uses, new business opportunities and others.

In April 2018, Hunden joined a team led by Perkins&Will to complete the comprehensive campus master plan. Hunden served on the team as the tourism/entertainment strategic advisor. The plan outlined steps for improvements to the Alliant Energy Center campus to draw supporting private development. Approximately \$90 million in public investment will trigger more than \$205 million in private investment on the campus for the first phases alone, creating 1,400 new jobs and generating nearly \$3 million in annual local property, sales and lodging taxes. In 2019, Dane County will be starting initial design work and preparing a public-private funding strategy with the goal of breaking ground in the next two to three years.

In 2023, the AEC re-engaged Hunden and P&W to complete an update to the study and master plan, specifically focused on the convention/exhibit space and a potential new concert venue.

Client: Alliant Energy Center

Time Period: 2016 – 2018; 2019; 2023 - Present



University Conference Center, Hotel & Arena Study

Eau Claire, Wisconsin

Hunden performed a comprehensive market, financial feasibility, and economic impact analysis for the potential development of a new arena, convention center, and headquarter hotel in Eau Claire, Wisconsin. This study was a cooperative effort between the **University of Wisconsin Eau Claire**, the City of Eau Claire and Visit Eau Claire.

In addition to the complete hotel and convention center study, Hunden conducted an arena study that analyzed the market opportunity for the increased capacity of an arena-style event center, as part of the Sonnentag Event and Recreation Complex. Hunden conducted a market demand assessment, facility needs assessment, site analysis, financial analysis, and economic impact analysis. At the conclusion of the process, Hunden determined the impact differential between two sizing options for the event center.

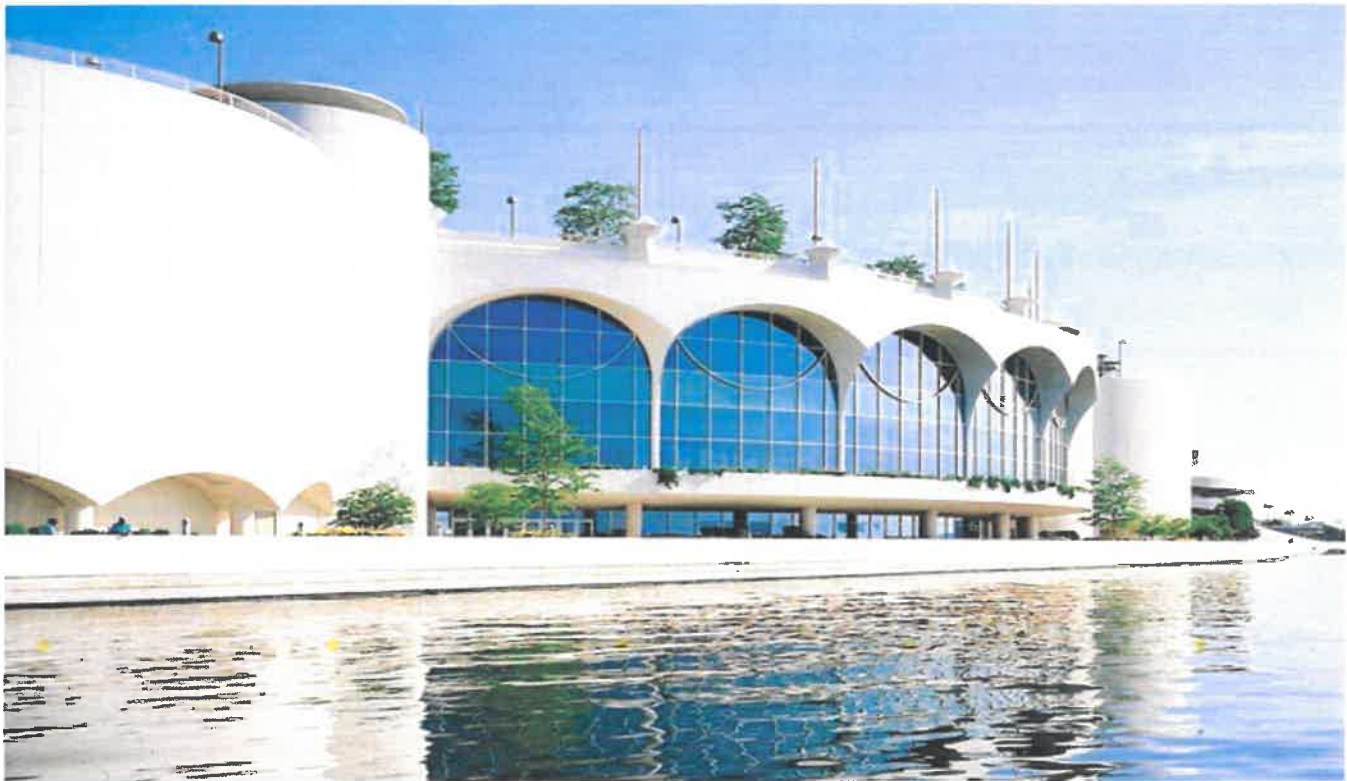
Hunden ran scenarios for a 4,500-seat arena and a 6,500-seat arena and concluded that the smaller scenario would struggle for consideration by major concert and entertainment promoters. Market feedback indicated that the venue would need to accommodate approximately 6,500 spectators for concert seating. At the conclusion of the analysis, Hunden recommended a headquarter hotel and a conference center program to include 30,000 square feet of column free flat-floor exhibit space, a 15,000 square foot carpeted ballroom, and 8,000 square feet of breakout meeting space.

In 2021, the University of Wisconsin System Board of Regents approved the effort to build a \$100 million sports and events complex. The 170,500-square-foot facility will replace the 70-year-old arena at UW-Eau Claire and is planned to break ground in 2020.

Client: Visit Eau Claire

Time Period: 2017 - 2018





Convention Center & Hotel Feasibility Study

Madison, Wisconsin

The City of Madison, Wisconsin, retained Hunden Partners twice, once to work with Madison's Downtown Hotel Feasibility Study Committee to conduct a convention hotel study and later to advise the Mayor regarding four hotel proposals for various locations in downtown.

The first study evaluated the market demand and financial feasibility for a convention hotel downtown. Hunden recommended the optimal product given the needs of the Monona Terrace Community and Convention Center. In conducting the study, Hunden also reviewed the local market, meeting planner preferences, convention center and hotel trends, and regional and national competitors. Hunden determined that a downtown convention hotel was recommended and necessary to keep Madison competitive.

Hunden recommended development of a 400-room convention hotel in downtown Madison, adjacent or connected to Monona Terrace Community and Convention Center. The recommended project was to be a full-service hotel with a full range of meeting space and amenities, including 30,000 square feet of meeting and ballroom space.

The second study advised the Mayor on how to prioritize four hotel proposals, all on separate sites and with different formats. Hunden analyzed each proposal and recommended a strategy to increase its leverage on the convention hotel, advance a transformative lakefront project and position two other development projects for future advancement.

Client: City of Madison

Time Period: 2008 - 2009



Multi-Purpose Conference/Convention Center Feasibility

Beloit, Wisconsin

Hunden Partners worked with Visit Beloit to assess the financial feasibility of a new conference center facility in Beloit. The main elements of the study included a complete market validation assessment, financial feasibility including capital construction analysis, and an operating analysis.

Located in south-central Wisconsin adjacent to the Illinois border, the City of Beloit is the second largest city in Rock County with 36,966 residents. Beloit is within a ninety-minute drive to Madison, Milwaukee, and Chicago and has experienced success through a number of revitalization efforts along the Rock River and in the downtown area. In 2015, the City Center Council of Beloit and Beloit 2012 identified the need for a meeting, conference, and convention space as a priority.

Hunden determined that there was some demand for meeting and event space in the market, as well as a hotel with a large enough room block to host a small-scale conference. The final recommendations included a conference hotel with 140 rooms, 5,000 square feet of divisible ballroom space, 5 meeting rooms, a restaurant, and catering kitchen for the event space.

Client: Visit Beloit

Time Period: 2018



Conference & Meetings Center Feasibility Study

Lynchburg, Virginia

Hunden Partners conducted a market analysis and financial feasibility study, including an economic impact analysis, for a new conference, meetings and event center in Lynchburg, Virginia. The purpose of this study was to determine the ability of a new facility to serve a variety of user groups, from local and regional events and civic uses to Liberty University events.

The comprehensive market and financial feasibility study included the following key scope elements:

- The market opportunity for a conference center development in Lynchburg,
- Any support amenities needed, such as an attached or adjacent hotel,
- Options and best practices for governance of the facility, and
- Financial projections and economic impact projections.

Hunden analyzed Lynchburg's economic, demographic and tourism attributes, convention and conference industry trends, local and regional competitive facilities, comparable case studies, headquarter hotel trends and competitive environment, and the local hotel market realities. Hunden determined a strong need in the meetings and events market, specifically for ballroom and exhibit space for larger groups.

Recommendations were made for conference center hotel with 22,000 square feet of function space. The City was provided with detailed amenities recommendations, demand and financial projections for the recommended scenario, as well as funding and financing alternative recommendations.

Client: City of Lynchburg

Time Period: 2022





Convention Center & Hotel Study - Developer Selection

Sioux City, Iowa

The City of Sioux City retained Hunden Partners to help determine a long-term solution for their convention center hotel needs, as well as future needs for renovating and expanding the convention center. First, Hunden was brought in to evaluate the potential need and demand for a new downtown full-service hotel that would optimize the performance of the convention center, as well as determine a strategy to deal with the existing foreclosed upon hotel that was hurting market performance. The study considered supply and demand issues, competitive convention issues, cost of development and other factors. The key was to recommend a hotel large enough to induce the appropriately sized groups to the convention center, but not one that was so large or over-improved that it could not succeed as a business.

In Phase II, Hunden created the developer RFQ and RFP documents and managed the selection process. Hunden created the documents, managed the pre-proposal conference and tour, evaluated RFQ responses and helped the City short-list a group of developers.

In Phase III of the study, Hunden determined the financing options for the project as well as the economic, fiscal and employment impact of such a hotel, in order for the Sioux City to compete and capture certain taxes that could be applied toward funding by the state. The proposed project is now under construction and is set to open in fall 2019.

Client: City of Sioux City

Time Period: 2014 - 2015



Conference Center & Hotel Study

Goodyear, Arizona

Hunden Partners has been engaged by the City of Goodyear (City or Client) to complete a market demand, financial feasibility and economic impact study for the development of a new high-end hotel and conference center (Project) at a designated development site in Goodyear, Arizona.

Goodyear is located less than 20 minutes from downtown Phoenix and is surrounded by many natural amenities, including mountains, parks, and lakes. As the summer training home to two Major League Baseball teams, Goodyear plays host to large groups, including sports fans and corporate gatherings attracted by its many headquarters, but currently lacks sufficient high-end and full-service hotels and meetings space to accommodate existing demand.

The purpose of the study is to provide the Client with a recommendation for the appropriate type – one building (conference hotel) or two buildings (conference center and adjacent hotel) – and size of the potential development based on existing and future demand. Hunden's frequent architect partner, Convergence Design, will provide preliminary designs, layouts and cost estimates for the recommended Project program.

Hunden will provide recommendations and estimates for partnering strategies and associated capital and operating costs, as well as an assessment of the economic impact of the Project on the local economy.

Client: City of Goodyear

Time Period: 2023 - Present



Multiple Evansville Hotel Studies and Processes

Evansville, Indiana

Hunden has been retained by the City of Evansville on multiple occasions.

DoubleTree Headquarter Hotel. From 2011 – 2014, Hunden completed multiple processes related to the development of the DoubleTree Headquarter Hotel. After an initial market and financial feasibility study, Hunden was retained again by the Evansville Redevelopment Commission (ERC) to manage the developer selection process for the hotel. Hunden attracted large, qualified development teams to Evansville, evaluated the proposals submitted, conducted interviews and assisted in negotiations with the selected developer, HCW of Branson, Missouri. The 242-room Doubletree Hotel project opened in January of 2017 with a large ballroom and meeting rooms and is attached to both the arena and convention center by overhead connectors. The approved financing included a \$20 million public bond, \$12 million in local corporate contributions and more than \$40 million in private funding.

Ford Center. Hunden conducted an economic, fiscal and employment impact analysis for the Ford Center in 2013. The study, which was requested by the venue's operator, VenuWorks of Evansville, LLC, contextualized the local and regional fiscal impacts of the venue. The analysis concluded that the Center fills a void in the large-format concert and event market for the area between Louisville, St. Louis, Indianapolis and Nashville, and is important to Evanston's existing and future sense of "place."

Hyatt Place Hotel. In 2016, Hunden conducted a market and financial feasibility study for a new Hyatt Place Hotel. The study determined the project to be viable, given Evansville's increasing popularity as an events and entertainment destination. The proposed structure featured lounges, meeting rooms, and a recommendation by Hunden of 139 rooms.

Client: City of Evansville

Time Period: 2011 - 2016



Conference Center & Hotel Financial Feasibility Analysis

Greenfield, Indiana

Hunden was engaged by design firm RQAW and the City of Greenfield to perform a market and financial feasibility study for a potential conference center and hotel off of Interstate 70 in Greenfield. The project goals included answering the following unique key questions:

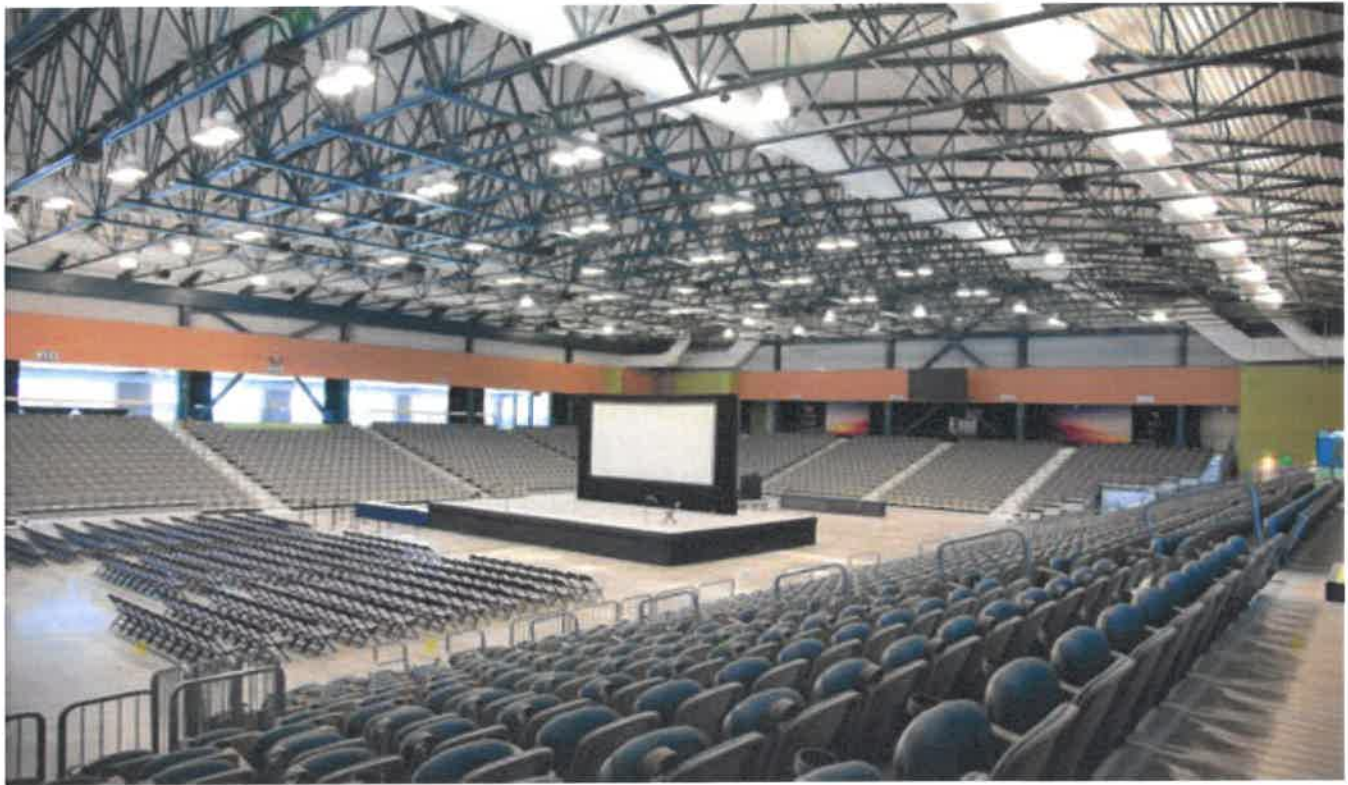
What is the best way to meet Elanco's needs for conference space and hospitality in order to facilitate the continued growth of their business? Is it possible to develop a conference hotel? Would/could the development be supported by public subsidy alone? What is the need for conference and hospitality space off the local interstate? Is it prudent to develop off of I-70?

Hunden determined the overall market feasibility of the proposed project and made recommendations regarding the optimal site, facility programs and costs for the development.

The study headlines revealed that Greenfield's proximity to Indianapolis hotels and conference/meeting venues had hindered its ability to develop its own facilities to serve the local market. Due to population and business growth in Greenfield and Hancock County, the development of a conference center and adjacent hotel was recommended. The hotel was recommended to include 100+/- rooms with a strong complement of ballroom and meeting space. Possible brands included Courtyard by Marriott, Hilton Garden Inn and Hyatt Place.

Client: RQAW & City of Greenfield

Time Period: 2017 - 2018



Convention Center, Hotel Study, & Developer Selection

Enid, Oklahoma

Hunden Partners and Convergence Design worked with the City of Enid to conduct an analysis of the development potential for renovated and new civic facilities downtown. The City was interested in studying the opportunity for a renovated Mark Price Arena, a new multi-purpose event center, and a downtown hotel to serve the new event complex.

A comprehensive feasibility study was conducted, which included recommendations and an economic, fiscal and employment impact analysis. The City determined to move forward with the project with a \$35 million budget. The City also decided to solicit developer proposals for the hotel development. Hunden assisted the City by managing the developer solicitation process for the proposed hotel downtown.

Construction for the downtown event center began in May 2011. The final product, designed by Convergence Design, opened in the spring of 2013. The building opened as the Enid Event Center and Convention Hall, but the name changed in 2016 to the Central National Bank Center and again in 2019 to the Stride Bank Center. Since opening in 2013, the center has performed extremely well, hosting major music and entertainment events. In addition to entertainment and concert events, the center accommodates a variety of corporate meetings, seminars, tradeshow, weddings and related special events.

Client: City of Enid

Time Period: 2010



Convention Center Development Strategy & Expansion

St. Charles, Missouri

Mr. Hunden completed two studies for the City of St. Charles and the Convention and Visitors Bureau. The first was completed during the years leading up to the development of the St. Charles Convention Center and Hotel. The work included a full market and financial feasibility study for the project, as well as an economic impact analysis. The following additional elements were also completed during the process: Hotel analysis and recommendations, site analysis, TIF projection, financing and funding analysis, and negotiation assistance for Developer Agreement with John Q. Hammons.

The work was completed, and the project opened in April of 2005. The facility, with a 16,200-square foot ballroom and 27,600-square foot exhibit hall has performed beyond its expectations and the results are a testament to the excellent management, strong destination components and conservative nature of the original studies.

Hunden was hired in 2017 to complete a second study for the city, this time regarding an expansion market and financial feasibility analysis for the convention center. Hunden determined the market opportunity for an expansion of the St. Charles Convention Center and adjacent hotel development. The results of the study concluded that an expansion of the convention center was feasible. The primary driver of this recommendation was the opportunity to attract highly impactful sporting events, including dance, cheer, wrestling, and gymnastics.

Client: City of St. Charles & the CVB

Time Period: 2002 – 2003, 2017



Conference Center Market & Financial Feasibility Study

Ithaca, New York

Hunden worked with the Ithaca Downtown Alliance to conduct a market demand, financial feasibility and economic impact analysis for a potential conference center in downtown Ithaca. The primary goal of the potential project is to improve the quality of life, increase hotel stays (especially during mid-week), generate new ongoing jobs, and generate economic impact by attracting conference, meetings, banquets, and other events to downtown Ithaca from outside the area.

Ithaca is a unique setting for a conference facility because it is an exemplary college town. It is a small city, whose culture and economy are dominated by university life, complimented by scenic beauty and natural attractions and resources, as well as wineries and distilleries. Adults enjoy college towns in large part because they tend to offer a wide variety of the arts, restaurants, nightlife, live theater and music, architecture, and other cultural amenities of a large city, yet in an easy to navigate smaller city setting.

Analysis of the market appeal, demographics, and competitive local and regional supply of event facilities, as well as conversations with local stakeholders, hoteliers, industry experts, and potential demand generators, indicated that there is an opportunity for a conference center development in downtown Ithaca.

In 2019, Hunden worked with Convergence Design to complete Phase Two of the study, which included a deep dive into the project financial projections, developer proposal analyses, and construction budget estimates and layouts.

The project is currently under construction and set for completion in 2024. The \$34 million project will be a two-story, 15,000-square foot conference center featuring a 12,300-square foot ballroom, a junior ballroom, and breakout rooms, pre-function and trade show space.

Client: Ithaca Downtown Alliance

Time Period: 2016 – 2017, 2019





Mesa Convention Center, Amphitheatre & Delta Hotel Optimization Analysis

Mesa, Arizona

Hunden Partners (Hunden) completed a market analysis and financial feasibility study, including economic impact analysis, for the future optimization – or even repurposing – of the Mesa Convention Center (MCC or Project), the Mesa Amphitheatre, and the surrounding hospitality assets in Mesa, Arizona.

With more than 500,000 residents, Mesa is the second-largest city in the Phoenix metro area. The area has seen a significant amount of new and planned development in recent years, including the new Arizona State University campus – Mesa City Center – set to open in 2022. The new campus, a joint project between the City of Mesa and ASU, will house academic programs related to digital and sensory technology, experiential design, gaming, media arts, and film production. This new development in downtown Mesa will affect the shape of the MCC's redevelopment and the trajectory of the convention district as a whole. Today, the MCC is lacking modern technology capabilities, proper space for a variety of meeting types, and connectivity to the surrounding assets. The goal of the study was to elevate the convention center area to a high-tech walkable district for residents, students, and visitors to enjoy.

The study resulted in detailed recommendations for four major elements of the campus. The recommendations included overall interconnectivity between the hotel and MCC buildings, specific building updates the MCC to include flexible event space, technology upgrades to enhance facility/event performance tracking and visitor experience, and amenity improvements to the Mesa Amphitheatre.

Client: Private Client

Time Period: 2021 - 2022



American Bank Center Expansion, HQ Hotel & District Feasibility & Impact Study

Corpus Christi, Texas

Hunden Partners worked with the City of Corpus Christi to complete a study for the expansion and renovation of the American Bank Center (ABC or Center), the development of a headquarters hotel, and a six-block entertainment mixed-use district on city-owned parcels. The ABC is composed of multiple meeting and event facilities, including the convention center, Selena auditorium, and arena. For the District, Hunden assessed the surround office, restaurant, retail, and residential markets.

The study was essentially a master plan for the ABC area, with a full feasibility, impact and financing study.

Contract Negotiation. During the process, Hunden also provided an independent review of and professional recommendations on the proposed contract for private management of the American Bank Center, as well as the food and beverage management, on behalf of the City to ensure fair and favorable negotiations.

P3 and Funding Advisory. Hunden was also engaged to assess the P3 options for financing the various elements of the project: the HQ hotel, a second large group hotel, the mixed-use district, as well as the convention center. Hunden assessed various state incentives available through legislation and pushed for the city to write itself into existing state tools that other cities have used to induce the development of these types of projects, based on successes Hunden had in both Fort Worth and Dallas.

Client: City of Corpus Christi

Time Period: 2022 - Present



Headquarter Hotel and Convention Center Studies, Ongoing Advisory Services

Fort Worth, Texas

For nearly 20 years, Mr. Hunden and Hunden Partners have worked with the City of Fort Worth to complete multiple market, financial feasibility, and economic impact analyses for convention, entertainment, hotel, arena, and event center developments and expansions. In addition, Hunden has conducted numerous solicitations for third-party services and regularly make updates the City's HOT projections. Hunden expertise has led the City to make informed development and governance decisions. Previous studies include:

- 2001 – 2004, Mr. Hunden co-managed a hotel strategy for downtown Fort Worth, related to the FWCC expansion
- 2004-2005 Hunden conducted the developer solicitation and selection process for the now thriving 600+ room full-service convention Omni Hotel. The \$240M project opened in January of 2009.
- 2013 expansion analysis of the Ft Worth Convention Center and Omni Hotel, and the new Dickie's Arena
- 2013 – Present: Hunden has been completing the HOT analysis for the PFZ
- 2014 – 2015, Hunden conducted a hotel developer solicitation process.
- In 2018, Hunden conducted an updated FWCC expansion study.
- In 2019, Hunden conducted a governance analysis for the FWCC and Will Rogers Memorial Center (WRMC) and recommended significant changes to the current funding and governance structure.
- In 2021, Hunden managed a food and beverage vendor solicitation and selection process on behalf of the City for the long-term F&B contract at the Will Rogers Memorial Center.

Client: City of Fort Worth

Time Period: 2001-2005; 2013-Present



hunden partners





TO: City Finance Committee

FROM: Ryan Kernosky, Director of Community Development

DATE: October 9, 2023

RE: **Request from the Community Development Department to issue a Request for Proposals for the property at 1450 Water Street**

Finance Committee:

Community Development is seeking to issue a Request for Proposals ("RFP") for the property at 1450 Water Street (formally known as Edgewater Manor). Said RFP is included at the end of this memorandum.

Per the RFP, proposals that incorporate owner-occupied condominium housing and/or hotel, and well-designed river-facing public space will be more competitive. Successful submittals will include dollar-specific requests for any public incentive and provide a proforma outlining the need for said incentive.

Staff is currently preparing a Certified Survey Map and appropriate easement for the Green Circle Trail that currently exists along the property.

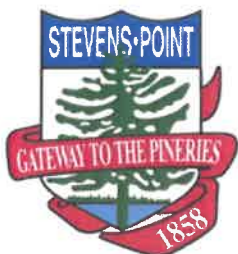
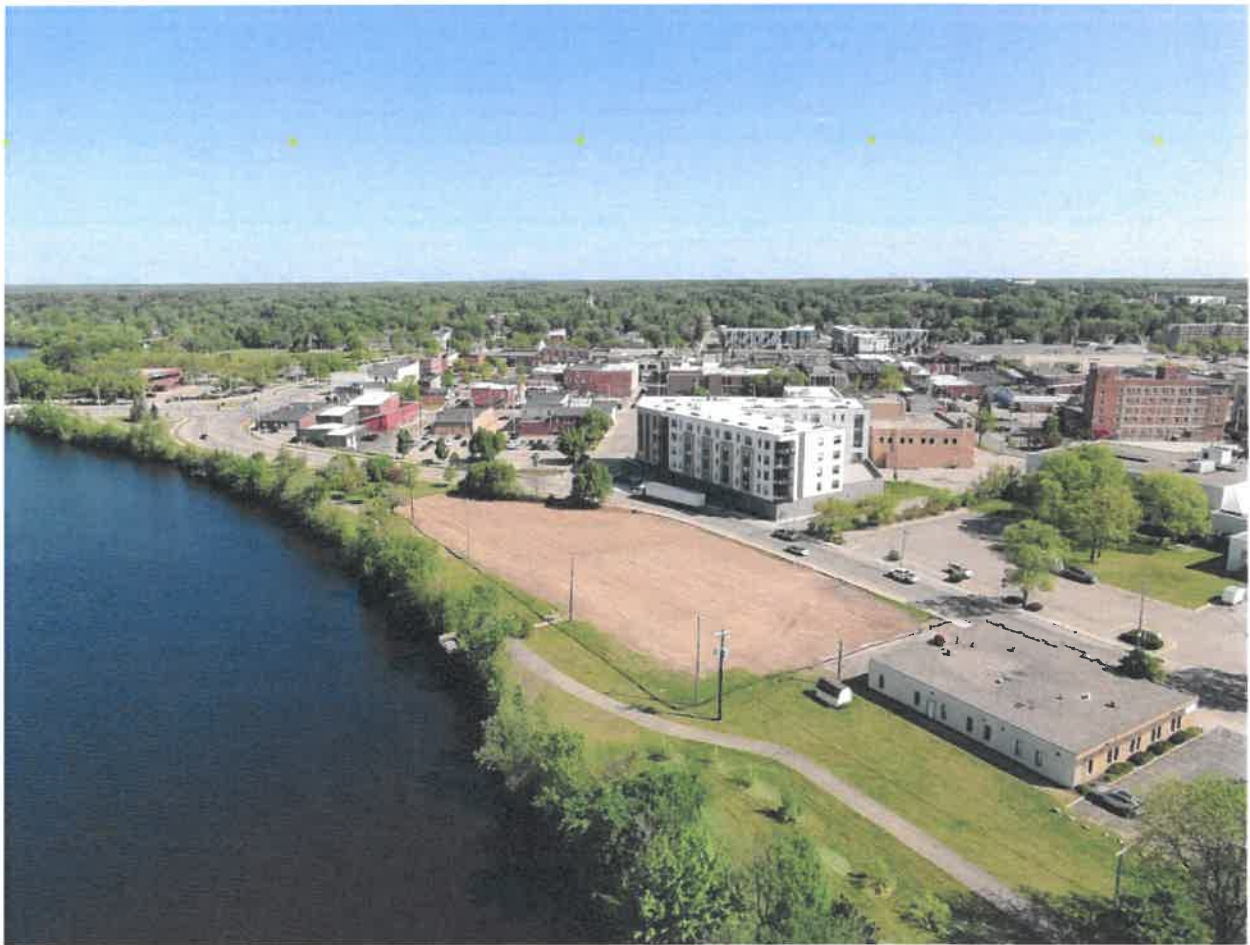
Staff recommends approval as presented.

Request for Proposals

City-Owned Waterfront Property

"1450 Water Street"

www.stevenspoint.com/1450water



RFP Contact:
Ryan Kernosky
Director, Community Development
715-346-1568
rkernosky@stevenspoint.com

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Disclosure & Disclaimer

This Request for Proposals (“RFP”) is being furnished to the recipient by the City of Stevens Point ("City") for the recipient’s convenience. Any action taken by the City in response to submissions, made pursuant to this RFP, or in making any awards or failure or refusal to make any award pursuant to such submissions, or in any cancellation of awards, or in any withdrawal or cancellation of this RFP, either before or after issuance of any awards, shall be without any liability or obligation on the part of the City and its employees, officers, or commissioners.

The City, at its discretion, may at anytime withdraw this RFP, may accept or decline any submissions and may waive any abnormality if the City deems appropriate and if it is in the City’s best interest. The City has the ability to determine the responsiveness and acceptability of any submitted proposal. The City reserves the right to reject any and all proposals without cause.

It is the responsibility of the developer to fully understand and interpret all applicable City ordinances and building codes when preparing and submitting proposals. Prospective developers should be aware of the City’s review and approval process for development within the applicable Zoning Districts and Historic Preservation / Design Review District. For example, any development occurring on the property in question must receive design approval from the Historic Preservation / Design Review Commission. Additionally, any Multiple Dwelling structure (3 units or more) must obtain a Conditional Use Permit granted by the City’s Plan Commission and Common Council.

The City and the selected developer(s) will be bound only if and when a submission, as same may be modified, and any applicable definitive agreements and budgetary authorizations pertaining thereto, are approved by the Common Council of the City of Stevens Point and then only pursuant to the terms of the definitive agreements executed among the parties.

Introduction & Background Information

The City is soliciting proposals for the purchase and redevelopment of a prime property within the City's downtown. The RFP is seeking developers with interest and expertise in redeveloping urban properties. The properties in question are located on the west side of the City's downtown, between the east bank of the Wisconsin River and Water Street. This RFP provides developers with contextual information to guide developers towards a successful proposal.

Stevens Point has a population of approximately 26,000 and is home to the University of Wisconsin – Stevens Point (UWSP), Mid-State Technical College (MSTC), a vibrant arts and conservation-focused culture, a healthy mix of large and small business, and a historic Downtown experiencing revival. The population of the entire metro area of Stevens Point, including the adjacent villages of Plover, Whiting, and Park Ridge, as well as the towns of Carson, Hull, Stockton and Plover, is over 50,000.

Based upon conserve estimates, the City will need to add 900 additional housing units by 2040 to meet the expected demand as the City's population continues to increase. These units should be a mix of multi-family, condos, single-family, zero-lot-line, among others.

The subject property is strategically located:

- Directly adjacent to the Wisconsin River in Downtown Stevens Point, connected to the 27-mile Green Circle Trail, the community's premiere recreational trail.
- In an epicenter of renewal of downtown Stevens Point, including recent additions such as Great Northern Distillery, Northside Yard, and Berkshire Apartments.
- Within a 15-minute walk of UWSP, MSTC, and Pfiffner Park, major destinations for community events in Stevens Point.
- Beach and dock access are available within Bukolt, Mead, and Pfiffner Parks, all within a mile of the site.

The property was formerly occupied by Edgewater Manor Apartments and is highly visible to the community. It is the City's desire to obtain quality redevelopment proposals that:

- Help resolve the increasing housing demand in ways consistent with Stevens Point's 2017 Housing Study and match the Downtown Stevens Point Targeted Area Master Plan.
- Prioritize pedestrian, bicycle, and public transportation access, especially in concert with the Green Circle Trail.
- Incorporate historically relevant design elements consistent with Historic Design Guidelines, sustainable building practices, and preservation of the public space on the property.

Site Details



When combined, the 1450 Water Street redevelopment parcels equal ~2.05 acres. An additional 1.12 acres of City-owned property lie adjacent and southeast of the parcels identified in this RFP. These parcels may also be considered for redevelopment as early as November 2027. Proposals that integrate these properties as a second development phase will be scored more favorably.

Green Circle Trail

- Green Circle Trail, a public and heavily used trail system, runs along the Wisconsin River within this redevelopment parcel. The City intends to either:
 - Create a separate parcel and dedicate to the Green Circle Trail in perpetuity, OR
 - Establish an easement for the Green Circle Trail on the redevelopment parcel.
 - Either option will be done in coordination with the selected developer, Green Circle Trail Board, and the City of Stevens Point to ensure a harmonic process to guarantee continued use of the trail for generations to come.

Utilities

- Former apartment building and adjacent parking lot have been razed. The parcel is currently seeded.
- A 12" underground stormwater pipe to service this property is remaining where the former parking lot was but could be removed by the developer or utilized depending on site design and configuration. The City is unaware of the condition of the storm sewer pipe.
- An 8" water lateral exists on the southeast corner of the redevelopment parcel.
- An XX" sanitary lateral exists on the southeast corner of the redevelopment parcel
- Overhead Electrical Utilities exist on the westside of the redevelopment parcel. It is intended that those utilities will be buried along Water Street in a to-be-determined

easement along the right of way line. This will occur when a developer is chosen and part of the overall development agreement.

Surrounding Site Characteristics

This development block is in close proximity to many resources, community amenities, and keystone features of Stevens Point, including:

- Within a quarter mile of Pfiffner Pioneer Park, the host location for Riverfront Rendezvous, Levitt AMP Stevens Point, and many other community events.
- Within a half mile of the Wisconsin River, boat and kayak piers, and a mile to swimming beach access.
- Adjacent to Mid-State Technical College's Stevens Point Campus, Great Northern Distilling, Northside Yard development, and densely populated historic neighborhoods.
- Adjacent to Stevens Point's historic downtown, Mathias Mitchell Square, a mix of necessity and entertainment businesses, and longest operating farmers market in Wisconsin.
- Within a mile of University of Wisconsin - Stevens Point, a national leader in natural resource conservation and growing business & economic programs
- Connected to the Green Circle Trail, a 27-mile trail around the Stevens Point area that connects with over 45 additional miles of trail.
- Stevens Point is proud to be a Green Tier Legacy community, AARP Livable Community, a silver level bicycle friendly community, and a community with a thriving arts and outdoor culture.
- Home to the Wisconsin Conservation Hall of Fame, Stevens Point has a significant conservation history. Effort should be made to acknowledge the community culture through energy efficiency and other design principles.

Potential Site Contamination

A Phase II Environmental Site Assessment was completed in March 2023. During the Phase II ESA, 12 soil borings were advanced at the Site with temporary groundwater monitoring wells constructed in 5 of the borings. Soil and groundwater samples were collected from the boreholes and temporary wells. The site consists of primarily medium grained sands with varying amounts of silt and gravel up to 16 feet below grade (ft bgs). Coal and wood shavings were also identified within multiple borings up to 6ft bgs and may represent historic fill.

Laboratory analysis of soil samples collected from the Site detected multiple Resource Conservation Recovery Act (RCRA) metals, polynuclear aromatic hydrocarbons (PAHs), and benzene exceeding respective NR720 residual contaminant levels (RCLs) for groundwater protection and/or direct contact exposure. PAHs are the most widespread contaminants identified onsite and likely related to historic fill materials identified onsite especially those locations where coal was observed.

Groundwater analysis identified arsenic exceeding the NR140 preventative action limit (PAL) in 4 of the 5 temporary monitoring wells installed at the Property. No other RCRA metals, PAHs, or VOCs were detected exceeding regulatory limits.

The full Phase II ESA can be found at the RFP website.

The City of Stevens Point has grant monies available to developers to perform ESAs, and Remedial Action Plans at no cost to the developer.

Purchase Price

Land cost shall be determined on the overall value and score of the proposed development. It is advised as part of the response to the RFP that you include a potential acquisition price. The City reserves the right to negotiate the purchase price after submittal of proposals with the prospective developer(s).

Economic Development

The redevelopment parcel is located within Tax Increment District #10, which was established in 2019 and is considered part of the City's Downtown Area. Downtown Stevens Point has been the subject of several targeted area plans and Stevens Point's recent Strategic Plan. Special consideration will be given to proposals that align with the most recent plan, as well as the city's 2017 Housing Study and Comprehensive Plan.

Proposals that incorporate owner-occupied condominium housing and/or hotel, and well-designed river-facing public space will be more competitive. Successful submittals will include dollar-specific requests for any public incentive and provide a proforma outlining the need for said incentive.

The City may provide assistance, depending on the proposed value and scope of the development by assisting with the following:

- Assisting developers in accessing other financial resources (e.g., grants, loans, etc.).
- Providing direct financial assistance through Tax Incremental Financing
- Facilitate meetings with various stakeholders (e.g., elected officials, staff, citizens, etc.) as needed.
- Act as the liaison between other organizations that have vital information regarding the site.

Successful Proposal Requirements

Successful proposals will include the following in this order:

1. Narrative Response to RFP

- a) Background of development company / business.

2. Summary

- a) Summary of the proposed development.

3. Development Team

- a) Personnel assigned to the project.
- b) Responsibility of each team member.

- c) Expertise and related experience of the development team.

4. Proposed Development

- a) Preliminary site and building plans.
- b) Building elevations and sketches with architectural details.
- c) Schematic design of the overall site that addresses parking, drainage, and landscaping.
- d) Indication of land use(s), prospective business, or housing types. Include unit counts and square footage.
- e) Total value of project; breakdown of individual aspects / use(s).
- f) List of preliminary building materials (primarily exterior).
- g) Narrative describing the development's compatibility with the surrounding context (its fit within the downtown and adjacent neighborhoods)

5. Project Timeline

- a) Detailed project schedule for construction and occupancy in the form of a timeline or timetable.
- b) Management intentions for the property once complete. For example, if the proposals includes apartments, who will be the management agency/company.

6. Financials

- a) Explain the financial strategy (including sources and uses of funds) and demonstrate project feasibility. Explain any grants, loans, or financial assistance programs being accessed and the teams experience with these programs.
- b) Financial assistance needed such as, tax incremental financing, upgrade/installation of utilities, etc.

7. Additional Information

- a) Examples of similar development projects if applicable.
- b) Summary of the overall economic impact and tangible benefits for the City, including tax base generation, construction jobs, and permanent jobs.
- c) Marketing approach / plan if applicable.

Selection Criteria

The City will create a selection committee to evaluate proposals based on the following criteria:

- Development team's experience and expertise, as well as financial capacity
- Overall quality and attractiveness of the proposed development
- Density, design, and aesthetics
- Neighborhood compatibility
- Value of the estimated tax base of the proposed development
- Use(s) suitability to the land
- Economic impact to the city, downtown, and surrounding area
- Job creation
- Adherence to timeline
- Overall responsiveness to the RFP requirements

- Other such criteria as deemed necessary

Committee members or City staff may conduct interviews/proposal meetings with developers submitting a proposal. It is anticipated that a summary presentation will be made by the developer to the City and stakeholders in the final selection process.

Upon selection, the committee will make final recommendation to the City Council.

The City reserves the right to reject any or all proposals for any reason at its sole discretion.

Furthermore, the City reserves the right to combine development proposals and suggest development partnerships between development proposals. If no development proposal is selected or the developers are unable to finalize an agreement with the City, the City reserves the right to advance development proposals as they come forward, or to select an alternative development proposal.

Submission of Proposals

Proposals must be submitted in sealed envelopes or boxes by 4:00 PM on XX, 2024 to:

Ryan Kernosky, Director
Community Development Department
City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481

Ten copies of the proposal shall be submitted, along with a complete electronic copy accessible through Adobe PDF.

Proposals shall be submitted on 8.5" x 11" paper with tab sections separating the proposal requirements outlined previously. Any images, site plans, renderings, elevations, etc. should be scaled appropriately and displayed on 11" x 17" paper.

Timeline

Date 1: Publishing of RFP & due date for questions
Date 2: 60 days after publishing of RFP – due date
Date 3: Proposal review
Date 4: proposed presentation of proposals with staff recommendation
Date 5: Selection of developer
Date 6: Proposal approval & Development agreement

Timeline is tentative and subject to change.

Contact Information

All questions for this RFP shall be submitted via email to:

Ryan Kernosky, Director
Community Development Department
City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481

Ph: 715-346-1567

Email: rkernosky@stevenspoint.com



TO: City Finance Committee

FROM: Ryan Kernosky, Director of Community Development

DATE: October 9, 2023

RE: **Request from the City of Stevens Point to Acquire 1200 Main Street (Parcel ID 281240832202950)**

Finance Committee:

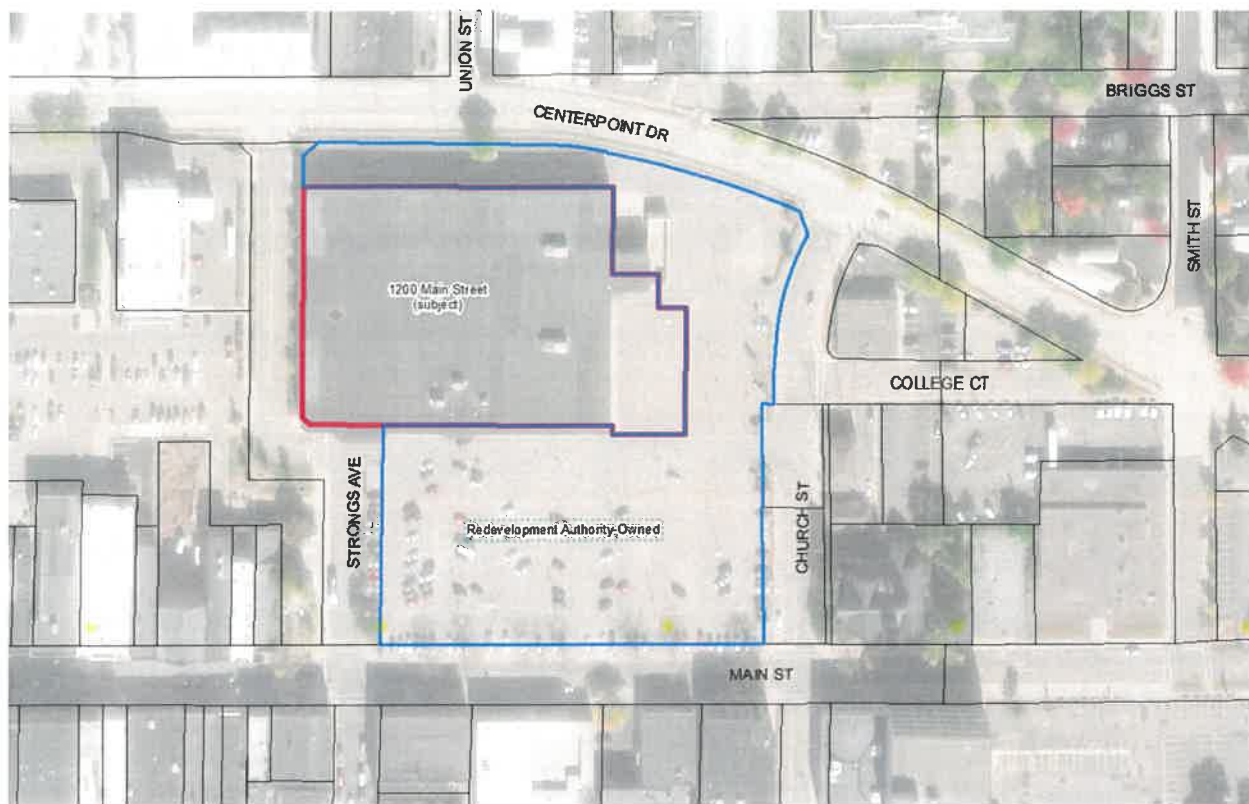
Since early 2019, the former Shopko store in downtown Stevens Point has been vacant. While some attempts have been made by developers to repurpose the building, those attempts have either included a land use not compatible with downtown development (mini-indoor storage) or TIF ask was too high for the quality of the development proposed. This summer, City staff began considering acquisition of the property with the intent to redevelop the entire Shopko block in the coming years. With that in mind, the City has engaged with Vandewalle & Associates, an urban planning firm, to review the block of downtown and provide conceptual designs, blocking, and road configurations to enhance downtown Stevens Point. The City is currently working with two developers to consider development in the first phase of the project. The City finance committee met in closed session recently and has given the approval to pursue acquisition of the property.

The City's Redevelopment Authority currently owns the parking lot around the Shopko property. Acquisition of 1200 Main Street would provide the City a significant block of downtown Stevens Point for future redevelopment. Any plans, developments, or other significant changes to the block would come before the City Plan Commission and the Redevelopment Authority.

Financial Impact: The City has the property under contract for \$1,400,000.00. Purchase funds for the property will come from TIF #10.

Staff recommends APPROVAL as presented.

Thank you, please let me know if you have any questions.



2023 Property Records for City of Stevens Point, Portage County

October 5, 2023

Tax key number: 281-24-0832202950

Property address: 1200 Main St

Owner: Division Main, LLC
PO Box 215
Plover, WI 54467

Zoning: B3 Central Business, Downtown Design Review
Traffic / water / sanitary: Medium / City water / Sewer
Legal description:

Summary of Assessment	
Land	\$452,200
Improvements	\$2,071,000
Total value	\$2,523,200

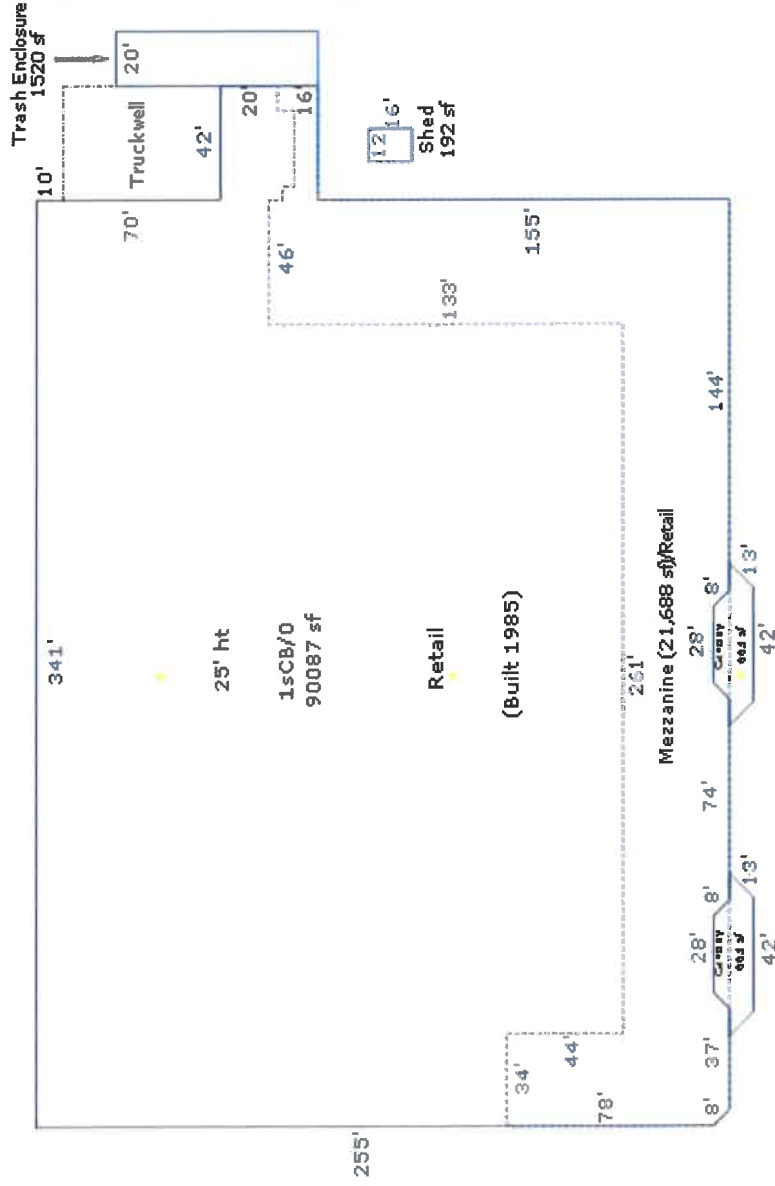
Qty	Land Use	Land					Tax Class	Special Tax Program	Assess Value
		Width	Depth	Square Feet	Acres	Water Frontage			
1	Commercial	421	260	104,971	2.410	None	Commercial		\$452,200

Commercial Building (Shopko Store)

Section name: Section 1
Year built: 1985
% complete: 100%
Stories: 1.00
Perimeter: 1,292 LF
Total area: 90,087 SF (all stories)



Occupancies	Designed Use	Actual Use		Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Discount store	Discount store						
		Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
Exterior walls		Concrete Block, Textured Face				90,087	100.0%	C (AV)	
HVAC		Complete HVAC				90,087	80.6%	C (AV)	
Fire sprinklers		Wet sprinklers				90,087	80.6%	C (AV)	
Mezzanines		Mezzanines-office				21,688	24.1%	C (AV)	



2023 Property Records for City of Stevens Point, Portage County

October 5, 2023

Building Permits					
Issued	Permit #	Purpose	\$ Amount	Completed	
8/23/2022	20221139	Temporary signage	\$0	9/9/2022	
5/14/2021	20210340	Raze shed	\$0	9/29/2021	
1/27/2011	37551	New logo	\$14,000	1/27/2012	
6/17/2009	36343	Replace water heater	\$700	6/17/2010	
10/24/2008	35941	Remodel pharmacy area	\$19,977	10/24/2009	
8/30/2007	35022	Replace 2 roof top heating uni	\$11,800	8/29/2008	
8/23/2007	35006	Electrical	\$2,400	8/22/2008	
10/8/2006	34344	Replace 3 BTUs	\$12,586	10/8/2007	
9/18/2006	34274	Roof/Strip & re-roof	\$40,000	9/18/2007	
5/31/2005	33233	Roof/Strip & re-roof	\$45,000	5/31/2006	
9/10/2004	32719	Roof/Strip & re-roof	\$75,000	9/10/2005	
4/3/2000	29015	5 different signs	\$0	4/3/2001	
10/27/1999	28795	Remodel handicapped bathroom	\$33,000	10/26/2000	
5/6/1996	25767	Interior Renov/Remodel	\$29,432	5/6/1997	

Sales History		
Date	Price	Type

Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice GL Account Segment Title	Invoice GL Account	Invoice Amount
09/18/2023	12362	A-1 EXCAVATING INC	CNTR PYMT-2022 ST IMPROV PROJ 22-01	PROJ #22-01	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8703	247,826.47
09/18/2023	12362	A-1 EXCAVATING INC	CNTR PYMT-2023 ROAD RESURFACING PROJ	PROJ #23-02	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8704	723,138.87
09/18/2023	12362	A-1 EXCAVATING INC	CNTR PYMT-2023 ROAD RESURFACING PROJ	PROJ #23-02	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8704	443,391.19
09/18/2023	12365	INTEGRITY GRADING & EXCAV	CNTR PYMT-2023 STREET IMPRO PROJ #23-01	PROJ #23-01	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8703	664,481.54
09/21/2023	12366	ADVENTURE TURF LLC	RUBBER PLAYGROUND SURFACING	PROJ 23.025	CAPITAL OUTLAY - PARKS	401.57.70620.8734	195,500.00
09/08/2023	181057	ALTMANN CONSTRUCTION	KB WILLETT/GOERKE CONSTRUCTION PROJ	PAY APP #2	GOERKE PARK	400.57.70842.8700	583,716.10
09/26/2023	181244	BADGER HEATING & AIR CONDI	FIRE #1 - AIR HANDLING UNIT INSTALL, PLENUM INSTALL	Q69888	CAPITAL OUTLAY - FIRE	401.57.70220.8750	50,000.00
Grand Totals:							<u><u>2,908,054.17</u></u>

Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice GL Account Segment Title	Invoice GL Account	Invoice Amount
09/06/2023	599	COOPER OIL INC	UNLEADED/DIESEL FUEL	284392		100.16100	28,655.19
09/06/2023	599	COOPER OIL INC	UNLEADED/DIESEL FUEL	284419		100.16100	26,972.69
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	DPW - INELIGIBLE	100.53.30398.2202	710.73
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	DPW - ELIGIBLE	100.53.30397.2202	33,148.82
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	DPW - ELIGIBLE	100.53.30397.2209	2,267.39
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	SWIMMING POOL EXP	100.55.50421.2200	3,170.44
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	GENERAL RECREATION	100.55.50490.2200	5,361.27
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	WILLETT ICE ARENA	249.55.50450.2200	2,332.37
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	FIRE DEPARTMENT	100.52.25270.2200	1,165.54
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	AMBULANCE	100.52.25300.2200	1,165.52
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	ARTS CENTER	251.55.00375.2200	121.70
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	MUSEUM GENERAL EXP	241.51.00750.2204	156.74
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	POLICE FACILITY	100.52.20105.2200	5,683.87
09/22/2023	600	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC CHARGES	4718163754	1466 WATER ST	410.56.00650.2200	77.63
09/25/2023	601	COOPER OIL INC	UNLEADED/DIESEL FUEL	284470		100.16100	29,954.72
09/29/2023	602	COOPER OIL INC	UNLEADED/DIESEL FUEL	284498		100.16100	27,976.96
09/14/2023	12353	EL MOLCAJETE MEXICAN GRIL	RESTITUTION PD IN FULL-TYLER DYE	RESTITUTIO		100.45.20012.51	43.49
09/14/2023	12354	ESCALANTE CASTRO, DEYLIN	REFUND MUNI COURT OVERPAYMENT	REFUND		100.45.20012.51	125.60
09/14/2023	12355	LEDER, PETER	RESTITUTION PYMT-D. WEST-C19-4399-PARTIAL PYMT	RESTIT 8/8/2		100.45.20012.51	43.31
09/14/2023	12356	PORTAGE COUNTY TREASURE	JAIL SURCHAGE	AUG 2023		100.24540	2,959.30
09/14/2023	12356	PORTAGE COUNTY TREASURE	DRIVER IMPROVEMENT SURCHARGES	AUG 2023		100.24540	1,962.45
09/14/2023	12356	PORTAGE COUNTY TREASURE	IGNITION INTERLOCK DEVICE SURCHARGE	AUG 2023		100.24540	100.00
09/14/2023	12357	STATE OF WI COURT FINES & S	MUNI COURT	AUG 2023		100.24530	1,481.90
09/14/2023	12357	STATE OF WI COURT FINES & S	PENALTY SURCHARGE	AUG 2023		100.24530	4,036.01
09/14/2023	12357	STATE OF WI COURT FINES & S	DRIVER IMPROV SURCHARGE	AUG 2023		100.24530	1,882.50
09/14/2023	12357	STATE OF WI COURT FINES & S	CRIME LAB & DRUG ENF SURCHARGE	AUG 2023		100.24530	3,850.58
09/14/2023	12357	STATE OF WI COURT FINES & S	SAFE RIDE PROGRAM	AUG 2023		100.24530	403.55
09/14/2023	12358	VILLAGE OF PLOVER	MUNI COURT FINES	AUG 2023		100.24520	7,198.72
09/14/2023	12358	VILLAGE OF PLOVER	BLOOD DRAWS	AUG 2023		100.24520	101.37
09/14/2023	12359	WI DEPT OF REVENUE	PYMT REC'D-ALEX OSEMAN AIN#6906	PYMTS THR		100.45.20012.51	50.00
09/14/2023	12359	WI DEPT OF REVENUE	PYMT REC'D-MELISSA FRYSINGER AIN#7874	PYMTS THR		100.45.20012.51	222.80
09/14/2023	12360	WISCONSIN SUPREME COURT	REGISTRATION FOR MUNI COURT CLERK SEMINAR-JOZ	2023 SEMIN	MUNICIPAL COURT	100.51.20010.5910	40.00
09/18/2023	12362	A-1 EXCAVATING INC	CNTR PYMT-2022 ST IMPROV PROJ 22-01	PROJ #22-01	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8703	247,826.47
09/18/2023	12362	A-1 EXCAVATING INC	CNTR PYMT-2023 ROAD RESURFACING PROJ	PROJ #23-02	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8704	723,138.87
09/18/2023	12362	A-1 EXCAVATING INC	CNTR PYMT-2023 ROAD RESURFACING PROJ	PROJ #23-02	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8704	443,391.19
09/18/2023	12363	CANDLEWOOD PROPERTY MG	RENTAL ASSISTANCE-LISA REYNOLDS-SEPT 2023	OCT 2023	EDGEWATER FUND	247.56.00600.5335	140.00
09/18/2023	12363	CANDLEWOOD PROPERTY MG	RENTAL ASSISTANCE-DONALD YOUNG-SEPT 2023	OCT 2023	EDGEWATER FUND	247.56.00600.5335	130.00
09/18/2023	12363	CANDLEWOOD PROPERTY MG	RENTAL ASSISTANCE-EIDEN-SEPT 2023	OCT 2023	EDGEWATER FUND	247.56.00600.5335	130.00
09/18/2023	12364	DEERE & COMPANY	UTV	117497644	GOERKE PARK	400.57.70842.8700	9,163.53
09/18/2023	12365	INTEGRITY GRADING & EXCAV	CNTR PYMT-2023 STREET IMPRO PROJ #23-01	PROJ #23-01	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8703	664,481.54

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09/21/2023	12366	ADVENTURE TURF LLC	RUBBER PLAYGROUND SURFACING	PROJ 23.025	CAPITAL OUTLAY - PARKS	401.57.70620.8734	195,500.00
09/21/2023	12367	CITY OF STEVENS POINT	RESTITUTION PYMT-XAVIER BRYANT-PARTIAL	RESTIT BRY		100.45.20012.51	861.00
09/21/2023	12368	PORTAGE CTY REGISTER OF D	COND USE PERMIT-2617 WATER ST-BREWERY	RCDG 9/21/2	OTHER GENERAL GOVERNMENT	100.51.19900.5151	30.00
09/21/2023	12368	PORTAGE CTY REGISTER OF D	RESOLUTION-AUTH TO APPLY FOR ENERGY FUTURE G	RCDG 9/21/2	OTHER GENERAL GOVERNMENT	100.51.19900.5151	30.00
09/21/2023	12369	WALMART RESTITUTION RECO	RESTITUTION-TERRI PAUL P23-3930	RESTIT 9/15/		100.45.20012.51	100.00
09/21/2023	12370	WI DEPT OF REVENUE	PYMT REC'D-ROBIN LIPSKI AIN#6570	PYMTS THR		100.45.20012.51	87.38
09/21/2023	12370	WI DEPT OF REVENUE	PYMT REC'D-CASEY SCHOENROCK AIN#7116	PYMTS THR		100.45.20012.51	50.00
09/21/2023	12370	WI DEPT OF REVENUE	PYMT REC'D-JOHN MURPHY AIN#5607&6026	PYMTS THR		100.45.20012.51	100.00
09/21/2023	12370	WI DEPT OF REVENUE	PYMT REC'D-STEPHANIE BENNETT AIN#7386	PYMTS THR		100.45.20012.51	150.00
09/26/2023	177034	VERIZON WIRELESS - NJ	PFC PRESIDENT - CELL PHONE	9903161708	POLICE & FIRE COMMISSION	100.51.21110.2203	15.35-
09/26/2023	177034	VERIZON WIRELESS - NJ	PARKING ENFORCEMENT - CELL PHONES	9903161708	TRANSPORTATION/PUBLIC SAFETY	615.52.20100.2203	47.41-
09/26/2023	177034	VERIZON WIRELESS - NJ	POLICE DEPT - CELL PHONES	9903161708	POLICE DEPARTMENT	100.52.20100.2203	612.89-
09/26/2023	177034	VERIZON WIRELESS - NJ	PARKING ENFORCEMENT - DATA CHARGES/TOUGHBOO	9903161709	TRANSPORTATION/PUBLIC SAFETY	615.52.20100.2203	10.14-
09/26/2023	177034	VERIZON WIRELESS - NJ	POLICE DEPT - DATA CHARGES/SQUAD LAPTOPS	9903161709	POLICE DEPARTMENT	100.52.20100.2203	627.43-
09/08/2023	181053	A.M. LEONARD INC	DIAMETER TAPES	C123033681	FORESTRY DEPARTMENT	100.56.50100.3758	73.17
09/08/2023	181054	ACCURATE SUSPENSION WAR	ELECTRIC PLUGS/WEDGE	2310168	DPW - ELIGIBLE	100.53.30397.3501	81.24
09/08/2023	181054	ACCURATE SUSPENSION WAR	CITRUS DEGREASER	2311222	DPW - ELIGIBLE	100.53.30397.3550	46.32
09/08/2023	181054	ACCURATE SUSPENSION WAR	DRILL BIT/BRISTLE DISC	2311222	DPW - ELIGIBLE	100.53.30397.3505	38.88
09/08/2023	181054	ACCURATE SUSPENSION WAR	BOLTS	2311223	DPW - ELIGIBLE	100.53.30397.3501	53.05
09/08/2023	181054	ACCURATE SUSPENSION WAR	BLADE FUSE	2311388	DPW - ELIGIBLE	100.53.30397.3501	4.80
09/08/2023	181054	ACCURATE SUSPENSION WAR	STEP DRILL BIT	2311550	DPW - ELIGIBLE	100.53.30397.3505	77.14
09/08/2023	181054	ACCURATE SUSPENSION WAR	WASHER/BOLTS	2311551	DPW - ELIGIBLE	100.53.30397.3501	70.00
09/08/2023	181055	AECOM TECHNICAL SERVICES	W ZINDA BRIDGE DESIGN	2000795822	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8768	3,108.16
09/08/2023	181056	AIRGAS USA LLC	WELDING GUN	9140896167	DPW - ELIGIBLE	100.53.30397.3501	537.52
09/08/2023	181057	ALTMANN CONSTRUCTION	KB WILLETT/GOERKE CONSTRUCTION PROJ	PAY APP #2	GOERKE PARK	400.57.70842.8700	583,716.10
09/08/2023	181058	AMERICAN TRAFFIC SAFETY M	STREET SIGN	95694	DPW - ELIGIBLE	100.53.30397.4801	509.28
09/08/2023	181059	AMERICAN WELDING AND GAS	WELDING GUN	09508056	DPW - ELIGIBLE	100.53.30397.3501	550.00
09/08/2023	181059	AMERICAN WELDING AND GAS	CREDIT	09509749	DPW - ELIGIBLE	100.53.30397.3501	550.00-
09/08/2023	181059	AMERICAN WELDING AND GAS	WELDING TIP/GROUND CLAMP	09538247	DPW - ELIGIBLE	100.53.30397.3501	56.36
09/08/2023	181059	AMERICAN WELDING AND GAS	CYL RENTAL	09547752	DPW - INELIGIBLE	100.53.30398.5000	311.69
09/08/2023	181060	ARAMARK UNIFORM SERVICES	RUGS & UNIFORMS	6320279633	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3506	202.93
09/08/2023	181060	ARAMARK UNIFORM SERVICES	RUGS & UNIFORMS	6320283792	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3506	202.93
09/08/2023	181060	ARAMARK UNIFORM SERVICES	RUGS & UNIFORMS	6320287908	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3506	202.93
09/08/2023	181061	ARENA WAREHOUSE LLC	ICE SKATE RACK	2750	WILLETT ICE ARENA	249.55.50450.3450	2,995.00
09/08/2023	181062	BADGER HEATING & AIR CONDI	A/C MAINTENANCE-GOERKE PRESS BOX	Q69827	PARKS DEPARTMENT	100.55.50200.2922	1,225.00
09/08/2023	181063	BADGERLAND CONCRETE PRO	CONCRETE	12777	DPW - ELIGIBLE	100.53.30397.5155	592.50
09/08/2023	181063	BADGERLAND CONCRETE PRO	CONCRETE	12811	DPW - ELIGIBLE	100.53.30397.5155	775.00
09/08/2023	181063	BADGERLAND CONCRETE PRO	CONCRETE	12821	DPW - ELIGIBLE	100.53.30397.5155	968.50
09/08/2023	181063	BADGERLAND CONCRETE PRO	CONCRETE	12861	DPW - ELIGIBLE	100.53.30397.5155	830.50
09/08/2023	181063	BADGERLAND CONCRETE PRO	CONCRETE	12877	DPW - INELIGIBLE	100.53.30398.8702	755.00

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09/08/2023	181063	BADGERLAND CONCRETE PRO	CONCRETE	12883	DPW - ELIGIBLE	100.53.30397.5155	1,705.00
09/08/2023	181063	BADGERLAND CONCRETE PRO	CONCRETE	12900	DPW - ELIGIBLE	100.53.30397.5155	604.00
09/08/2023	181063	BADGERLAND CONCRETE PRO	CONCRETE	12921	DPW - INELIGIBLE	100.53.30398.8702	553.50
09/08/2023	181064	BAUERNFEIND BUSINESS TEC	COPIER-OVERAGE CHGS-ASSR	INV157915	MISC UNCLASSIFIED GENERAL	100.51.19850.2909	172.13
09/08/2023	181065	BROOKS TRACTOR INC	LABOR/PARTS DPF ASSEM CLEANING UU 2912	506646	FLEET MAINTENANCE	100.53.30233.2912	4,139.45
09/08/2023	181066	BUSHMAN ELECTRIC CRANE &	KNOCKDOWN REPAIRS FOR STREETLIGHT	35215	PROPERTY CLAIMS	652.51.00936.5130	694.00
09/08/2023	181066	BUSHMAN ELECTRIC CRANE &	REPAIR POLE HIT BY VEHICLE	35255	PROPERTY CLAIMS	652.51.00936.5130	408.00
09/08/2023	181066	BUSHMAN ELECTRIC CRANE &	INSTALLATION OF APS BUTTONS @ DIV/JEFFERSON	35265	DPW - ELIGIBLE	100.53.30397.2301	756.00
09/08/2023	181066	BUSHMAN ELECTRIC CRANE &	ELECTRICAL WIRING-817 2ND ST	35278	817 SECOND STREET N	410.56.00675.8700	3,218.62
09/08/2023	181067	CENTRAL WISCONSIN SECURI	PARK SECURITY-AUGUST 2023	4 AUGUST 2	PARKS DEPARTMENT	100.55.50200.2950	3,604.00
09/08/2023	181068	CHRIS' TOWING LLC	TOWING-FD CAR 5	8098	FLEET MAINTENANCE	100.53.30233.3504	85.00
09/08/2023	181069	COMMERCIAL ROOFING INC	GOERKE PRESS BOX ROOF REPAIR	PS95000178	PARKS DEPARTMENT	100.55.50200.2922	632.00
09/08/2023	181070	COUNTY MATERIALS	CONCRETE MIX	3949489-00	PARKS DEPARTMENT	100.55.50200.3550	278.70
09/08/2023	181070	COUNTY MATERIALS	EXPANSION JOINT	3953402-00	DPW - INELIGIBLE	100.53.30398.8702	112.40
09/08/2023	181071	D&D PRODUCTS INC	FOOD GRADE GREASE	223335	MC DILL POND	100.53.30399.3501	136.00
09/08/2023	181072	DECKER SUPPLY CO INC	STREET SIGN	923836	DPW - ELIGIBLE	100.53.30397.4801	308.90
09/08/2023	181072	DECKER SUPPLY CO INC	STREET SIGN	924899	DPW - ELIGIBLE	100.53.30397.4801	177.52
09/08/2023	181073	DIGICOPY INC	FLYERS FOR OPEN WATER	263232	ARTS CENTER	251.55.00375.5856	32.66
09/08/2023	181073	DIGICOPY INC	2024 SCHEDULE PRINTING	263290	ARTS CENTER	251.55.00375.5856	33.28
09/08/2023	181074	ELECTION SYSTEM & SOFTWA	VOTING EQUIPMENT UPDATES	CD2065076	CITY CLERKS OFFICE	100.51.12420.5350	2,160.00
09/08/2023	181075	EMPLOYEE RESOURCE CENTE	MONTHLY EAP SERVICES	ERC-0823-1	OTHER GENERAL GOVERNMENT	100.51.19900.2150	609.90
09/08/2023	181075	EMPLOYEE RESOURCE CENTE	MONTHLY EAP SERVICES	ERC-0923-1	OTHER GENERAL GOVERNMENT	100.51.19900.2150	627.00
09/08/2023	181076	FARRELL EQUIPMENT & SUPPL	CONCRETE PATCH AND PRIMER	71109	DPW - INELIGIBLE	100.53.30398.8702	769.89
09/08/2023	181077	FASTENAL COMPANY	BATH TISSUE/HAND TOWELS	WISTE29516	DPW - ELIGIBLE	100.53.30397.3550	226.88
09/08/2023	181077	FASTENAL COMPANY	LOCKNUTS/WASHERS/BLEACH	WISTE29516	DPW - ELIGIBLE	100.53.30397.3501	24.31
09/08/2023	181077	FASTENAL COMPANY	EAR PLUGS	WISTE29516	DPW - ELIGIBLE	100.53.30397.3008	105.70
09/08/2023	181077	FASTENAL COMPANY	CONCRETE ANCHORS	WISTE29516	DPW - INELIGIBLE	100.53.30398.8702	99.76
09/08/2023	181077	FASTENAL COMPANY	CUTOFF WHEEL	WISTE29516	DPW - ELIGIBLE	100.53.30397.3505	22.88
09/08/2023	181077	FASTENAL COMPANY	HAND ROLL TOWEL	WISTE29521	DPW - ELIGIBLE	100.53.30397.3550	330.62
09/08/2023	181077	FASTENAL COMPANY	LOCKNUT/RIVETS	WISTE29545	DPW - ELIGIBLE	100.53.30397.3501	32.00
09/08/2023	181077	FASTENAL COMPANY	SAFETY GLASSES	WISTE29545		100.16100	31.14
09/08/2023	181077	FASTENAL COMPANY	HAMMERLOCK CHAIN LINK	WISTE29559	FIRE DEPARTMENT	100.52.25270.3501	157.64
09/08/2023	181077	FASTENAL COMPANY	NUTS & BOLTS	WISTE29560	DPW - ELIGIBLE	100.53.30397.3501	12.45
09/08/2023	181077	FASTENAL COMPANY	PAPER HAND TOWELS	WISTE29560	DPW - ELIGIBLE	100.53.30397.3550	156.31
09/08/2023	181078	FERRELLGAS	PROPANE	1123982681	DPW - ELIGIBLE	100.53.30397.8700	369.15
09/08/2023	181078	FERRELLGAS	PROPANE	1124039908	DPW - ELIGIBLE	100.53.30397.8700	343.57
09/08/2023	181078	FERRELLGAS	PROPANE TANK RENTAL	RNT9934415	DPW - INELIGIBLE	100.53.30398.5000	25.00
09/08/2023	181079	FIRE APPARATUS & EQUIPMEN	ROCKER SWITCH/SOLENOID VALVE	25023	FIRE DEPARTMENT	100.52.25270.3501	594.12
09/08/2023	181080	FLEETPRIDE	SPIRAL SPRING	100602141		100.16100	156.31
09/08/2023	181080	FLEETPRIDE	MOUNTING RIB/TOP RAIL	110601265	FLEET MAINTENANCE	100.53.30233.3501	223.17

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09/08/2023	181080	FLEETPRIDE	LED RED MARKER LIGHT	110601972		100.16100	40.27
09/08/2023	181080	FLEETPRIDE	FENDER MOUNTING KIT	110672010		100.16100	315.46
09/08/2023	181080	FLEETPRIDE	LED CLEARANCE MARKER	110717648		100.16100	45.87
09/08/2023	181080	FLEETPRIDE	CHROME LUG NUT COVER	110910168	FIRE DEPARTMENT	100.52.25270.3501	13.80
09/08/2023	181081	FORCE AMERICA INC	HYD FITTING	001-1757506		100.16100	98.14
09/08/2023	181082	FORWARD APPRAISAL LLC	CITY CONTRACT ASSESMENT SERVICE	0118	ASSESSOR	100.51.16530.2901	2,497.00
09/08/2023	181083	FRANK'S HARDWARE	HARDWARE	A617432	FORESTRY DEPARTMENT	100.56.50100.3758	15.26
09/08/2023	181083	FRANK'S HARDWARE	BROOM	A623222	DPW - ELIGIBLE	100.53.30397.3505	26.39
09/08/2023	181083	FRANK'S HARDWARE	EMT CLAMP & STRAP	A623222	DPW - ELIGIBLE	100.53.30397.3501	14.20
09/08/2023	181083	FRANK'S HARDWARE	KEYS	B583257	PARKS DEPARTMENT	100.55.50200.3505	5.58
09/08/2023	181083	FRANK'S HARDWARE	PIPE/UNION	B584092	DPW - ELIGIBLE	100.53.30397.3501	16.55
09/08/2023	181083	FRANK'S HARDWARE	CLEAR PLASTIC HOSE	B584279	DPW - ELIGIBLE	100.53.30397.3501	5.00
09/08/2023	181083	FRANK'S HARDWARE	HARDWARE BOLTS	B584337	PARKS DEPARTMENT	100.55.50200.3550	5.05
09/08/2023	181083	FRANK'S HARDWARE	KEY FOR GATOR	B584373	PARKS DEPARTMENT	100.55.50200.3550	2.99
09/08/2023	181083	FRANK'S HARDWARE	PVC CAP	B584539	DPW - ELIGIBLE	100.53.30397.4803	14.66
09/08/2023	181083	FRANK'S HARDWARE	STRAP	B584608	PARKS DEPARTMENT	100.55.50200.3550	16.85
09/08/2023	181083	FRANK'S HARDWARE	CLAMPS	B584626	DPW - ELIGIBLE	100.53.30397.3501	14.42
09/08/2023	181083	FRANK'S HARDWARE	LAG BOLTS/WASHERS	B584689	DPW - ELIGIBLE	100.53.30397.4801	10.98
09/08/2023	181083	FRANK'S HARDWARE	CHAIN QUICK LINK/CASTER WHEEL	B584702	DPW - ELIGIBLE	100.53.30397.3501	16.78
09/08/2023	181084	GLOBAL INDUSTRIAL	AIR HOSE	120786133		100.28514	283.95
09/08/2023	181085	GRAYBAR ELECTRIC COMPAN	GROUND CLAMP	9333410201	PARKS DEPARTMENT	100.55.50200.5753	9.93
09/08/2023	181086	GREEN THUMB SPRINKLERS &	KASH-REMOVE PLAYGROUND SURFACE	4499	CAPITAL OUTLAY - PARKS	401.57.70620.8734	21,180.00
09/08/2023	181087	HAMM, AARON	REIMB MEALS-CDL SCHOOL-MICHIGAN	8/20-8/25/23	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.5910	125.00
09/08/2023	181088	HOLIDAY WHOLESALE	WILLETT CONCESSION ORDER	1510044	ARENA CONCESSIONS	249.55.50451.3001	415.48
09/08/2023	181089	INTERSTATE ROOF SYSTEM C	WILLETT ROOF PROJECT	16467	CAPITAL OUTLAY - WILLETT ARENA	401.57.70646.8910	1,161.00
09/08/2023	181090	J.P. COOKE COMPANY	2024 CAT LICENSE TAGS	794706	COMPTROLLER-TREASURER	100.51.14520.3000	101.35
09/08/2023	181091	JC'S CONSTRUCTION	REFUND PERMIT 231059	REFUND 8/3		100.44.18300.52	25.00
09/08/2023	181092	JERRY'S SMALL ENGINE SUPPL	HEDGE TRIMMER REPAIR	118730	FORESTRY DEPARTMENT	100.56.50100.3758	128.44
09/08/2023	181092	JERRY'S SMALL ENGINE SUPPL	CARBURETOR/INGITION MODULE	118877		100.16100	107.49
09/08/2023	181092	JERRY'S SMALL ENGINE SUPPL	RUBBER FOOT PADS/FUEL HOSE	118920	DPW - ELIGIBLE	100.53.30397.3501	106.40
09/08/2023	181092	JERRY'S SMALL ENGINE SUPPL	BRUSH BLADE	119087	FORESTRY DEPARTMENT	100.56.50100.3758	36.99
09/08/2023	181093	JR'S MIDSTATE LOCK & SAFE	DOOR LOCK	58617	CITY HALL BUILDING	100.51.19600.2922	387.00
09/08/2023	181094	KASTENHOLZ, PETER A	SUBSTITUTE JUDGE	101	MUNICIPAL COURT	100.51.20010.5000	100.00
09/08/2023	181095	KERNOSKY, RYAN	MILEAGE REIMB-WI HIST SOCIETY STATE COMM MEETIN	8/18/23 MILE	COMMUNITY DEVELOPMENT	100.52.18400.3301	132.31
09/08/2023	181096	KRIETE TRUCK CENTER	LABOR/SENSOR	R109009895:	FLEET MAINTENANCE	100.53.30233.2912	783.38
09/08/2023	181096	KRIETE TRUCK CENTER	OIL FILTER/CLEVIS KIT/BRAKE CHAMBER	X109021214:		100.16100	273.78
09/08/2023	181096	KRIETE TRUCK CENTER	AIR DRYER/CORE	X109021345:	DPW - ELIGIBLE	100.53.30397.3501	116.99
09/08/2023	181096	KRIETE TRUCK CENTER	WINDOW WINDER	X109021399:	DPW - ELIGIBLE	100.53.30397.3501	356.80
09/08/2023	181096	KRIETE TRUCK CENTER	BEARINGS	X109021476:		100.16100	116.07
09/08/2023	181096	KRIETE TRUCK CENTER	CREDIT	X109021615:	DPW - ELIGIBLE	100.53.30397.3501	39.00-

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09/08/2023	181097	LAFORCE INC	CORES	1228259	PARKS DEPARTMENT	100.55.50200.3505	119.00
09/08/2023	181098	LINCOLN CONTRACTORS SUP	BOLT/NUT/BUSHING/SPACER	163901	DPW - ELIGIBLE	100.53.30397.3501	80.83
09/08/2023	181099	LONDERVILLE STEEL ENT	STEEL	7020498	FIRE DEPARTMENT	100.52.25270.3501	68.63
09/08/2023	181099	LONDERVILLE STEEL ENT	STEEL	7020498	DPW - ELIGIBLE	100.53.30397.3550	72.52
09/08/2023	181100	M & M SERVICE INC	FUEL TANK INSP	0135256-IN	MISC UNCLASSIFIED GENERAL	212.51.00850.5999	293.25
09/08/2023	181101	MACARTHUR CO	TRUMBULL	2023001733	DPW - ELIGIBLE	100.53.30397.8700	2,442.96
09/08/2023	181102	MACQUEEN EQUIPMENT	HYD VALVE BANK	P30666	DPW - ELIGIBLE	100.53.30397.3501	1,150.13
09/08/2023	181103	MARSHALL & SWIFT/BOECKH L	ANNUAL MARSHALL/SWIFT COST MANUAL	879975 11/1/	ASSESSOR	100.51.16530.3200	674.20
09/08/2023	181104	MENARDS	WOOD FOR SIGN	88149	FOREST CEMETERY	100.54.40910.3500	188.11
09/08/2023	181104	MENARDS	CONCRETE MIX	88292	PARKS DEPARTMENT	100.55.50200.3550	79.65
09/08/2023	181105	MID-STATE TRUCK SERVICE IN	OIL FILTER	234004P		100.16100	92.71
09/08/2023	181105	MID-STATE TRUCK SERVICE IN	WASHER FLUID TANK	234005P	DPW - ELIGIBLE	100.53.30397.3501	89.02
09/08/2023	181106	OLSEN SAFETY EQUIPMENT	SAFETY VEST/SAFETY GLASSES	0409276-IN		100.16100	130.00
09/08/2023	181106	OLSEN SAFETY EQUIPMENT	SAFETY VEST	0409324-IN		100.16100	83.50
09/08/2023	181106	OLSEN SAFETY EQUIPMENT	RUBBER GLOVES	0409324-IN	DPW - ELIGIBLE	100.53.30397.3008	153.75
09/08/2023	181106	OLSEN SAFETY EQUIPMENT	SAFETY GLASSES	0409383-IN		100.16100	24.32
09/08/2023	181107	O'REILLY AUTO PARTS	HYD FITTING	2325-285531		100.16100	73.23
09/08/2023	181107	O'REILLY AUTO PARTS	FUEL CAP	2325-285561	DPW - ELIGIBLE	100.53.30397.3501	15.97
09/08/2023	181107	O'REILLY AUTO PARTS	HYD FILTER	2325-285561		100.16100	97.48
09/08/2023	181107	O'REILLY AUTO PARTS	CREDIT	2325-286341	DPW - ELIGIBLE	100.53.30397.3501	25.45-
09/08/2023	181107	O'REILLY AUTO PARTS	WHEEL/TIRE CLEANER	2325-286520	DPW - ELIGIBLE	100.53.30397.3501	16.98
09/08/2023	181107	O'REILLY AUTO PARTS	SPARK PLUG	2325-286562		100.16100	63.00
09/08/2023	181107	O'REILLY AUTO PARTS	ANTIFREEZE	2325-286568	POLICE DEPARTMENT	100.52.20100.3501	68.97
09/08/2023	181107	O'REILLY AUTO PARTS	FEELER GAUGE	2325-286594	DPW - ELIGIBLE	100.53.30397.3505	8.49
09/08/2023	181107	O'REILLY AUTO PARTS	SPARK PLUG GAP GAUGE	2325-286689	DPW - ELIGIBLE	100.53.30397.3505	5.98
09/08/2023	181107	O'REILLY AUTO PARTS	OIL & AIR FILTERS	2325-286700		100.16100	26.03
09/08/2023	181107	O'REILLY AUTO PARTS	BATTERY	2325-286710		100.16100	132.62
09/08/2023	181107	O'REILLY AUTO PARTS	Solenoid	2325-286747	DPW - ELIGIBLE	100.53.30397.3501	67.45
09/08/2023	181107	O'REILLY AUTO PARTS	CREDIT	2325-286750	DPW - ELIGIBLE	100.53.30397.3505	8.49-
09/08/2023	181107	O'REILLY AUTO PARTS	CREDIT	2325-286750	POLICE DEPARTMENT	100.52.20100.3501	11.46-
09/08/2023	181107	O'REILLY AUTO PARTS	CABIN FILTER	2325-286844		100.16100	15.83
09/08/2023	181107	O'REILLY AUTO PARTS	AIR / OIL FILTERS	2325-286972		100.16100	96.20
09/08/2023	181107	O'REILLY AUTO PARTS	HYD FILTER	2325-287048		100.16100	90.00
09/08/2023	181107	O'REILLY AUTO PARTS	WINDSHIELD WASHER FLUID	2325-287344	POLICE DEPARTMENT	100.52.20100.3501	157.92
09/08/2023	181107	O'REILLY AUTO PARTS	COOLANT FILTER	2325-287381	DPW - ELIGIBLE	100.53.30397.3501	19.64
09/08/2023	181107	O'REILLY AUTO PARTS	OIL/AIR FILTER	2325-287402		100.16100	33.01
09/08/2023	181107	O'REILLY AUTO PARTS	WIRE BRUSH	2325-287582	DPW - ELIGIBLE	100.53.30397.3505	14.23
09/08/2023	181107	O'REILLY AUTO PARTS	CARB/CHOKE CLEANER	2325-287694		100.16100	31.92
09/08/2023	181107	O'REILLY AUTO PARTS	HYD FITTING/WHITE LITHIUM GREASE	2325-287723		100.16100	104.08
09/08/2023	181107	O'REILLY AUTO PARTS	HYD FITTING	2325-287792		100.16100	72.70

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09/08/2023	181107	O'REILLY AUTO PARTS	WRENCH	2325-287905	DPW - ELIGIBLE	100.53.30397.3505	22.47
09/08/2023	181107	O'REILLY AUTO PARTS	OIL FILTER	2325-288483		100.16100	5.29
09/08/2023	181107	O'REILLY AUTO PARTS	AIR HOSE/COUPLER/PLUG	2325-288495	DPW - ELIGIBLE	100.53.30397.3505	57.97
09/08/2023	181107	O'REILLY AUTO PARTS	BRAKE ROTORS/PADS	2325-288499	POLICE DEPARTMENT	100.52.20100.3501	157.21
09/08/2023	181107	O'REILLY AUTO PARTS	FUEL HOSE	2325-288542	DPW - ELIGIBLE	100.53.30397.3501	3.66
09/08/2023	181107	O'REILLY AUTO PARTS	CREDIT	2325-288544	DPW - ELIGIBLE	100.53.30397.3501	3.66-
09/08/2023	181108	PEPSI-COLA	WILLETT PEPSI ORDER	19635707	ARENA CONCESSIONS	249.55.50451.3001	557.57
09/08/2023	181108	PEPSI-COLA	PEPSI ORDER	19761758	ARENA CONCESSIONS	249.55.50451.3001	367.39
09/08/2023	181109	PLAYPOWER LT FARMINGTON I	SNAIL RIDER	1400272661	PARKS DEPARTMENT	100.55.50200.3751	1,104.00
09/08/2023	181110	POINT MASONRY LLC	BANDSHELL MASONRY PROJECT-TUCKPOINTING	1038	CAPITAL OUTLAY - PARKS	401.57.70620.8728	3,786.00
09/08/2023	181111	PORTAGE COUNTY TREASURE	1ST QTR COURTHOUSE MAINT	35824	CITY HALL BUILDING	100.51.19600.2922	37,344.06
09/08/2023	181111	PORTAGE COUNTY TREASURE	2ND QTR COURTHOUSE MAINT	35825	CITY HALL BUILDING	100.51.19600.2922	46,462.62
09/08/2023	181111	PORTAGE COUNTY TREASURE	2023 DOG LICENSES SOLD 4/1/23-8/31-23	TAG #6688-6		100.44.14201.51	2,810.00
09/08/2023	181112	PRECISE MRM LLC	SHIPPING	200-1044080	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3020	17.26
09/08/2023	181112	PRECISE MRM LLC	DATA PLAN	200-1044138	DPW - INELIGIBLE	100.53.30398.5000	851.00
09/08/2023	181113	PTM DOCUMENT SYSTEMS	TAX FORMS	0087115	COMPTROLLER-TREASURER	100.51.14520.3000	378.18
09/08/2023	181114	PUMPER, AFTON	REIMB-MEMBERSHIP DUES-LEARN TO SKATE	REIMB 8/31/	WILLETT ICE ARENA	249.55.50450.3202	18.50
09/08/2023	181115	RASMUSSEN PLUMBING & HEA	TOILET PART	23637	PARKS DEPARTMENT	100.55.50200.5754	150.62
09/08/2023	181116	REINDERS INC	GRASS SEED	2436619-00	PARKS DEPARTMENT	100.55.50200.3550	228.30
09/08/2023	181116	REINDERS INC	GRASS SEED	2436647-00	PARKS DEPARTMENT	100.55.50200.3550	124.50
09/08/2023	181116	REINDERS INC	IRRIGATION CONTROLLERS	2436714-00	PARKS DEPARTMENT	100.55.50200.5754	317.60
09/08/2023	181116	REINDERS INC	IRRIGATION CONTROLLERS	2436715-00	PARKS DEPARTMENT	100.55.50200.5754	476.40
09/08/2023	181116	REINDERS INC	WHEEL	6032741-00	FLEET MAINTENANCE	100.53.30233.3502	247.43
09/08/2023	181116	REINDERS INC	SHIPPING	6037195-00	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3009	18.43
09/08/2023	181116	REINDERS INC	TIE ROD/NUT/WASHER	6038148-01	FLEET MAINTENANCE	100.53.30233.3501	69.77
09/08/2023	181116	REINDERS INC	GEARBOX MOUNT/BEARING	6038851-00		100.16100	138.59
09/08/2023	181116	REINDERS INC	SCREW/NUT/WASHER	6038851-00	FLEET MAINTENANCE	100.53.30233.3501	35.38
09/08/2023	181116	REINDERS INC	BALL JOINT ASSY	6039010-00	FLEET MAINTENANCE	100.53.30233.3501	89.99
09/08/2023	181116	REINDERS INC	ROLLER/SPANNER/SPACER	6039354-00	FLEET MAINTENANCE	100.53.30233.3501	74.89
09/08/2023	181116	REINDERS INC	SCREWS & NUT	6039438-00	FLEET MAINTENANCE	100.53.30233.3501	31.20
09/08/2023	181116	REINDERS INC	CHAMBER ASSM	6039438-01	FLEET MAINTENANCE	100.53.30233.3501	977.13
09/08/2023	181116	REINDERS INC	TIRE	6039553-00	FLEET MAINTENANCE	100.53.30233.3502	204.84
09/08/2023	181117	RETTLER CORPORATION	EMERSON PARK CONTRACT ADMINISTRATION	23161	MISCELLANEOUS PARKS EXP	252.55.50300.5938	6,000.00
09/08/2023	181117	RETTLER CORPORATION	KASH SURFACING DESIGN & BIDDING	23163	CAPITAL OUTLAY - PARKS	401.57.70620.8734	3,500.00
09/08/2023	181118	RIES, MEGAN	REIMB-MEMBERSHIP DUE-LEARN TO SKATE	REIMB 8/31/	WILLETT ICE ARENA	249.55.50450.3202	18.50
09/08/2023	181119	RIESTERER & SCHNELL INC	ALTERNATOR/BELT REPLACED/LABOR-PARKS AF	2469298	FLEET MAINTENANCE	100.53.30233.2912	819.95
09/08/2023	181120	RNOW	RESISTOR	2023-67126	DPW - ELIGIBLE	100.53.30397.3501	39.69
09/08/2023	181121	ROCK OIL REFINING INC	USED OIL FILTERS	316128	RECYCLING	100.53.30633.5910	100.00
09/08/2023	181122	RUEKERT & MIELKE INC	EPP CONCEPTUAL PLANNING	147968	GENERAL CONSTRUCTION CHARGES	419.57.00841.8700	3,320.78
09/08/2023	181122	RUEKERT & MIELKE INC	PROFESSIONAL SVC FOR GIS	147969	DPW - INELIGIBLE	100.53.30398.2902	4,583.15

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09/08/2023	181123	SBONIK, AMBER	REIMB-MEMBERSHIP DUES-LEARN TO SKATE	REIMB 8/31/	WILLETT ICE ARENA	249.55.50450.3202	18.50
09/08/2023	181124	SCHIERL TIRE & SERVICE CEN	TIRE	6012102	FLEET MAINTENANCE	100.53.30233.3502	724.60
09/08/2023	181124	SCHIERL TIRE & SERVICE CEN	ALIGNMENT	6012102	FLEET MAINTENANCE	100.53.30233.2912	94.95
09/08/2023	181124	SCHIERL TIRE & SERVICE CEN	TIRE	6012654	FLEET MAINTENANCE	100.53.30233.3502	1,608.28
09/08/2023	181124	SCHIERL TIRE & SERVICE CEN	PAINTED RIMS/VALVE STEM	6012857	FLEET MAINTENANCE	100.53.30233.3502	448.00
09/08/2023	181124	SCHIERL TIRE & SERVICE CEN	ALIGNMENT-FD CAR 1	6012943	FLEET MAINTENANCE	100.53.30233.2912	102.55
09/08/2023	181125	SCHILLING SUPPLY COMPANY	LEATHER GLOVES	929721-00		100.16100	171.10
09/08/2023	181125	SCHILLING SUPPLY COMPANY	DAWN SOAP	930627-00	DPW - ELIGIBLE	100.53.30397.8700	203.57
09/08/2023	181126	SCHRADER, THOMAS	REIMB FOR GLO STICKS-LIT EVENT	REIMB 8/24/	MISCELLANEOUS PARKS EXP	252.55.50300.5931	38.75
09/08/2023	181127	SCOTT'S PORTABLE TOILETS	PORT-A-POT-DISC GOLF-YULGA-WOJCIK 8/16/23-9/13/23	21063	PARKS DEPARTMENT	100.55.50200.2922	155.00
09/08/2023	181127	SCOTT'S PORTABLE TOILETS	PORT-A-POT-SCULPTURE PARK 8/24/23-9/21/23	21064	PARKS DEPARTMENT	100.55.50200.2922	155.00
09/08/2023	181127	SCOTT'S PORTABLE TOILETS	PORTABLE TOILET-ATWELL PARK 6/15/23-7/13/23 7/13/23-	21082	PARKS DEPARTMENT	100.55.50200.2922	310.00
09/08/2023	181127	SCOTT'S PORTABLE TOILETS	PORT-A-POT-GOERKE WEST SIDE 8/18/23-9/15/23	21141	PARKS DEPARTMENT	100.55.50200.2922	320.00
09/08/2023	181128	SHERWIN-WILLIAMS CO, THE	SPRAY GUN TIP	9535-5	DPW - ELIGIBLE	100.53.30397.4803	116.58
09/08/2023	181128	SHERWIN-WILLIAMS CO, THE	ACETONE & PUMP ARMOR FLUID	9541-3	DPW - ELIGIBLE	100.53.30397.4803	149.45
09/08/2023	181128	SHERWIN-WILLIAMS CO, THE	PAINT FOR TOBOGGANS	9600-7	PARKS DEPARTMENT	100.55.50200.3753	50.50
09/08/2023	181128	SHERWIN-WILLIAMS CO, THE	LINE LAZER & ACETONE	9695-7	DPW - ELIGIBLE	100.53.30397.4803	485.47
09/08/2023	181129	SHULFER SPRINKLERS & LAND	DOWN TOWN MAINTENANCE-AUGUST 2023	58428	DOWNTOWN MAINTENANCE	100.53.30635.5752	2,575.00
09/08/2023	181130	STAR BUSINESS MACHINES IN	PRINTER TONER	230823-0017	ARTS CENTER	251.55.00375.3550	54.95
09/08/2023	181131	STEVENS POINT AUTO CENTE	EXHAUST PIPE	304391	POLICE DEPARTMENT	100.52.20100.3501	82.36
09/08/2023	181131	STEVENS POINT AUTO CENTE	PANEL BRACKET	304540	POLICE DEPARTMENT	100.52.20100.3501	91.32
09/08/2023	181131	STEVENS POINT AUTO CENTE	COOLANT HOSE/VALVE	304713	POLICE DEPARTMENT	100.52.20100.3501	279.81
09/08/2023	181131	STEVENS POINT AUTO CENTE	DAMAGE REPAIR-CAR 5	870810	FIRE DEPARTMENT	450.57.70220.8209	6,742.85
09/08/2023	181132	STEVENS POINT PUBLIC UTILIT	STORM WATER CHARGES	010415-000	OTHER GENERAL GOVERNMENT	100.51.19900.5910	16,574.56
09/08/2023	181132	STEVENS POINT PUBLIC UTILIT	1701 FRANKLIN ST	018913-000	FIRE DEPARTMENT	100.52.25270.2204	779.93
09/08/2023	181132	STEVENS POINT PUBLIC UTILIT	325 DIVISION ST-STORM WATER	037195-000	GENERAL CONSTRUCTION CHARGES	421.57.00841.8700	71.73
09/08/2023	181133	STOUT & STOGIE PRO TOOLS	STAR BIT SOCKET SET	9264	DPW - ELIGIBLE	100.53.30397.3505	164.80
09/08/2023	181133	STOUT & STOGIE PRO TOOLS	DEBURRING KIT	9265	DPW - ELIGIBLE	100.53.30397.3505	32.50
09/08/2023	181133	STOUT & STOGIE PRO TOOLS	HOSE PINCH PLIERS	9495	DPW - ELIGIBLE	100.53.30397.3505	47.95
09/08/2023	181134	SUMMIT FIRE PROTECTION	FIRE SPRINKLER ANNUAL SERVICE	195020321	WILLETT ICE ARENA	249.55.50450.2902	582.00
09/08/2023	181135	SUPERIOR CHEMICAL CORPO	AIR FRESHNERS	370076	GENERAL RECREATION	100.55.50490.3551	180.64
09/08/2023	181136	TAPCO	CONTROL UNIT FOR APS PUSH BUTTONS	1760057	DPW - ELIGIBLE	100.53.30397.2301	902.57
09/08/2023	181137	TRUCK EQUIPMENT	TARP MOTOR	1065306-00	DPW - ELIGIBLE	100.53.30397.3501	250.88
09/08/2023	181138	UWSP PRINT & DESIGN	PRINTING FOR SCULPTURE PARK	83972	MISCELLANEOUS PARKS EXP	252.55.50300.5931	34.86
09/08/2023	181138	UWSP PRINT & DESIGN	PRINTING FOR SCULPTURE PARK	84035	MISCELLANEOUS PARKS EXP	252.55.50300.5931	14.14
09/08/2023	181139	VIBCO INC	CLUTCH ASSY	0000404915	DPW - ELIGIBLE	100.53.30397.3501	333.58
09/08/2023	181140	WELLING WOODWORKS INC	VINYL BASEBOARD	WE001235	WILLETT ICE ARENA	249.55.50450.2702	145.00
09/08/2023	181141	WELLSO, ELIZABETH	REIMB FOOD FOR LIT EVENT	REIMB 8/24/	MISCELLANEOUS PARKS EXP	252.55.50300.5931	207.42
09/08/2023	181142	WERNER ELECTRIC SUPPLY C	DRILL BIT	57194418.00	DPW - ELIGIBLE	100.53.30397.3505	8.44
09/08/2023	181143	WIMME SAND & GRAVEL	BUCKSHOT	17010	DPW - ELIGIBLE	100.53.30397.8700	232.94

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09/08/2023	181144	WISCONSIN PUBLIC SERVICE 6	GAS/ELECTRIC-817 2ND ST N	4704532654	817 SECOND STREET N	410.56.00675.2200	66.77
09/08/2023	181144	WISCONSIN PUBLIC SERVICE 6	ELECTRIC CHARGE-1225 WATER ST	4708674952	MUSEUM GENERAL EXP	241.51.00750.2204	48.54
09/08/2023	181145	WORZELLAS POINT SUPPLY LL	JANITORIAL SUPPLIES	678798	GENERAL RECREATION	100.55.50490.3551	1,770.66
09/08/2023	181145	WORZELLAS POINT SUPPLY LL	TOILET PAPER	679183	GENERAL RECREATION	100.55.50490.3551	406.80
09/08/2023	181145	WORZELLAS POINT SUPPLY LL	BOWL MAID	679316	GENERAL RECREATION	100.55.50490.3551	311.85
09/08/2023	181146	YENTER, KARI	REIMB MILEAGE-WI CLERKS CONF-APPLETON	8/23 MILEAG	CITY CLERKS OFFICE	100.51.12420.3301	91.70
09/08/2023	181146	YENTER, KARI	REIMB MILEAGE-WI CLERKS CONF-APPLETON	8/24-8/25 MI	CITY CLERKS OFFICE	100.51.12420.3301	91.70
09/08/2023	181147	CLARK, JOSEPH	MEAL REIMB - 8/14/23-08/22/23 FIREARMS INSTRUCTOR	MEALS 0814	POLICE DEPARTMENT	100.52.20100.5907	211.00
09/08/2023	181148	COMPLETE OFFICE OF WI INC	TONER (SS DESK)	536105	POLICE DEPARTMENT	100.52.20100.3001	177.30
09/08/2023	181149	DIENGER, JASON	MEAL REIMB - 9/10/23-9/15/23 K-9 TRAINING, DENVER, IN	MEALS0910	POLICE DEPARTMENT	100.52.20100.5710	202.00
09/08/2023	181149	DIENGER, JASON	MEAL REIMB - 9/17/23-09/22/23 K-9 TRAINING, DENVER, IN	MEALS0917	POLICE DEPARTMENT	100.52.20100.5710	202.00
09/08/2023	181149	DIENGER, JASON	MEAL REIMB - 9/24/23-10/1/23 K-9 TRAINING, DENVER, IN	MEALS0924	POLICE DEPARTMENT	100.52.20100.5710	272.00
09/08/2023	181149	DIENGER, JASON	MEAL REIMB - 10/2/23-10/8/23 K-9 TRAINING, DENVER, IN	MEALS1002	POLICE DEPARTMENT	100.52.20100.5710	245.00
09/08/2023	181149	DIENGER, JASON	MEAL REIMB - 10/9/23-10/15/23 K-9 TRAINING, DENVER, IN	MEALS1009	POLICE DEPARTMENT	100.52.20100.5710	245.00
09/08/2023	181149	DIENGER, JASON	MEAL REIMB - 10/16/23-10/20/23 K-9 TRAINING, DENVER, IN	MEALS1016	POLICE DEPARTMENT	100.52.20100.5710	175.00
09/08/2023	181150	FRANK'S HARDWARE	VAC BREAKER REPAIR KIT	B583540	POLICE FACILITY	100.52.20105.3550	6.29
09/08/2023	181151	INFOBUREAU SERVICES INC	BACKGROUND CHECK - FIRE APPLICANT	5263	FIRE DEPARTMENT	100.52.25270.5911	15.00
09/08/2023	181151	INFOBUREAU SERVICES INC	RECORDS CHECKS - POLICE APPLICANTS	5263	POLICE DEPARTMENT	100.52.20100.5921	45.00
09/08/2023	181152	JOHNSON TOWING	TOW CSO VEHICLE FROM ACCIDENT 5/26/23	23-2951	POLICE DEPARTMENT	100.52.20100.3504	849.00
09/08/2023	181153	NASSCO INC	PAPER TOWELS, CAN LINERS, BATH TISSUE	6328182	POLICE FACILITY	100.52.20105.3550	232.81
09/08/2023	181154	POESCHEL, STORMY	MEAL REIMB - 8/21/23-8/22/23 SEXUAL OFFENSES: MIND	MEALS0821	POLICE DEPARTMENT	100.52.20100.5907	53.00
09/08/2023	181155	PORTAGE COUNTY TREASURE	CITY SHARE - RANGE ELECTRIC BILL	35880	POLICE DEPARTMENT	100.52.20100.2200	28.03
09/08/2023	181155	PORTAGE COUNTY TREASURE	INTERPRETER SERVICES - APRIL-MAY C23-03865, C23-0	35881	POLICE DEPARTMENT	100.52.20100.2932	67.65
09/08/2023	181156	PUROCLEAN	CLEAN BLOOD FROM SQUAD	8582	POLICE DEPARTMENT	100.52.20100.3508	275.00
09/08/2023	181157	ROSENBROOK, DENNIS	REIMB - TWO LONG-TERM PARKING PERMITS	REFUND		615.46.20332.52	355.45
09/08/2023	181157	ROSENBROOK, DENNIS	REIMB - TWO LONG-TERM PARKING PERMITS	REFUND		615.24213	19.55
09/08/2023	181158	SUMMIT FIRE PROTECTION	FIRE EXTINGUISHER RECHARGE	178011534	POLICE DEPARTMENT	100.52.20100.2932	45.00
09/08/2023	181159	UNIFORM SHOPPE OF GRN BA	MEDALS OF MERIT (5)	337764	POLICE DEPARTMENT	100.52.20100.3801	388.75
09/08/2023	181160	BALLEW, JEREMIAH	MEAL REIMB - 8/2/23-8/25/23 K-9 OLYMPIC & RECERTIFIC	MEALS0820	POLICE DEPARTMENT	100.52.20100.5907	140.00
09/08/2023	181161	BALLEW, JEREMIAH	TUITION REIMB - SUMMER 2023	TUITION-SU	POLICE DEPARTMENT	100.52.20100.5912	5,250.00
09/13/2023	181162	GENCAP STEVENS POINT 88 LL	RELOCATION ASSISTANCE-AUG 2023	AUG 2023	EDGEWATER FUND	247.56.00600.5335	910.00
09/13/2023	181162	GENCAP STEVENS POINT 88 LL	RELOCATION ASSISTANCE- OCT 2023	OCT 2023	EDGEWATER FUND	247.56.00600.5335	910.00
09/13/2023	181162	GENCAP STEVENS POINT 88 LL	RELOCATION ASSISTANCE- SEPT 2023	SEPT 2023	EDGEWATER FUND	247.56.00600.5335	910.00
09/13/2023	181163	LEXIPOL LLC	ANNUAL FIRE PROCEDURES, MANUALS, & DAILING TRAI	INVLEX1691	AMBULANCE	100.52.25300.2907	6,000.05
09/13/2023	181163	LEXIPOL LLC	ANNUAL FIRE PROCEDURES, MANUALS, & DAILING TRAI	INVLEX1691	FIRE DEPARTMENT	100.52.25270.2907	6,000.04
09/13/2023	181164	MADA CUSTOM APPAREL & SP	CITIZEN ACADEMY JACKETS X4	83973	FIRE DEPARTMENT	100.52.25270.5601	135.40
09/13/2023	181164	MADA CUSTOM APPAREL & SP	CITIZEN ACADEMY JACKETS X4	83973	AMBULANCE	100.52.25300.5601	135.40
09/13/2023	181165	MENARDS	50:1 FUEL PREMIX GAS&OIL (5)	86819	FIRE DEPARTMENT	100.52.25270.3401	34.90
09/13/2023	181166	MID-STATE TECHNICAL COLLEGE	ACLS - PEPPARD	MSW31941	FIRE DEPARTMENT	100.52.25270.5910	10.00
09/13/2023	181167	MINNESOTA LIFE INSURANCE COMPANY	MONTHLY LIFE INSURANCE PREMIUM	OCTOBER 2		898.21531	1,665.18

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09/13/2023	181167	MINNESOTA LIFE INSUR COMP	MONTHLY LIFE INSURANCE PREM	OCTOBER 2		100.13900	363.38
09/13/2023	181167	MINNESOTA LIFE INSUR COMP	MONTHLY LIFE INSURANCE PREM	OCTOBER 2		100.13901	263.99
09/13/2023	181167	MINNESOTA LIFE INSUR COMP	MONTHLY LIFE INSURANCE PREM	OCTOBER 2		100.13910	9.95
09/13/2023	181167	MINNESOTA LIFE INSUR COMP	MONTHLY LIFE INSURANCE PREM	OCTOBER 2		898.21904	483.44
09/13/2023	181168	NORTHSTAR ENVIRONMENTAL	TRAINING HOUSES - ASBESTOS TESTING	230-926	FIRE DEPARTMENT	100.52.25270.5910	1,498.00
09/13/2023	181169	POINT TROPHY LLC	ACCOUNTABILITY TAGS	081423TG4	FIRE DEPARTMENT	100.52.25270.3652	11.00
09/13/2023	181169	POINT TROPHY LLC	STAFF METAL PLATE ENGRAVING	081523ADD	FIRE DEPARTMENT	100.52.25270.3550	111.24
09/13/2023	181169	POINT TROPHY LLC	GOLD FRAME	082123FRM	FIRE DEPARTMENT	100.52.25270.3550	10.54
09/13/2023	181170	SPECTRA PRINT	BUSINESS CARDS - MALIN	009543	FIRE DEPARTMENT	100.52.25270.3001	52.00
09/13/2023	181171	UNIFORM SHOPPE OF GRN BA	HOPFENSPEGER - CLASS A STRIPES	337667	AMBULANCE	100.52.25300.1670	15.00
09/13/2023	181171	UNIFORM SHOPPE OF GRN BA	HOPFENSPEGER - CLASS A STRIPES	337667	FIRE DEPARTMENT	100.52.25270.1670	15.00
09/13/2023	181172	WIL-KIL PEST CONTROL	PEST CONTROL - FIRE STATION #2	4708331	AMBULANCE	100.52.25300.2902	60.00
09/13/2023	181172	WIL-KIL PEST CONTROL	PEST CONTROL - FIRE STATION #1	4709056	FIRE DEPARTMENT	100.52.25270.2902	63.30
09/14/2023	181173	WISCONSIN PARK & REC ASSO	WRPA TICKET REIMB FOR 2023	5980	PARK/REC ADMINISTRATION	100.55.50300.5858	9,722.25
09/21/2023	181174	ACCURATE SUSPENSION WAR	ELECTRIC PLUGS/WIRE LUGS/BOLTS	2311717	DPW - ELIGIBLE	100.53.30397.3501	99.29
09/21/2023	181174	ACCURATE SUSPENSION WAR	DRILL BIT	2311717	DPW - ELIGIBLE	100.53.30397.3505	72.78
09/21/2023	181174	ACCURATE SUSPENSION WAR	CARRIAGE BOLT/WASHER	2312019	DPW - ELIGIBLE	100.53.30397.3501	84.50
09/21/2023	181175	ADVANCED PHYSICAL THERAP	WELLNESS- PD AUGUST 2023	0823SPPD	MISC UNCLASSIFIED GENERAL	100.51.19850.5021	2,278.75
09/21/2023	181175	ADVANCED PHYSICAL THERAP	WELLNESS- FD AUGUST 2023	823SPFD	MISC UNCLASSIFIED GENERAL	100.51.19850.5021	3,141.25
09/21/2023	181176	AECOM TECHNICAL SERVICES	PROFESSIONAL SVC FOR CLARK/MAIN ST STUDY	2000799626	GENERAL CONSTRUCTION CHARGES	420.57.00841.8700	92.01
09/21/2023	181177	ANTHEM SPORTS LLC	BACKBOARD	378503	PARKS DEPARTMENT	100.55.50200.5852	239.23
09/21/2023	181178	ARAMARK UNIFORM SERVICES	RUGS & UNIFORMS	6320292123	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3506	202.93
09/21/2023	181179	ASPIRUS MEDICAL GROUP INC	WELLNESS ONSITE- AUG 2023	120304	MISC UNCLASSIFIED GENERAL	100.51.19850.5021	3,165.75
09/21/2023	181179	ASPIRUS MEDICAL GROUP INC	WATER-WELLNESS-AUG 2023	120304		100.13900	418.75
09/21/2023	181179	ASPIRUS MEDICAL GROUP INC	WELLNESS AUGUST 2023	120471	MISC UNCLASSIFIED GENERAL	100.51.19850.5021	204.00
09/21/2023	181179	ASPIRUS MEDICAL GROUP INC	RECRUITMENT	120939	OTHER GENERAL GOVERNMENT	100.51.19900.5002	72.50
09/21/2023	181179	ASPIRUS MEDICAL GROUP INC	RANDOM TESTING-AUG	120939	OTHER GENERAL GOVERNMENT	100.51.19900.2100	572.50
09/21/2023	181180	AUSTIN, LARRY	CONTRACTED ABATEMENT CHARGES 6/14/23-8/17/23	DATED 9/3/2	COMMUNITY DEVELOPMENT	100.52.18400.2927	3,355.35
09/21/2023	181180	AUSTIN, LARRY	CONTRACTED ABATEMENT CHARGES 3/8/2023	DATED 9/3/2	COMMUNITY DEVELOPMENT	100.52.18400.2927	54.76
09/21/2023	181180	AUSTIN, LARRY	CONTRACTED ABATEMENT CHARGES 4/24/23	DATED 9/3/2	COMMUNITY DEVELOPMENT	100.52.18400.2927	42.62
09/21/2023	181180	AUSTIN, LARRY	CONTRACTED ABATEMENT CHARGES 8/9/23	DATED 9/3/2	COMMUNITY DEVELOPMENT	100.52.18400.2927	49.17
09/21/2023	181180	AUSTIN, LARRY	CONTRACTED ABATEMENT CHARGES 4/6/23-8/31/23	DATED 9/3/2	COMMUNITY DEVELOPMENT	100.52.18400.2927	1,361.28
09/21/2023	181181	BADGER SWIMPOOLS INC	POOL WINTERIZING	55571	SWIMMING POOL EXP	100.55.50421.2926	855.00
09/21/2023	181182	BADGERLAND CONCRETE PRO	CONCRETE	12933	DPW - INELIGIBLE	100.53.30398.8702	679.50
09/21/2023	181182	BADGERLAND CONCRETE PRO	CONCRETE	12944	DPW - ELIGIBLE	100.53.30397.5155	528.50
09/21/2023	181182	BADGERLAND CONCRETE PRO	CONCRETE	12964	DPW - ELIGIBLE	100.53.30397.5155	596.00
09/21/2023	181182	BADGERLAND CONCRETE PRO	CONCRETE	12977	DPW - ELIGIBLE	100.53.30397.5155	435.00
09/21/2023	181182	BADGERLAND CONCRETE PRO	CONCRETE	12991	DPW - ELIGIBLE	100.53.30397.5155	590.00
09/21/2023	181183	BAETEN, KATHERINE	REIMB MBRSHIP DUES-LEARN TO SKATE	REIMB 2023	WILLET ICE ARENA	249.55.50450.3202	18.50
09/21/2023	181184	BAKER TILLY US LLP	2023 COMP & CLASSIF STUDY	BT2492970	OTHER GENERAL GOVERNMENT	100.51.19900.2903	9,208.50

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09/21/2023	181185	BELCO VEHICLE SOLUTIONS L	PARKING ENFORCEMENT VEHICLE CHANGE OVER	8559	CAPITAL EXPENSE	615.57.70100.8214	6,846.26
09/21/2023	181186	BUSHMAN ELECTRIC CRANE &	CONDUIT REPAIR- BUKOLT PARK BEACH HOUSE	35307	PARKS DEPARTMENT	100.55.50200.5753	127.90
09/21/2023	181186	BUSHMAN ELECTRIC CRANE &	ELECTRIC HOOKUP FOR SCULPTURE	35312	PARKS DEPARTMENT	100.55.50200.5753	168.00
09/21/2023	181186	BUSHMAN ELECTRIC CRANE &	REPAIR DAMAGED STREET LIGHT BASE @ HH/R	35322	DPW - INELIGIBLE	100.53.30398.2302	694.00
09/21/2023	181186	BUSHMAN ELECTRIC CRANE &	OUTLET WIRING-OFFICE	35338	PARK/REC ADMINISTRATION	100.55.50300.5000	273.35
09/21/2023	181187	CANDLEWOOD PROPERTY MG	MAINTENANCE EXPENSES-1466 WATER ST	DATED 8/1/2	1466 WATER ST	410.56.00650.2922	1,447.94
09/21/2023	181188	CENTRAL WISCONSIN PEST C	PEST CONTROL	25203	WILLETT ICE ARENA	249.55.50450.2902	75.00
09/21/2023	181189	CFA SOFTWARE INC	CFA SOFTWARE	15080	DPW - ELIGIBLE	100.53.30397.3505	2,995.00
09/21/2023	181190	CHETS PLUMBING & HEATING I	BOILER REPAIR	71677	WILLETT ICE ARENA	249.55.50450.2702	3,975.00
09/21/2023	181191	COMPLETE OFFICE OF WI INC	CREDIT	406540	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3000	16.45
09/21/2023	181191	COMPLETE OFFICE OF WI INC	NAME PLATE	533653	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3000	15.75
09/21/2023	181191	COMPLETE OFFICE OF WI INC	INK CARTRIDGE/NOTE PAD	541277	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3000	60.09
09/21/2023	181191	COMPLETE OFFICE OF WI INC	INK CARTRIDGE	541670	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.3000	27.68
09/21/2023	181192	COOPER OIL INC	GREASE	338565	FLEET MAINTENANCE	100.53.30233.3401	4,024.10
09/21/2023	181192	COOPER OIL INC	ANTIFREEZE/BULK GREASE	338566	FLEET MAINTENANCE	100.53.30233.3401	2,435.95
09/21/2023	181192	COOPER OIL INC	KEROSENE CHARGES AUGUST 2023	KEROSENE-	FLEET MAINTENANCE	100.53.30233.3401	109.00
09/21/2023	181193	COUNTY OF MARATHON	REIMB LODGING-CITY SHARE	100	PARK/REC ADMINISTRATION	100.55.50300.5910	440.84
09/21/2023	181194	DEJA VU PIZZA	WILLETT PIZZA ORDER	S04902-23-3	ARENA CONCESSIONS	249.55.50451.3001	93.17
09/21/2023	181194	DEJA VU PIZZA	WILLETT PIZZA ORDER	S40902-23-3	ARENA CONCESSIONS	249.55.50451.3001	116.13
09/21/2023	181195	DIGICOPY INC	FLYERS	263961	ARTS CENTER	251.55.00375.5856	203.69
09/21/2023	181196	DURACLEAN	CARPET CLEANING	202308096	ARTS CENTER	251.55.00375.3550	238.00
09/21/2023	181197	FARRELL EQUIPMENT & SUPPL	PERMA PATCH	74954	DPW - ELIGIBLE	100.53.30397.8700	1,199.97
09/21/2023	181198	FASTENAL COMPANY	DECK SCREWS	WISTE29532	PARKS DEPARTMENT	100.55.50200.3550	100.01
09/21/2023	181198	FASTENAL COMPANY	STAINLESS SCREWS	WISTE29532	PARKS DEPARTMENT	100.55.50200.3753	453.60
09/21/2023	181198	FASTENAL COMPANY	COUPLING NUT/FLAT HEAD BOLT	WISTE29560	DPW - ELIGIBLE	100.53.30397.8700	539.36
09/21/2023	181198	FASTENAL COMPANY	MARKING PAINT	WISTE29567	DPW - ELIGIBLE	100.53.30397.8700	68.89
09/21/2023	181198	FASTENAL COMPANY	FLAT HEAD BOLTS	WISTE29569	DPW - ELIGIBLE	100.53.30397.3501	5.42
09/21/2023	181198	FASTENAL COMPANY	MARKING PAINT	WISTE29583	PARKS DEPARTMENT	100.55.50200.5754	254.63
09/21/2023	181198	FASTENAL COMPANY	LEATHER GLOVE	WISTE29585	DPW - ELIGIBLE	100.53.30397.3008	11.10
09/21/2023	181198	FASTENAL COMPANY	LOCK NUT	WISTE29585	DPW - ELIGIBLE	100.53.30397.3501	4.77
09/21/2023	181199	FERRELLGAS	PROPANE	1124216736	DPW - ELIGIBLE	100.53.30397.8700	369.60
09/21/2023	181200	FIRE APPARATUS & EQUIPMEN	PRESSURE VALVE/SLIDES/COMPRESSOR GOVERNOR	25064	FIRE DEPARTMENT	100.52.25270.3501	1,358.44
09/21/2023	181201	FIRST SUPPLY LLC	RESTROOM SINK	13689004-00	PARKS DEPARTMENT	100.55.50200.5754	185.23
09/21/2023	181202	FRANK'S HARDWARE	SELF TAPPING SCREWS	A623466	DPW - ELIGIBLE	100.53.30397.2301	3.50
09/21/2023	181202	FRANK'S HARDWARE	ZIP TIES	A623855	PARKS DEPARTMENT	100.55.50200.3550	4.61
09/21/2023	181202	FRANK'S HARDWARE	PAD LOCKS	B585446	PARKS DEPARTMENT	100.55.50200.3550	77.94
09/21/2023	181203	GRAYBAR ELECTRIC COMPAN	ELECTRICAL COVERS	9333537901	PARKS DEPARTMENT	100.55.50200.5753	23.77
09/21/2023	181203	GRAYBAR ELECTRIC COMPAN	ELECTRICAL COVER	9333558752	PARKS DEPARTMENT	100.55.50200.5753	21.00
09/21/2023	181203	GRAYBAR ELECTRIC COMPAN	OUTLET COVERS FOR SQUARE	9333644015	DPW - INELIGIBLE	100.53.30398.2302	50.52
09/21/2023	181203	GRAYBAR ELECTRIC COMPAN	OUTLET COVERS FOR SQUARE	9333644016	DPW - INELIGIBLE	100.53.30398.2302	117.88

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09/21/2023	181204	HOLIDAY WHOLESale	CONCESSION ORDER	1517161	SWIMMING POOL EXP	100.55.50421.3001	1,168.77
09/21/2023	181204	HOLIDAY WHOLESale	CONCESSION ORDER	1521102	SWIMMING POOL EXP	100.55.50421.3001	258.40
09/21/2023	181204	HOLIDAY WHOLESale	WILLETT CONCESSION ORDER	1523185	ARENA CONCESSIONS	249.55.50451.3001	1,512.83
09/21/2023	181205	KERNOSKY, RYAN	REIMB PARIS HOTEL CHARGES	DATED 9/15/	COMMUNITY DEVELOPMENT	100.52.18400.5000	681.63
09/21/2023	181205	KERNOSKY, RYAN	REIMB MILEAGE-KERNOSKY CWED-WAUSAU	MILEAGE 9/	COMMUNITY DEVELOPMENT	100.52.18400.3301	47.68
09/21/2023	181206	KLESMITH , CHRIS	REIMB PARIS HOTEL CHARGES	DATED 9/15/	COMMUNITY DEVELOPMENT	100.52.18400.5000	598.76
09/21/2023	181206	KLESMITH , CHRIS	REIMB BRUSSELS HOTEL CHARGES	DATED 9/15/	COMMUNITY DEVELOPMENT	100.52.18400.5000	598.76
09/21/2023	181207	KRIETE TRUCK CENTER	GAS STEERING SPRING/ASSY	X109021725:		100.16100	220.49
09/21/2023	181207	KRIETE TRUCK CENTER	BREAK CAMSHAFT/ADJUSTER	X109021804:	DPW - ELIGIBLE	100.53.30397.3501	209.27
09/21/2023	181208	LINCOLN CONTRACTORS SUP	STEEL MOUNTING DISC/NUTS	I66558	DPW - ELIGIBLE	100.53.30397.3501	150.92
09/21/2023	181209	M3 INSURANCE SOLUTIONS IN	HEALTH INSURANCE ADMINISTRATION	86437	MISC UNCLASSIFIED GENERAL	650.51.00850.5000	6,955.79
09/21/2023	181210	MACQUEEN EQUIPMENT	SNOWHEEL/BRACKET	P30572	DPW - ELIGIBLE	100.53.30397.3501	3,390.00
09/21/2023	181211	MAHER WATER CORPORATION	WATER EXPENSE	243-1916	DPW - ELIGIBLE	100.53.30397.5000	17.00
09/21/2023	181212	MENARDS	BOARDS FOR CONCRETE FORMS	88541	PARKS DEPARTMENT	100.55.50200.3550	240.26
09/21/2023	181212	MENARDS	CONCRETE MIX	88542	PARKS DEPARTMENT	100.55.50200.3550	95.58
09/21/2023	181212	MENARDS	WATER HEATER BLANKET/TAPE	88598	WILLETT ICE ARENA	249.55.50450.2702	274.43
09/21/2023	181212	MENARDS	ADHESIVE/TROWEL	88664	WILLETT ICE ARENA	249.55.50450.2702	15.13
09/21/2023	181212	MENARDS	CONCRETE MIX	88721	PARKS DEPARTMENT	100.55.50200.3550	95.58
09/21/2023	181212	MENARDS	CREDIT	88734	WILLETT ICE ARENA	249.55.50450.2702	62.72-
09/21/2023	181212	MENARDS	CONCRETE MIX	89012	PARKS DEPARTMENT	100.55.50200.3550	107.14
09/21/2023	181212	MENARDS	CEDAR BOARDS	89064	PARKS DEPARTMENT	100.55.50200.3550	62.26
09/21/2023	181212	MENARDS	ADHESIVE/UTILITY BLADES	89395	WILLETT ICE ARENA	249.55.50450.2702	49.56
09/21/2023	181213	METAL CRAFTERS INC	MIDDLE BENCH ARM BRACKET	58475	DOWNTOWN MAINTENANCE	100.53.30635.5120	356.85
09/21/2023	181214	MIDWEST TRUCK DRIVING SCH	DRIVING SCHOOL-HAMM	6717	DEPT OF PUBLIC WORKS/ENGINEER	100.53.30100.5910	3,810.00
09/21/2023	181215	MILLER-BRADFORD & RISBER	FILTER HOUSING	P2278206	DPW - ELIGIBLE	100.53.30397.3501	322.26
09/21/2023	181216	MULTI MEDIA CHANNELS LLC	PUBLICATIONS-CLERK	75416	OTHER GENERAL GOVERNMENT	100.51.19900.5151	327.55
09/21/2023	181216	MULTI MEDIA CHANNELS LLC	ADVERTISEMENT FOR BIDS	IN146297	CAPITAL OUTLAY- ROAD MAINT	401.57.70850.8270	119.70
09/21/2023	181216	MULTI MEDIA CHANNELS LLC	PARK NAMING NEWS AD	IN148083	PARK/REC ADMINISTRATION	100.55.50300.3200	59.85
09/21/2023	181217	O'REILLY AUTO PARTS	OIL FILTER	2325-288536		100.16100	10.58
09/21/2023	181217	O'REILLY AUTO PARTS	CABIN FILTER	2325-288563		100.16100	79.14
09/21/2023	181217	O'REILLY AUTO PARTS	BRAKE PARTS CLEANER	2325-288567		100.16100	41.88
09/21/2023	181217	O'REILLY AUTO PARTS	OIL FILTER	2325-288643		100.16100	5.29
09/21/2023	181217	O'REILLY AUTO PARTS	RUBBER STRAP	2325-288651	DPW - ELIGIBLE	100.53.30397.3501	10.98
09/21/2023	181217	O'REILLY AUTO PARTS	BULB	2325-288655		100.16100	1.65
09/21/2023	181217	O'REILLY AUTO PARTS	HYD FITTING	2325-288775		100.16100	73.17
09/21/2023	181217	O'REILLY AUTO PARTS	COIL PLUG/SPARK PLUG	2325-288785	FLEET MAINTENANCE	100.53.30233.3501	186.16
09/21/2023	181217	O'REILLY AUTO PARTS	HEATER RESISTOR	2325-288788	FLEET MAINTENANCE	100.53.30233.3501	22.19
09/21/2023	181217	O'REILLY AUTO PARTS	OIL FILTER	2325-288799		100.16100	16.76
09/21/2023	181217	O'REILLY AUTO PARTS	HYD FITTING	2325-288802		100.16100	149.35
09/21/2023	181217	O'REILLY AUTO PARTS	AIR FILTER	2325-288842	FLEET MAINTENANCE	100.53.30233.3501	10.57

Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice GL Account Segment Title	Invoice GL Account	Invoice Amount
09/21/2023	181217	O'REILLY AUTO PARTS	COIL SPRINGS/SWAYBAR LINK/BUSHING	2325-288857	FLEET MAINTENANCE	100.53.30233.3501	118.13
09/21/2023	181217	O'REILLY AUTO PARTS	HEADLIGHT	2325-288858		100.16100	24.44
09/21/2023	181217	O'REILLY AUTO PARTS	PURGE VALVE	2325-288862	FIRE DEPARTMENT	100.52.25270.3501	19.32
09/21/2023	181217	O'REILLY AUTO PARTS	BATTERY	2325-288862		100.16100	265.24
09/21/2023	181217	O'REILLY AUTO PARTS	CORE	2325-288862	DPW - ELIGIBLE	100.53.30397.3501	20.00
09/21/2023	181217	O'REILLY AUTO PARTS	BATTERY	2325-288952		100.16100	170.08
09/21/2023	181217	O'REILLY AUTO PARTS	CORE	2325-288952	DPW - ELIGIBLE	100.53.30397.3501	10.00
09/21/2023	181217	O'REILLY AUTO PARTS	CREDIT	2325-288953	DPW - ELIGIBLE	100.53.30397.3501	10.00-
09/21/2023	181217	O'REILLY AUTO PARTS	TIRE SCRAPER/SPARK PLUG GAUGE	2325-288963	DPW - ELIGIBLE	100.53.30397.3505	17.39
09/21/2023	181217	O'REILLY AUTO PARTS	TIRE CEMENT	2325-288963	DPW - ELIGIBLE	100.53.30397.3501	8.37
09/21/2023	181217	O'REILLY AUTO PARTS	HITCH RECEIVER LOCK PIN	2325-289004	TRANSPORTATION/PUBLIC SAFETY	615.52.20100.3501	23.99
09/21/2023	181217	O'REILLY AUTO PARTS	GREASE GUN NEEDLE	2325-289006	DPW - ELIGIBLE	100.53.30397.3505	18.04
09/21/2023	181217	O'REILLY AUTO PARTS	TIRE CEMENT	2325-289016	DPW - ELIGIBLE	100.53.30397.3501	8.37
09/21/2023	181217	O'REILLY AUTO PARTS	CLOCK SPRING	2325-289306	FLEET MAINTENANCE	100.53.30233.3501	70.67
09/21/2023	181217	O'REILLY AUTO PARTS	GREASE GUN NEEDLE	2325-289309	DPW - ELIGIBLE	100.53.30397.3505	18.04
09/21/2023	181217	O'REILLY AUTO PARTS	AIR / OIL FILTERS	2325-289310		100.16100	29.24
09/21/2023	181217	O'REILLY AUTO PARTS	COIL PACK	2325-289315	FLEET MAINTENANCE	100.53.30233.3501	86.52
09/21/2023	181217	O'REILLY AUTO PARTS	CREDIT	2325-289376	DPW - ELIGIBLE	100.53.30397.3501	10.00-
09/21/2023	181217	O'REILLY AUTO PARTS	AIR FILTER	2325-289384		100.16100	29.04
09/21/2023	181217	O'REILLY AUTO PARTS	CREDIT	2325-289389	DPW - ELIGIBLE	100.53.30397.3501	8.37-
09/21/2023	181217	O'REILLY AUTO PARTS	OIL FILTER	2325-289489		100.16100	5.29
09/21/2023	181217	O'REILLY AUTO PARTS	FUEL FILTER	2325-289518		100.16100	40.32
09/21/2023	181217	O'REILLY AUTO PARTS	HYD/OIL FILTERS	2325-289522		100.16100	34.86
09/21/2023	181217	O'REILLY AUTO PARTS	OIL	2325-289522	FLEET MAINTENANCE	100.53.30233.3401	119.95
09/21/2023	181217	O'REILLY AUTO PARTS	SWAYBAR BUSHING	2325-289578	FLEET MAINTENANCE	100.53.30233.3501	24.20
09/21/2023	181217	O'REILLY AUTO PARTS	CIRCUIT TESTER	2325-289659	DPW - ELIGIBLE	100.53.30397.3505	26.99
09/21/2023	181217	O'REILLY AUTO PARTS	PARK BRAKE KIT & SHOE/ROTORS/SHOCKS	2325-289666	FLEET MAINTENANCE	100.53.30233.3501	267.22
09/21/2023	181217	O'REILLY AUTO PARTS	WIRE TRAILER LIGHT CONNECTOR	2325-289707		100.16100	16.48
09/21/2023	181217	O'REILLY AUTO PARTS	INDICATOR LIGHT	2325-289716	DPW - ELIGIBLE	100.53.30397.3501	8.49
09/21/2023	181217	O'REILLY AUTO PARTS	HYD FITTING	2325-289849		100.16100	82.49
09/21/2023	181217	O'REILLY AUTO PARTS	HYD/OIL FILTERS	2325-289865		100.16100	26.50
09/21/2023	181218	PAPA JOHNS INTERNATIONAL	WILLETT PIZZA ORDER	504902-23-3	ARENA CONCESSIONS	249.55.50451.3001	55.21
09/21/2023	181219	PEPSI-COLA	WILLETT SODA ORDER	18469862	ARENA CONCESSIONS	249.55.50451.3001	1,400.28
09/21/2023	181219	PEPSI-COLA	WILLETT ORDER	18994351	ARENA CONCESSIONS	249.55.50451.3001	743.51
09/21/2023	181220	PIONEER MANUFACTURING C	DIAL-A-DOWN	INV896671	PARKS DEPARTMENT	100.55.50200.5853	561.92
09/21/2023	181221	POINT MASONRY LLC	REINFORCE DOOR HEADER-817 2ND ST	1041	817 SECOND STREET N	410.56.00675.8700	1,634.00
09/21/2023	181222	PORTAGE COUNTY TREASURE	SOLID WASTE	30020 8/31/2	REFUSE/GARBAGE COLLECTIONS	100.53.30620.5750	29,951.40
09/21/2023	181222	PORTAGE COUNTY TREASURE	PARKS SOLID WASTE	30020 8/31/2	PARKS DEPARTMENT	100.55.50200.5750	637.80
09/21/2023	181223	PRIME WATER ANGLERS	CONCRETE FOR LIFEGUARD STATION-BUKOLT PARK	12846	PARK/REC ADMINISTRATION	100.55.50300.5000	640.00
09/21/2023	181224	RASMUSSEN PLUMBING & HEA	SINK	20543	PARKS DEPARTMENT	100.55.50200.5754	137.91

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09/21/2023	181225	REINDERS INC	ROLLER SHAFT/DECK/BLADE	6039951-00	FLEET MAINTENANCE	100.53.30233.3501	205.44
09/21/2023	181225	REINDERS INC	BALL JOINT ASSY	6039969-00		100.16100	90.02
09/21/2023	181226	SCHIERL TIRE & SERVICE CEN	TIRE PRESSURE SENSOR	6013504	FLEET MAINTENANCE	100.53.30233.3502	75.00
09/21/2023	181226	SCHIERL TIRE & SERVICE CEN	TIRE	6013572	FLEET MAINTENANCE	100.53.30233.3502	3,074.80
09/21/2023	181226	SCHIERL TIRE & SERVICE CEN	TIRE	6013626	FLEET MAINTENANCE	100.53.30233.3502	779.72
09/21/2023	181226	SCHIERL TIRE & SERVICE CEN	ALIGNMENT	6013626	FLEET MAINTENANCE	100.53.30233.2912	94.95
09/21/2023	181226	SCHIERL TIRE & SERVICE CEN	PAINTED RIMS	6013761	FLEET MAINTENANCE	100.53.30233.3502	90.00
09/21/2023	181227	SECURITY FENCE & SUPPLY C	FENCE TIES	2023-44343	PARKS DEPARTMENT	100.55.50200.3550	17.00
09/21/2023	181227	SECURITY FENCE & SUPPLY C	REPLACE GATE FOR DROPOFF	2023-44837	DPW - ELIGIBLE	100.53.30397.2810	1,694.00
09/21/2023	181228	SHERWIN-WILLIAMS CO, THE	PAINT AND WIRE BRUSH	0051-2	PARKS DEPARTMENT	100.55.50200.3753	167.29
09/21/2023	181229	SHULFER SPRINKLERS & LAND	DOWN TOWN MAINTENANCE-SEPT 2023	58477	DOWNTOWN MAINTENANCE	100.53.30635.5752	2,575.00
09/21/2023	181229	SHULFER SPRINKLERS & LAND	IRRIGATION REPAIR	58550	PARKS DEPARTMENT	100.55.50200.5754	206.50
09/21/2023	181230	SOMERS, RANDY	REIMB SITE PLAN REVIEW CHANGES	REIMB 9/15/		100.44.18400.52	250.00
09/21/2023	181231	ST. STEPHENS PARISH	GIFT GALLERY BANNER PLACEMENT	2023 RENTA	ARTS CENTER	251.55.00375.5856	250.00
09/21/2023	181232	STEVENS POINT PUBLIC UTILIT	MONTHLY DIGGERS TICKETS	37605	DPW - INELIGIBLE	100.53.30398.2210	368.80
09/21/2023	181233	SUPERIOR CHEMICAL CORPO	GERMICIDE CLEANER	372968	DPW - ELIGIBLE	100.53.30397.3550	126.05
09/21/2023	181234	T2 SYSTEMS INC	DIGITAL IRIS - SEPT 2023	IRIS0000125	TRANSPORTATION/PUBLIC SAFETY	615.52.20100.5620	1,350.00
09/21/2023	181234	T2 SYSTEMS INC	ROVR RETURNS - AUG 2023	R081260	TRANSPORTATION/PUBLIC SAFETY	615.52.20100.5621	95.00
09/21/2023	181235	TAPCO	COLLARS FOR SIGNALS	I761436	DPW - ELIGIBLE	100.53.30397.2301	260.17
09/21/2023	181235	TAPCO	CONTROL CABINET FILTERS	I762197	DPW - ELIGIBLE	100.53.30397.2301	286.62
09/21/2023	181236	TOMMY DOCK PRODUCTS, LLC	WELLS POINT DOCKS	3005698	PARKS DEPARTMENT	100.55.50200.5853	3,375.00
09/21/2023	181236	TOMMY DOCK PRODUCTS, LLC	WELLS POINT DOCKS	3005698	PARKS DEPARTMENT	100.55.50200.3752	3,375.00
09/21/2023	181237	TWEET/GAROT MECHANICAL I	CHILLER INSPECTIONS	130975	WILLETT ICE ARENA	249.55.50450.2601	2,326.75
09/21/2023	181238	UNITED MAILING SERVICES IN	MAIL SERVICE/POSTAGE- CLERK	208568	OTHER GENERAL GOVERNMENT	100.51.19900.3006	2,738.41
09/21/2023	181238	UNITED MAILING SERVICES IN	MAIL SVC/POSTAGE- MUNI COURT	208568	MUNICIPAL COURT	100.51.20010.3006	117.88
09/21/2023	181238	UNITED MAILING SERVICES IN	ALDERPERSON MAILING	208568	COMMON COUNCIL	100.51.00100.5000	1,195.11
09/21/2023	181239	WISCNET	SETUP FOR REDUNDANT WISCNET CONNECTION	20444	INFORMATION TECHNOLOGY	100.51.15540.2206	1,287.10
09/21/2023	181239	WISCNET	SETUP FOR REDUNDANT WISCNET CONNECTION	20444		100.13900	822.90
09/21/2023	181239	WISCNET	ANNUAL INTERNET CONNECTION FEE	20998	INFORMATION TECHNOLOGY	100.51.15540.2206	6,856.40
09/21/2023	181239	WISCNET	ANNUAL INTERNET CONNECTION FEE	20998		100.13900	4,383.60
09/21/2023	181240	WISCONSIN PUBLIC SERVICE 6	ELECTRIC CHARGE-1225 WATER ST	4732431352	MUSEUM GENERAL EXP	241.51.00750.2204	95.50
09/21/2023	181241	WM CORPORATE SERVICES IN	SOLID WASTE	0001336-414	REFUSE/GARBAGE COLLECTIONS	100.53.30620.5750	2,935.44
09/21/2023	181241	WM CORPORATE SERVICES IN	RECYCLING ROLL OFF	0039829-041	RECYCLING	100.53.30633.2917	576.97
09/21/2023	181242	WORZELLAS POINT SUPPLY LL	TOILET PAPER/BAGS	679411	GENERAL RECREATION	100.55.50490.3551	569.52
09/26/2023	181243	ASPIRUS INC	ETOH BLOOD DRAWS	1231697-413	POLICE DEPARTMENT	100.52.20100.5610	198.00
09/26/2023	181244	BADGER HEATING & AIR CONDI	FIRE #1 - AIR HANDLING UNIT INSTALL, PLENUM INSTALL	Q69888	CAPITAL OUTLAY - FIRE	401.57.70220.8750	50,000.00
09/26/2023	181245	BALLEW, JEREMIAH	MEAL REIMB - 9/6/23-9/7/23 PICK UP NEW K-9, DENVER, I	MEALS 0906	POLICE DEPARTMENT	100.52.20100.5710	35.00
09/26/2023	181246	BOUND TREE MEDICAL LLC	BATTERY FOR SUCTION UNIT	85078814	AMBULANCE	100.52.25300.3025	75.72
09/26/2023	181247	CHARTER COMMUNICATIONS -	SPECTRUM BUSINESS TV - SPDP - 933 MICHIGAN AVE	1713972010	POLICE DEPARTMENT	100.52.20100.2212	81.22
09/26/2023	181248	CHIPPEWA VALLEY TECHNICAL	REGIONAL HIRING PROCESS	88055	FIRE DEPARTMENT	100.52.25270.2907	500.00

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09/26/2023	181248	CHIPPEWA VALLEY TECHNICAL	REGIONAL HIRING PROCESS	88055	AMBULANCE	100.52.25300.2907	500.00
09/26/2023	181249	COMPLETE OFFICE OF WI INC	TONER (RB & IB)	543905	POLICE DEPARTMENT	100.52.20100.3001	709.82
09/26/2023	181249	COMPLETE OFFICE OF WI INC	BUBBLE MAILERS, DRY ERASE CALENDARS & MARKERS	548561	POLICE DEPARTMENT	100.52.20100.3001	443.01
09/26/2023	181249	COMPLETE OFFICE OF WI INC	2024 PLANNERS	550283	POLICE DEPARTMENT	100.52.20100.3001	40.48
09/26/2023	181250	DIENGER, JASON	MEAL REIMB - 9/6/23-9/7/23 PICK UP NEW K-9, DENVER, I	MEALS0906	POLICE DEPARTMENT	100.52.20100.5710	35.00
09/26/2023	181251	FISHER, BRYAN	TURN OUT GEAR REIMB - BOOTS	UNIFORM20	FIRE DEPARTMENT	100.52.25270.1670	100.00
09/26/2023	181251	FISHER, BRYAN	TURN OUT GEAR REIMB - BOOTS	UNIFORM20	AMBULANCE	100.52.25300.1670	100.00
09/26/2023	181252	FOURNESS, LUKE	TURN OUT GEAR REIMB - BOOTS	UNIFORM20	FIRE DEPARTMENT	100.52.25270.1670	100.00
09/26/2023	181252	FOURNESS, LUKE	TURN OUT GEAR REIMB - BOOTS	UNIFORM20	AMBULANCE	100.52.25300.1670	100.00
09/26/2023	181253	MADA CUSTOM APPAREL & SP	CITIZEN'S ACADEMY JACKETS (SPPD SHARE OF COST)	83972-1	POLICE DEPARTMENT	100.52.20100.5704	261.80
09/26/2023	181254	MIDSTATE LOCK & SAFE	DOOR (RECORDS SUPERVISOR)	58952	POLICE FACILITY	100.52.20105.3550	256.00
09/26/2023	181254	MIDSTATE LOCK & SAFE	DOOR (BOYS & GIRLS CLUB)	58955	POLICE FACILITY	100.52.20105.3550	130.00
09/26/2023	181255	NASSCO INC	PAPER LINERS, AIR FRESHNERS, BATH TISSUE	6335823	POLICE FACILITY	100.52.20105.3550	153.23
09/26/2023	181256	PERSONNEL EVALUATION INC	PERSONNEL TESTING - POLICE APPLICANTS	48892	POLICE DEPARTMENT	100.52.20100.5921	202.00
09/26/2023	181257	RAY O'HERRON CO INC	VEST CARRIER - JADON SOLIS	2275500	POLICE DEPARTMENT	100.52.20100.3603	251.09
09/26/2023	181257	RAY O'HERRON CO INC	SHORTS - JADON SOLIS	2276683	POLICE DEPARTMENT	100.52.20100.3801	70.03
09/26/2023	181257	RAY O'HERRON CO INC	VEST ALTERATION - POLICE AUXILIARY	2294607	POLICE DEPARTMENT	100.52.20100.5707	68.00
09/26/2023	181258	SLOAN, TIFFANY	REFUND - LONG TERM PARKING PERMIT	PARKING P		615.46.20332.52	118.48
09/26/2023	181258	SLOAN, TIFFANY	REFUND - LONG TERM PARKING PMT SALES TAX	PARKING P		615.24213	6.52
09/26/2023	181259	TAYLOR, MARGARET CAROL	CLEANING SERVICES - 933 MICHIGAN AVE - SPPD	09/01/2023	POLICE FACILITY	100.52.20105.2922	1,600.00
09/26/2023	181260	TRI-TECH FORENSICS INC	GUN BOX (3)	00922847	POLICE DEPARTMENT	100.52.20100.3003	157.17
09/26/2023	181260	TRI-TECH FORENSICS INC	DNA SWABS/APPLICATORS	00924308	POLICE DEPARTMENT	100.52.20100.3003	38.17
09/26/2023	181261	UITENBROEK, BEN	MEALS REIMB - 9/6/23-9/7/23 PICKUP NEW K-9, DENVER,	MEALS0906	POLICE DEPARTMENT	100.52.20100.5710	35.00
09/26/2023	181262	UNIFORM SHOPPE OF GRN BA	INITIAL ISSUE - SS/LS SHIRTS - HIGGINS	338115	FIRE DEPARTMENT	100.52.25270.1670	101.40
09/26/2023	181262	UNIFORM SHOPPE OF GRN BA	INITIAL ISSUE - SS/LS SHIRTS - HIGGINS	338115	AMBULANCE	100.52.25300.1670	101.40
09/26/2023	181263	VERIZON WIRELESS - NJ	PARKING ENFORCEMENT - CELL PHONES - REPLACES L	9938612296-	TRANSPORTATION/PUBLIC SAFETY	615.52.20100.2203	47.41
09/26/2023	181263	VERIZON WIRELESS - NJ	PFC PRESIDENT - CELL PHONE - REPLACES LOST CHEC	9938612296-	POLICE & FIRE COMMISSION	100.51.21110.2203	15.35
09/26/2023	181263	VERIZON WIRELESS - NJ	POLICE DEPT - CELL PHONES - REPLACES LOST CHEC	9938612296-	POLICE DEPARTMENT	100.52.20100.2203	313.89
09/26/2023	181263	VERIZON WIRELESS - NJ	PARKING ENFORCEMENT - CELL PHONES	9943394987	TRANSPORTATION/PUBLIC SAFETY	615.52.20100.2203	31.40
09/26/2023	181263	VERIZON WIRELESS - NJ	POLICE DEPT - CELL PHONES	9943394987	POLICE DEPARTMENT	100.52.20100.2203	802.90
09/26/2023	181263	VERIZON WIRELESS - NJ	PARKING ENFORCEMENT - DATA CHARGES/TOUGHBOO	9943394988	TRANSPORTATION/PUBLIC SAFETY	615.52.20100.2203	38.03
09/26/2023	181264	VOHNE LICHE KENNELS INC	NEW K-9 COYE	19047	POLICE DEPARTMENT	100.52.20100.5710	11,000.00
09/26/2023	181264	VOHNE LICHE KENNELS INC	K-9 COYE & HANDLER CLASSES WITH LODGING	19047	POLICE DEPARTMENT	100.52.20100.5710	10,425.00
09/26/2023	181265	WERNER ELECTRIC SUPPLY C	LED/BALLAST (25)	S7213586.00	POLICE FACILITY	100.52.20105.2922	205.25
09/26/2023	181266	WILLIAMS, DANA	MEAL REIMB - 9/6/23-9/7/23, PICK UP NEW K-9, DENVER, I	MEALS0906	POLICE DEPARTMENT	100.52.20100.5710	35.00
09/26/2023	181267	WM CORPORATE SERVICES IN	GARBAGE/RECYCLING - SPPD 933 MICHIGAN AVE	0040801-041	POLICE FACILITY	100.52.20105.2922	307.05
Grand Totals:							3,568,038.10

