

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING**

Zoom Conference Call Meeting
Click to Connect: [Zoom Meeting](#)|
Dial in Number: +1 312 626 6799
Meeting ID: 892 4621 6484| Password: 888754

**July 20, 2020
7:00 PM**

Agenda

1. Roll Call
2. Salute to the Flag and Mayor's opening remarks
3. Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.

Consideration and Possible Action on the Following:

5. Consent Agenda
 - Minutes of the Common Council Meeting of June 15, 2020.
 - Minutes and Actions of the Police and Fire Commission meeting of June 2, 2020
 4. Confirmation of Bills
 6. Creation of a training officer - Fire Department
 - Minutes and Actions of the Park Commission meeting of July 1, 2020
 3. Tournament play within City of Stevens Point park facilities and properties.
 4. 2020 State softball tournament request by Stevens Point Softball Association.
 5. Tournament request by Stevens Point Horseshoe Club for July 18 and 19, 2020 in Mead Park.
 6. Special Events within Stevens Point park facilities and properties.
 7. O'keefe Relief Benefit Fund special event at Iverson Park on August 23.
 8. Approve First Amendment to cell phone antenna lease agreement for Goerke Park.
 - Minutes and Actions of the Airport Commission meeting of July 13, 2020
 2. Approval of Department Claims

- Minutes and Actions of the Transportation Commission of July 13, 2020
 3. Approval of the June 2020 financial/claims report.
 4. Approval to use transportation general funding for roof repair.
 5. Approval to award roof repair bid to lowest responsible bidder.
 6. Approval to move forward with purchasing Bus Operator Protection Barriers.
 7. Approval of the Central Transportation Public Transportation Agency Safety Plan.
- Minutes and Actions of the Boards of Water and Sewerage Commissioners meeting of July 13, 2020
 2. Approval of Department Claims
 8. Approval of an estimate for pipe work at the Industrial Park Lift Station
 9. Approval of proposal for the cost to upgrade server equipment
 10. Reclassification of a Superintendent position and permission to promote from within the Department
 11. Approval of the annual CMAR
 12. Replacement of a hot water heater at the water treatment station on Wellfield Road
- Minutes and Actions of the Plan Commission meeting of July 7, 2020.
 7. Request from Lineage SCS WI, LLC, for a site plan review of an expansion to the existing cold storage warehouse facility at 5700 E.M. Copps Drive.
 8. Community Development Department Annual Report for 2019.
 9. June, 2020 Monthly Report.
- Minutes and Actions of the Board of Public Works meeting of July 13, 2020
 3. To accept terminating garbage and recycling collection for multifamily (commercial) parcels.
 4. To approve the 2021 sidewalk replacement orders property list.
- Minutes and Actions of the Personnel Committee meeting of July 13, 2020.
 2. Elected Versus Appointed Clerk, Comptroller/Treasurer and Attorney.
 3. Request to hire Interim Assistant Chief up to Step 5 in Grade S.
 4. Request to re-distribute hours for Administrative Assistant in Community Development.
 6. Reclassification of Utility position.
 7. Request from the Director of Utility and Transportation to promote from within.
 8. Request to create a Training Officer position in the Stevens Point Fire Department.
- Minutes and Actions of the Finance Committee meeting of July 13, 2020.
 2. Contract renewal with Steve Shepro, Forward Appraisal, for assessment services.
 3. Agreement with Portage County regarding delinquent special assessments and charges.
 4. Investment Strategy Statement.
 6. Funding for appraisal of properties, per DOT requirements, that are part of a potential extension of the Green Circle across the Plover River east of I-39.
 10. Approval of Claims Paid.

- Minutes and Actions of the Public Protection meeting of July 13, 2020
 1. Renewal of "Class B" Combination Beer and Liquor License, "Class B" Combination Beer and Liquor License, Class "B" Beer and "Class C" Wine License, Class "B" Beer License, Temporary Class "B"/"Class B" License, Extension of Licensed Premises, Renewal of Junk Dealer License, Renewal of Taxicab Companies.
 2. Appeal of Denial of Operator's License.
 3. Renaming Public Protection to Public Policy and General Government.
 - Statutory Monthly Financial Report by Comptroller/Treasurer
 - Supplemental Pollworker List
6. Joint request by SPASH, Pacelli and the University of Stevens Point to allow 200 people within Goerke Stadium for Collegiate and High School athletic competitions.
 7. Resolution - Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 11, City of Stevens Point, Wisconsin.
 8. Resolution - Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 13, City of Stevens Point, Wisconsin.
 9. Ordinance Amendment - Section 9.05 regarding Parking.
 10. Adjournment

RMC – Revised Municipal Code

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

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strong's Avenue, Stevens Point, WI 54481.

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

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES**

Zoom Conference Call Meeting
Click to Connect: [Zoom Meeting](#)
Dial in Number: (312) 626-6799
Meeting ID: 820-8772-2192

**June 15, 2020
7:00 PM**

1. Roll Call

Mayor Wiza, Presiding

PRESENT Ald. Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow

ABSENT Ald. Nebel

OTHERS Clerk Krautkramer, Attorney Beveridge, C/T Ladick, Chief Finn, Interim Chief Zenner,
PRESENT Dir. Beduhn, Dir. Kernosky, Dir. Kremer, Dir. Lemke, H/R Manager Jakusz, Facilities Supervisor Gullickson, IT Manager Van Dreeel, Project Manager Skibinski, Mayoral Assistant Pazdernik, Clerk Administrative Assistant Loew, Taylor Hale - Portage County Gazette

2. Salute to the Flag and Mayor's opening remarks

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

4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.

Theresa McCraw, 193 Forest Street N, expressed her frustration with the process of Mayoral Appointments and said it is the good 'ole boy system at it's worst.

Mike Taylor, 6905 Country Beautiful Lane, urged Council to update Chapter 12.02 3b of the City's ordinances to add the words "...or headquartered in Portage County" to allow more local businesses to stay in the Farmer's Market and give back to the community. He said he could have gotten a Peddler's License to sell his products but it would not allow him to sell his glass bottled soda.

Consideration and Possible Action on the Following:

5. Consent Agenda

- Minutes of the Common Council Meeting of May 18, 2020.

- Minutes and Actions of the Police and Fire Commission meeting of May 5, 2020
 4. Confirmation of bills - March and April 2020
- Minutes and Actions of the Park Commission meeting of June 3, 2020
 2. Approval of May 6, 2020 meeting minutes
 3. Lease agreement with Northward Peddle and Paddle for two vacant buildings in Iverson Park for water and land recreation equipment rentals and concessions.
 4. 2020 Donald Copps Municipal Pool Operations
 5. Organized activities and sports in City Parks.
 6. Lodge and facility rentals in City Parks
 8. Director's Report
- Minutes and Actions of the Airport Commission meeting of June 8, 2020
 2. Approval of Department Claims
- Minutes and Actions of the Transportation Commission of June 8, 2020
 3. Approval of the May 2020 financial/claims report.
 4. Canadian National access agreement.
- Minutes and Actions of the Boards of Water and Sewerage Commissioners meeting of June 8, 2020
 2. Approval of Department Claims
- Minutes and Actions of the Plan Commission meeting of June 1, 2020:
 10. Request from Lineage SCS WI, LLC, for a site plan review of an expansion to the existing cold storage warehouse facility at 5700 E.M. Copps Drive.
 11. Request from the City of Stevens Point for a site plan review for proposed improvements to Emerson Park.
 13. May, 2020 Monthly Report.
- Minutes and Actions of the Board of Public Works meeting of June 8, 2020
 2. To award the 2020 Pavement Maintenance Program #20-04 to Fahrner Asphalt of Wisconsin in the amount not to exceed \$294,735.80.
- Minutes and Actions of the Personnel Committee meeting of June 8, 2020
 2. Request to increase IT Support Analyst position from part-time to full-time.
 3. Elected versus appointed Clerk, Comptroller/Treasurer and City Attorney.
 4. Request to hire a limited term employee (LTE) in the Community Development Department.
 5. Adjourn into closed session pursuant to Wisconsin State Statute 19.85(1)(c) to consider a request for leave of absence without pay.
 6. Reconvene into open session for action on the request for leave of absence without pay.

- Minutes and Actions of the Finance Committee meeting of June 8, 2020.
 2. Presentation of feasibility analysis for creation of 3 new Tax Incremental Financing (TIF) districts.
 5. Request to Increase IT Support Analyst position from Part-Time to Full-Time.
 6. Adjusting licensing fees for 2020 due to the interruption in business operations.
 7. Operation of the Municipal Pool for the current year.
 8. Capital reallocation for the Parks Department.
 9. Request to hire a Limited Term Employee (LTE) in the Community Development Department.
 10. Approval of Claims Paid
- Minutes and Actions of the Public Protection meeting of June 8, 2020.
 2. License List
 3. Commercial Animal Establishment
 4. Request to Hold Event/Street Closing
- Statutory Monthly Financial Report by Comptroller/Treasurer
- Mayoral Appointments - Transportation Commission: Greg Koepel to the unexpired term of Marv Noltze (expires 4/30/23)

Michael O'Mera 1809 Clark Street, encouraged Council to approve and follow the Park Plan.

Ald. Jennings asked to pull agenda item 6 of the Finance Committee - Adjusting licensing fees for 2020 due to the interruption in business operations.

Ald. Johnson asked to pull agenda item 4 from the Parks Commission - 2020 Donald Copps Municipal Pool Operations and item 7 from the finance committee - Operation of the Municipal Pool for the current year.

Ald. Johnson **moved**, Ald. Zarazua seconded, to approve the consent agenda with the three agenda items pulled for further discussion. .

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

Ald. Johnson **moved**, Ald. Slowinski seconded, to close the Copps Municipal Pool for the 2020 operating season.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler.
Nays: Morrow. Motion adopted.

Ald. Jennings **moved**, Ald. Johnson seconded, to reject the adjustment of licensing fees. .

Call for the Vote: Ayes: Morrow, Fishler, Leek, Kneebone, Slowinski, Johnson, Zarazua, Shorr, Jennings.
Nays: Dalton. Motion adopted.

6. To award 2020 Goerke Football Stadium Exterior Restoration Project #2010 to Holton Brothers Inc. out of Grafton, WI in the amount not to exceed \$53,600.

Ald. Shorr **moved**, Ald. Slowinski seconded, to approve the accept the bid in the amount not to exceed \$53,600.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek,
Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

7. Resolution - Conditional Use Permit to operate a partial multiple-dwelling complex at 3421 Church Street.

Ald. Kneebone **moved**, Ald. Morrow seconded, to approve the to approve the resolution for a conditional use permit to operate a partial multiple-dwelling complex at 3421 Church Street.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone,
Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

8. Resolution - Conditional Use Permit to construct a front porch setback 15' 6" from the Franklin Street ROW at 516 Franklin Street.

Ald. Jennings **moved**, Ald. Zarazua seconded, to approve conditional use permit to construct a front porch setback 15'6" from the Franklin Street right of way at 516 Franklin Street.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Shorr, Jennings
Nays: None. Motion adopted.

9. Resolution - Conditional Use Permit to construct a gymnasium/lunchroom addition and enclosing an existing overhang at 600 Maria Drive, also known as Madison Elementary School.

Ald. Morrow **moved**, Ald. Leek seconded, to approve the permit for Madison Elementary School.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek,
Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

10. Resolution - Conditional Use Permit to construct a lunchroom/kitchen addition at 1800 East Avenue, also known as Jefferson Elementary School.

Ald. Johnson **moved**, Ald. Morrow seconded, to approve the Conditional Use Permit to construct a lunchroom/kitchen addition at 1800 East Avenue, known as Jefferson Elementary School.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Shorr, Jennings
Nays: None. Motion adopted.

11. Resolution - Rezone 3041 Michigan Avenue from "B-4" Commercial to "M-1" Light Industrial.

Ald. Fishler **moved**, Ald. Johnson seconded, to approve the resolution to rezone 3041 Michigan Avenue from "B-4" Commercial to "M-1" Light Industrial.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

12. Resolution - Conditional Use Permit to construct four duplexes on an unassigned addressed lot on Doolittle Drive (Parcel ID 281240827230027).

Ald. Johnson **moved**, Ald. Morrow seconded, to approve the Conditional Use Permit to construct four duplexes on an unassigned addressed lot on Doolittle Drive.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

13. Ordinance Amendment - Tourist rooming houses; Sections 23.02(1)(b)(2), 23.02(1)(b)(3), 23.02(1)(f)(3), 23.02(2)(a)(3).

Ald. Jennings **moved**, Ald. Shorr seconded, to approve the ordinance amendment for tourist rooming houses.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Kneebone, Fishler.
Nays: Slowinski, Leek, Dalton, Morrow. Motion adopted.

14. Purchase of 1009 Second Street (Parcel ID 281240832200405).

Ald. Kneebone **moved**, Ald. Johnson seconded, to approve the purchase of 1009 Second Street.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Johnson, Zarazua, Shorr, Jennings
Nays: Slowinski. Motion adopted.

15. To award the 2020 Pavement Maintenance Program #20-04 to Fahrner Asphalt of Wisconsin in the amount not to exceed \$294,735.80.

Ald. Morrow **moved**, Ald. Johnson seconded, to approve the 2020 Pavement Maintenance Program #2004 to Fahrner Asphalt of Wisconsin in the amount not to exceed \$294,735.80.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

16. To fund and award the Bicycle Network Improvement Project (TAP Grant) Project to Century Fence, Inc. out of Pewaukee, WI in the amount not to exceed \$685,480.82.

Trevor Roark, 601 Washington Avenue, is thankful for the past four years working with City Staff, public officials, and residence in support of writing and winning the TAP Grant. He spoke in favor of accepting the bid and explained the consequences of failing to accept the bid.

Michael O'Mera, 1809 Clark Street, agreed with Mr. Roark. It is a tough decision and the City is backed into a corner, but the City would have to accept the Grant.

Robin Rothfeder, 1640 Ellis Street, spoke in favor of the recommendation made by Dir. Beduhn. He explained significant downsides if the City does not move ahead with the project.

Ald. Shorr **moved**, Ald. Jennings seconded, to approve the project and award it to Century Fence out of Pewaukee, WI in the amount not to exceed \$685,480.82.

Call for the Vote: Ayes: Fishler, Dalton, Leek, Kneebone, Johnson, Zarazua, Shorr, Jennings.
Nays: Morrow, Slowinski. Motion adopted.

17. Resolution - Temporary Change to District 1 Polling Location.

Ald. Leek **moved**, Ald. Johnson seconded, to accept the resolution.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

18. Ordinance Amendment - Chapter 15 - Polling Locations - 15.03 (10) moving polling location for District 10.

Ald. Fishler **moved**, Ald. Morrow seconded, to approve the polling location for District 10.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Shorr, Jennings.
Nays: None. Motion adopted.

19. City of Stevens Point Media Relations Policy.

Ald. Johnson **moved**, Ald. Fishler seconded, to approve the motion with the amendment to remove "Public Information" and replace it with "Media Relation".

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek,
Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

20. Ordinance Amendment - Chapter 16.12 Central Business District Sidewalk Café Licenses.

Ald. Zarazua said Mr. Roark wanted to speak in favor of this item but had to leave.

Ald. Jennings **moved**, Ald. Johnson seconded, to approve the ordinance amendment as proposed.

Bob Woehr, 727 Second Street, explained what the original intentions of the fences were.

Troy Hojnacki, 912 Main Street, asked if the patio furniture could be kept outside overnight with the exception of Friday and Saturday nights. This would save on staff time for setting up and taking down the tables and chairs each day. He said they would look into a cabling system where everything could be locked together so nothing is stolen.

Mayor Wiza read a comment from Robin Rothfeder, 1640 Ellis Street, who said this is a great way to promote economic activities that minimize risks of pandemic transmission.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Shorr, Jennings.
Nays: None. Motion adopted.

21. Resolution - Relaxing the Open Intoxicant Ordinance on Specific Days in the Downtown Area.

Ald. Leek **moved**, Ald. Johnson seconded, to amend the wording in the last line of the resolution to only apply to plastic containers.

Call for the Vote: Ayes: All
Nays: None. Motion passed.

Ald. Johnson **moved**, Ald. Zarazua seconded, to amend the resolution to go from noon until 9:00 p.m..

Bob Woehr, 727 Second Street, is concerned with being able to clear the alcohol off of the square by 9:00 p.m. on Thursday and Friday nights with college students.

Call for the Vote: Ayes: Majority.
Nays: Minority. Motion adopted.

Mayor Wiza read a statement from Mike Beacom who said he did receive the letter in the mail regarding this discussion.

Louise Landowski, 921 Eighth Street, Plover, owner of the 833 Clark Street Apartments. She said she does not support this because she owns high end apartments and does not want drunks on the property and make an unsafe place for her tenants.

Mayor Wiza read a comment from Kathy Johnson saying that the Downtown Business owners are looking to make a higher end shopping and entertainment district, not college students going out partying after 10:00 p.m..

Ald. Johnson **moved**, Ald. Fishler seconded, to amend the map continuing the boundary at Strongs Avenue up to Center Point Drive the sidewalk along Center Point Drive continuing west all the way down to the boundary where the stop lights are at Sunset Point Winery and the Mid-State Technical College entrance.

Call for the Vote: Ayes: Majority
Nays: Minority. Motion adopted.

Ald. Johnson **moved**, Ald. Zarazua seconded, to approve the resolution as amended.

Call for the Vote: Ayes: Shorr, Zarazua, Johnson, Slowinski, Kneebone, Dalton, Fishler,
Morrow, Leek.
Nays: Jennings. Motion adopted.

22. Ordinance Amendment - Chapter 8.09 (2)(f) and Chapter 16.08 (1) of the RMC regarding the use of public parking lots and street side parking spaces for outdoor service, seating, and sales areas for local businesses.

Ald. Jennings **moved**, Ald. Morrow seconded, to approve the ordinance amendment Chapter 8.09 (2)(f) and Chapter 16.08 (1) of the RMC regarding the use of public parking lots and street side parking spaces for outdoor service, seating, and sales areas for local businesses.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Shorr, Jennings.
Nays: None. Motion adopted.

23. Resolution - adopting the Portage County [‘All Hazards Mitigation Plan’](#)

Ald. Johnson **moved**, Ald. Jennings seconded, to approve the resolution adopting the Portage County "All Hazards Mitigation Plan.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

24. Adjournment

Adjourned at 10:05 p.m.

CITY OF STEVENS POINT POLICE AND FIRE COMMISSION

**Tuesday, June 2, 2020
Stevens Point Police Department
933 Michigan Avenue**

1. **Roll Call:** Commissioners Kirschling, Moore, Ostrowski, and Wescott appeared Telephonically. Commissioner Carlson appear in person

Also Present: In person: Fire Chief Finn, Assistant Chief Zenner, Assistant Chief Rottier, Lt. Bob Kussow, Assistant Chief Moody, Lt. Dana Williams, Lt. Jeremy Mueller, Sgt. Andrew Poeschel, Brandi – SP Metro Wire

2. **Presidents Report**

Since the tragic death of George Floyd in Minneapolis the Police Department and Police and Fire Commission have received emails with concerns about policing tactics and people's fear of police in the wake of Floyd's death. The questions from the public involved what oversight of the department existed, the department's ability to record interactions with the public and diversity initiatives and de-escalation training.

AC Zenner addressed concerns about Stevens Point police tactics by stating the following:

- The Department requires all police officers to participate in 40 hours of crisis intervention training. This training focuses on helping people rather than escalating a situation.
- The Department's mandated reporting and review by the Department's use of force instructor of all forms of force used by police.
- The Department requires its use of force instructor to complete an annual report on use of force by Stevens Point Police officers. This is a policy that has been followed for years by the Department.
- The Department's use of both in squad car cameras and body cameras.
- An infrastructure of police and a board to review use of force incidents of bias which specifically addresses discrimination.
- The Department is one of 14 law enforcement agencies in Wisconsin controlled by a civilian commission. The commission has direct oversight over the daily operations of the Department.

Zenner went on to state "but we can do better as a profession, we need to do better, we need to contribute to work towards that goal. Not only by being an honorable example of this profession but also within our community, not what we're witnessing in the national media today."

3. Approval of minutes

Commissioner Carlson moved, seconded by Commissioner Ostrowski to approve the May 5, 2020 minutes.

Ayes, all; nays, none. Motion carried.

4. Confirmation of bills

Commissioner Wescott moved, seconded by Commissioner Kirschling, to approve the confirmation of the May 2020 bills.

Ayes, all; nays, none. Motion carried.

5. Update on COVID 19 and Fire Department operational update

Fire Department operational update: As of this week the Fire Department is up to normal operations, with proper distancing and using proper PPE. The Department is doing fire inspections. With the help of John Quirk burn permits are now online so people do not need to come into the department for a permit. The FD is still not giving tours or doing blood pressure checks.

COVID 19 update: As of June 1 there are 15 confirmed cases in Portage County. On Sunday the ambulance transported a patient who tested positive for COVID 19, the first transport in an ambulance. Proper protocols were followed. As of June 1 there are 1,887 negative tests in the county and 10 recovered cases. The Fire Department and Police Department are working closely during the pandemic to stay on top of issues related to COVID 19.

6. Creation of a training officer – Fire Department

Chief Finn would like to create the position of training officer and is in the process of drafting a job description. The chief would like the training officer to begin in the position by Labor Day. The creation of this position will have no financial impact to the 2020 operational budget.

The Chief will forward the request to the Personnel Committee and then to Common Council for approval.

Commissioner Wescott moved, seconded by Commissioner Ostrowski to approve the creation of a training officer position at the Fire Department.

Ayes, all; nays, none. Motion carried.

7. Fire Department – Update on interview process for new hires

Five applicants were interviewed. The Chief is waiting for Chippewa Valley Technical College to complete CPAT and Ergonomics testing on the applicants. A new firefighter could potentially begin employment in August. Once the new firefighter is hired, the organizational chart will consist of a Fire Marshal, a Training officer and three crews of 13.

8. Fire Chief's Report/EMS Report

Significant Events:

- Trying to take care of our membership during the COVID-19 Pandemic
- Metro Fire calls (2)
- Structure fires (1)
- Vehicle fires (0)
- Brush, grass, wildland fires (1)
- Cooking fire contained (0)
- Overheated cooking (0)
- Other fires (13)
- Rescue (7)
- EMS assist calls (49)
- False alarm responses (19)
- Hazardous materials responses (8)
- Other responses (6)
- Total fire losses (\$67,400)
- Total Property saved (\$0)
- Total responses (104)
- Training: Ladders; small engine operations; hose testing; fire attack; drafting operations; supply line attack. Total training hours: 57.
- Fire inspections: Certificate of occupancy (6); fire alarm inspections (0); general fire inspection (7); general/liquor license inspection (0); re-inspection/liquor license inspection (0); re-inspection (0); sprinkler system (0); complaint inspection (0); special event permit (0); ANSUL/Hood inspections (0); self-certification (0); tent inspection (0); consultation (0). Total inspections: 13
- Public Activities: Birthday drive by parades. Number of attendees: 220

Commissioner Carlson moved, seconded by Commissioner Kirschling to accept the Fire Chief's Report for May 2020.

Ayes, all; nays, none. Motion carried.

9. Police operations interior security (additional FOB access)

AC Zenner was approached by the Mayor about potential office space at the PD to house the current full-time city IT manager as well as the half time person. In order to comply with the Mayor's request AC Zenner would like to add additional FOB access to the south wing of the PD where the IT offices would be located. Installing additional FOB access would ensure CIJUS security guidelines are followed. AC Zenner did obtain a quote to secure FOB access in the amount of \$1,100.

Commissioner Wescott moved, seconded by Commissioner Moore, to approve additional FOB access to the south wing of the Police Department.

Ayes, all; nays, none. Motion carried.

10. Police Chief's Report

COVID-19 related:

- Auxiliary Unit remains suspended until further notice.
- The Police Department lobby to open June 1st. Fingerprinting services remain suspended until further notice.
- On May 14, patrol shifts returned to previously identified minimum personnel.
- On May 18, the Records Supervisor returned to working at the Police Department.
- Administrative Assistants returned from working at home on May 26.
- Patrol and Investigation Bureau continue to work a modified schedule to limit shift change interactions.
- On May 18 Community Service Officers returned to work with all parking enforcement activities resuming.
- Personnel allowed to resume outside employment which was previously authorized per policy.
- Department work out room remains open but limited to personnel working out before or after scheduled shift.
- Lieutenant Jeremy Mueller identified as department point of contact for all COVID-19 related communication and FEMA data collection.

Notes of interest:

- On May 8 officers investigated a complaint filed by the group People for Ethical Treatment of Animals (PETA) concerning a Tik Tok video of a juvenile abusing a Guinee Pig. The suspect was located and the animal removed from the residence. Case referred to Adams County as the incident took place in their jurisdiction.
- On May 11 officers received a tip from the Internet Crimes against Children (ICAC) task force which ultimately led to a juvenile arrest of a 16 year old male for child pornography.
- On May 13 officers assisted Portage County Sherriff's Office with a report in Park Ridge of a male subject chasing people with a knife. A high risk traffic stop was conducted and the male was taken into custody.
- On May 15, a 35-year-old male was arrested for theft. In his possession was a set of vending machine style keys. As the individual is linked to several thefts, detectives are working with the Central Wisconsin Criminal Investigators Association to determine other thefts outside our jurisdiction.
- On May 19, officers responded to an address in the 2500 block of Michigan Avenue concerning a disturbance involving a gun. A highly intoxicated male subject was arrested after officers determined he fired a round from a gun in the garage during an argument.
- On May 21, officers responded to the area of Division Street and Fourth Avenue on a report of a female subject threatening to stab another individual. The female subject was located and a knife was confiscated. The female returned to her mother's residence.

Drug Related:

- On May 9, officers responded to a drug overdose on West Clark Street. Narcan was administered by officers and a female subject was revived. Heroin was located in the residence.

Weapon involved incidents:

- One axe related call

Mental Health related incidents:

- Two knife calls
- One gun call

Mental Health related incidents:

- 27 welfare checks
- 3 emergency commitments
- 4 voluntary commitments
- 1 alcohol commitment

K9 Unit:

- 6 total deployments
- 3 traffic stop deployments
- 1 other agency assist
- 1 person search
- 2 building searches/Narcotics detection

Staffing:

- Hiring process initiated for police officer opening due to Officer David Roger's resignation and pending retirement of Officer Gary Anderson. Process headed by Assistant Chief Rottier.
- Administrative Assistant hiring process has commenced. First round of interviews conducted and three individuals are moving to the next testing phase. Hiring anticipated in early June.

Training:

- Limited training due to COVID-19.
- SWAT training has reconvened, with the exception of Plover Personnel, on May 14.
- The Department held a firearms range on May 26 and 27. Training included building clearing and tactical shield use.

Auxiliary Unit:

- Auxiliary Unit has been suspended due to COVID-19.

Facilities:

- Roof reconstruction has commenced. Minor impact to patrol personnel as staging area is located on the east side of the building. Project will take two to four weeks.

Commissioner Ostrowski moved, seconded by Commissioner Moore to accept the Police Chief's Report for May 2020.

Ayes, all; nays, none. Motion carried.

11. **Consideration of motion to adjourn into closed session pursuant to Wis. Stats. Section 19.85 (1) (c) and (f) of the Wisconsin Statutes for the purpose of considering employment of a public employee over which the Commission has jurisdiction and considering medical, social or personal histories and disciplinary data of specific persons, which if discussed in public, would likely have an adverse effect on the reputation of the persons involved in the disciplinary data, including discussion of disciplinary order issued to police chief and items related to disciplinary order. The Commission will adjourn from the closed session without reconvening into open session.**

Commissioner Wescott moved, seconded by Commissioner Kirschling to adjourn into closed session.

Ayes, all; nays, none. Motion carried.

REGULAR MEETING MINUTES
Board of Park Commissioners

July 1, 2020 - 6:30 PM

Meeting will be held via Zoom online meeting

Click to Connect: [Zoom Meeting](#)

Dial in Number: (312)-626-6799 - Meeting ID: 821 3628 8314 - Password: 630709

Discussion and Possible Action on:

1. Roll Call

Present: McDonald, Glodosky, Shorr, Okonek, Kirsch, Freckman, Zarazua, Przybylski, Hall, Sorenson.

Excused: Slowinski

Also Present: Director Dan Kremer, Mason Dowling, Fred Lane, Matt Disher, Debra Wolf

2. Approval of June 3, 2020 meeting minutes

Motion by Hall, seconded by Glodosky to approve June 3, 2020 meeting minutes.

Ayes, all; Nays, none; Motion carried.

3. Tournament play within City of Stevens Point park facilities and properties.

Motion by Kirsch, seconded by Glodosky to not allow tournaments through August 5th and reassess at that time.

An amendment to the original motion by Kirsch, seconded by Glodosky to not consider tournaments larger than 50 people at this time.

A roll call vote was called for the amendment to the original motion.

Ayes, all; Nays, none; Motion carried.

A roll call vote was called for the original motion as amended.

Ayes, all; Nays, none; Motion carried.

4. 2020 State softball tournament request by Stevens Point Softball Association.

Motion by Kirsch, seconded by Okonek to deny the request to host the 2020 state softball tournament by Stevens Point Softball Association until the situation changes regarding Covid-19 and a special meeting can be held.

A roll call vote was called.

Ayes, all; Nays, none; Motion carried.

5. Tournament request by Stevens Point Horseshoe Club for July 18 and 19, 2020 in Mead Park.

Motion by Okonek, seconded by Przybylski to accept the request to allow the Stevens Point Horseshoe Club tournament on July 18 and 19 with the 50 person limit and following CDC guidelines, with the understanding that if the Covid numbers change and Portage County Health and Human Services advise otherwise Director Dan Kremer can make a change at that point.

Ayes, all; Nays, none; Motion carried.

6. Special Events within Stevens Point park facilities and properties.

No action taken.

7. O'keefe Relief Benefit Fund special event at Iverson Park on August 23.

Motion by Glodosky, seconded by Sorenson to deny the O'keefe Relief Benefit Fund special event permit.

Ayes, all; Nays, none; Motion carried.

8. Approve First Amendment to cell phone antenna lease agreement for Goerke Park.

Motion by Shorr, seconded by Okonek to approve the First Amendment to cell phone antenna lease agreement for Goerke Park.

Ayes, all; Nays, none; Motion carried.

9. Director's Report

Director's Report July 2020

Covid-19 and Administration

- REC Center office is open 40 hours per week Monday - Friday
- Staff wearing cloth coverings/masks when working within 6' of each other or riding together in vehicles
- Mayor's office issued a mask mandate for visitors to public offices; we have placed cloth masks at the counter in case a visitor does not have one
- REC Center meeting room and gymnasium available for rent beginning July 1
- Card group that plays at the rec started Friday, June 26 with participants wearing masks, washing hands and sanitizing the area after playing.

Forestry

- Cutting tree grates downtown in spots where trees were growing into the grates
- Cleared brush and undergrowth along new Green Circle Trail route in Bukolt and on NCCT property
- Organizing the memorial tree program and inputting into GIS for better tracking
- Have been monitoring fiber install for TDS and working with contractors to prevent damage to City trees
- Staff have been performing ash tree injections in City parks and along right of way areas
- Been aerating and seeding turf areas and playing fields

K.B. Willett Arena, Goerke Stadium, Pool

- Pool drained this week; working on annual winterizing with Badger Swimpools
- Staff is beginning to develop an opening plan for the K.B. Willett Arena. Hope to meet with health department in July to review
- Working with athletic directors to determine scheduling of fall sports and ice activities for Goerke and

Willett

- Willett flooring project is out for bid. The intent is to have a recommendation for award at the August Park Commission meeting

Parks

- Staff is installing a new stone border around the planter at Emerson Park. Nearly complete
- Irrigation project at Pfiffner Park is complete
- A crack in the water reservoir at McGlachlin Park is causing delay on having the fountain running.
- A contractor has been hired for the Iverson Park beach house roof.
- Northward Peddle and Paddle will open July 4 weekend at Iverson Park

Riverfront Art Center

- Center will open July 3 for the Visions exhibit. Exhibit runs from July 3 – August 15

10. Adjournment

Motion by Hall, seconded by Kirsch to adjourn the meeting at 8:06 pm.
Ayes, all; Nays, none; Motion carried.

**City of Stevens Point
Airport Commission**

July 13, 2020 - 12:30 PM

**Meeting will be held via a Zoom Meeting URL to connect:
<https://us02web.zoom.us/j/82026885705> Dial in number: (301) 715-8592 - Meeting
ID: 820 2688 5705**

MINUTES

Discussion and Possible Action on:

1. Approval of June 8, 2020 minutes

Motion made by Mae Nachman, seconded by Anna Haines to approve the minutes of the June 8, 2020 meeting.

Ayes all. Nays none. Motion carried.

2. Approval of Department Claims

Motion made by Carl Rasmussen, seconded by Ray Schmidt to approve the department claims for the month of June as audited and read.

Ayes all. Nays none. Motion carried.

3. Written Report - Jason Draheim

Written report was reviewed by Commission.

4. Verbal Report - Jason Draheim

Jason stated it was a standard month. Still kind of slow due to the Covid 19 adjustments. The pavement project is complete and all tenants are happy.

5. Adjournment

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting adjourned: 12:42 PM

**City of Stevens Point
Transportation Commission Meeting
July 13, 2020 - 4:45 PM**

MINUTES

1. Roll Call

Present: Nichole Lysne, Karalyn Peterson, Ald. Mary Kneebone, Ald. Thomas Leek, Tom Bertram, Greg Koepel
Excused: Fred Hopfensperger
Others: Joel Lemke - Director of Public Utilities and Transportation,
Susan Lemke- Transportation Superintendent

2. Approval of June 8, 2020 minutes

Karalyn Peterson moved to approve the minutes of the June 8, 2020 Transportation Commission meeting. Ald. Mary Kneebone seconded. Ayes all; Nays none; Motion carried.

3. Approval of the June 2020 financial/claims report.

Ald. Thomas Leek moved to approve the June 2020 financial/claims report. Karalyn Peterson seconded. Ayes all; Nays none; Motion carried.

4. Approval to use transportation general funding for roof repair.

Roof repair is needed above the office area of the Central Transportation facility. The project will consist of removing the existing ridge cap, and installation of a new vented ridge cap. Superintendent Lemke requested approval to use transportation general funds for the project, indicating there is adequate funding available. The estimated cost for repair is \$12,000. Tom Bertram moved to approve the use of general fund dollars for the Central Transportation facility roof repair. Karalyn Peterson seconded. Ayes all; Nays none; Motion Carried.

5. Approval to award roof repair bid to lowest responsible bidder.

Two (2) quotes were received for the roof repair. Muza Sheet Metal Co., LLC issued a quote in the amount of \$11,412.00. Northern Metal & Roofing Company, Inc. issued a quote in the amount of \$13,125.00. Ald. Mary Kneebone moved to approve the award for the roof repair project to the lowest responsible bidder. Ald. Thomas Leek seconded. Ayes all; Nays none; Motion carried.

6. Approval to move forward with purchasing Bus Operator Protection Barriers.

Superintendent Lemke requested to move forward with the purchase of Bus Operator protection barriers on fixed route buses. The barriers will protect the Bus Operators from exposure to contagious illnesses as well as provide protection in the event of an attempted assault. The cost of the protective barriers will be covered at 100% through federal funding. Karalyn Peterson made a motion to move forward with the purchase of the Bus Operator protection barriers. Tom Bertram seconded. Ayes all; Nays none; Motion carried.

7. Approval of the Central Transportation Public Transportation Agency Safety Plan.

FTA has mandated public transportation systems to have an agency safety plan in place by the end of July 2020. The City of Stevens Point/Central Transportation's plan was reviewed by the Commission. Greg Koepel suggested safety efforts and topics be discussed quarterly with the Transportation Commission to assure the plan remains active. Ald. Thomas Leek moved to approve the Central Transportation safety plan. Seconded by Greg Koepel. Ayes all; Nays none; Motion carried.

8. Next meeting date.

The next Transportation Commission meeting is scheduled to be held on August 10, 2020 at 4:45 p.m.

9. Adjournment

The meeting was adjourned at 5:40 p.m.

City of Stevens Point
Board of Water and Sewerage Commissioners
July 13, 2020 - 12:00 PM

Meeting will be held via a Zoom Meeting URL to connect:
<https://us02web.zoom.us/j/82026885705> Dial in number: (301) 715-8592 - Meeting
ID: 820 2688 5705

MINUTES

Discussion and Possible Action on:

1. Approval of June 8, 2020 minutes

Motion made by Carl Rassmussen, seconded by Ray Schmidt to approve the minutes of the June 8, meeting of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

2. Approval of Department Claims

Motion made by Anna Haines, seconded by Mae Nachman to approve the department claims for the month of June 2020 as audited and read.

Ayes all. Nays none. Motion carried.

3. Water Supply and Distribution Reports - *Eric Southworth*

Eric stated pumpage was almost identical to June of 2019.

Eric also stated he met with a different roofing contractor that was recommended by a separate engineering firm last week at Well 11. The contractor is putting together what he found and what he recommends.

The Fremont Street project is in full swing, they are pouring curb and gutter on Fremont St. Utilities are complete on Fremont and Fourth Avenue to the north. They are installing water main on Illinois. They are ahead of schedule and should be complete with the utilities by early to mid-August.

4. Sewage Treatment Operations Report - *Chris Lefebvre*

Chris stated the WWTP met all permit requirements for the month of June. The projects are all coming to a close. We have to get the roof onto the existing digester complex and that should be completed by July 24th.

Paul asked if the biogas generator is running. The biogas generator is at 50% right now. The Commission would like to know when the generator is running at 100%.

They do have the lab data in regards to odor control. The data has been given to a couple different vendors that specialize in odor control to see what we might need.

5. Collection System Maintenance Report - *Craig Czaikowski*

Craig stated everything is going fine. They are working on repairs to manholes.

6. Stormwater Operations - *Craig Czaikowski*

Craig stated they had to wait for the Echo Dells lift station to be completed in order to work on stormwater projects they need to get done there. There is also another project on the West side. The crew is currently staying very busy repairing sanitary manholes.

7. Community Area Network Report - *Joel Lemke*

Joel stated the conduit was installed for the school district project and now they are working on installing fiber through the conduit. They will have to do work inside the buildings as well.

8. Approval of an estimate for pipe work at the Industrial Park Lift Station- *Chris Lefebvre/Joel Lemke*

Chris stated that Lift Station 1 was rebuilt in 2010 but they only did the pumps and controls and did not change out piping and valves. The pumps need to be pulled and rebuilt. The valves need to hold in order to do that. The valves are not holding. The six replacement valves can be purchased for less than \$10,000 and the lowest quote we have received for the removal and installation of the valves and associated piping is \$6,750. Chris is requesting the Commission approve the replacement of the valves and associated piping at our Industrial Park Drive Liftstation #1 at a price not to exceed \$16,750.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the replacement of valves and associated piping at the Industrial Park Lift Station in an amount not to exceed \$16,750.00.

Ayes all. Nays none. Motion carried.

9. Approval of a proposal for the cost to upgrade server equipment -Joel Lemke

Joel explained this was brought to the Commission and approved awhile ago but nothing was done at that time. The City IT person received a quote from another company that ended up being \$8,000 cheaper than the other quotes.

We need to upgrade the servers to the current operating system and the newer versions would also keep us more secure as well.

Motion made by Mae Nachman, seconded by Ray Schmidt to approve the proposal from Heartland Business Systems to upgrade server equipment in an amount not to exceed \$11,053.76.

Ayes all. Nays none. Motion carried.

10. The reclassification of a Superintendent position and permission to promote from within the Department -Joel Lemke

Joel explained the request to reclassify the position of Collection System Superintendent to the modified position of Construction and Maintenance Superintendent. The new position description was given to the HR manager whom then submitted to the pay plan consultant. The previous position was a grade O. The consultant determined the appropriate rating of the new position to be grade S. The difference between these positions at step 1 of the plan is \$16,266 and at mid-range or step 6 it is \$18,616. This would be the budgetary impact, not including benefits.

There has been a lot of changes that the department has been through starting in 2008 when we took over the Collections System and in 2013 when the Stormwater Utility was created and now the fiber optic component (CAN) to it as well.

This realigns responsibilities among superintendents and this would put the new position on an even grade with the Water and Sewer superintendents.

It is the City's policy to promote from within whenever possible and Joel stated he has interested and qualified personnel on staff for this position.

Motion made by Ray Schmidt, seconded by Anna Haines to approve the reclassification of a Superintendent position and permission to promote from within the Department.

Ayes all. Nays none. Motion carried.

**11. Approval of the annual CMAR (Compliance Maintenance Annual Report) -
Chris Lefebvre**

The WWTP received a G.P.A. of 4.00 on the 2019 CMAR.

There was one response required due to the pressure system breaking in the Eagle Point Subdivision. The damaged sewer main was repaired. Maintenance and observations will continue to prevent future overflows.

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the 2019 Compliance Maintenance Annual Report.

Ayes all. Nays none. Motion carried.

12. The replacement of a hot water heater at the water treatment station on wellfield road - Eric Southworth

Eric stated the hot water heater at our water treatment station on Wellfield Road needs to be replaced. This is needed due to the requirement for eyewash stations and tepid water for an irrigation period of 15 minutes. Two quotes were received. Eric is requesting replacement of the hot water heater not to exceed \$7,951.00.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the replacement of the hot water heater at the water treatment station on wellfield road in an amount not exceed \$7,951.00.

Ayes all. Nays none. Motion carried.

13. Directors Report - Joel Lemke

Joel stated the office continues to run fine being closed to the public. Customers are getting used to it. They are continuing to use the night drop and make payments by phone or mail. Everyone has adapted really well. Staff whom have to use common meeting places have made the effort to maintain the proper social distancing. We will continue to operate this way until there would be solid evidence that something to the contrary would be appropriate.

14. Adjournment

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:40PM

REPORT OF CITY PLAN COMMISSION

July 6, 2020 – 6:00 PM
Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Cooper, Commissioner Haines, Commissioner Hoppe, and Commissioner Rice.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, City Attorney Beveridge, Secretary Mohr, Alderperson Jennings, Alderperson Shorr, Alderperson Nebel, Alderperson Zarazua, Alderperson Dalton, Alderperson Leek, Dawn Gunderson, Trevor Roark, Ryan Toole, Sig Strautmanis, Bob Woehr, Judy Jewison, Logan Brice, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the June 1, 2020 meeting of the Plan Commission.
 3. Public Hearing regarding the proposed project plans, boundaries and creations of Tax Incremental Districts No. 11, 12 & 13 (See the Public Hearing Notice which was published on June 19, 2020 & June 26, 2020).
 4. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 11, City of Stevens Point, Wisconsin."
 5. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Stevens Point, Wisconsin." **Note: TID 12 public hearing is postponed.**
 6. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 13, City of Stevens Point, Wisconsin."
 7. Request from Lineage SCS WI, LLC, for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive (Parcel ID 281230801120003).
 8. Community Development Department Annual Report for 2019.
 9. June, 2020 Monthly Report.
 10. Staff Update.
 11. Adjourn.
-

1. Roll call.

Present: Wiza, Kneebone, Arntsen, Cooper, Haines, Hoppe, Rice

Mayor Wiza summarized procedural rules for the meeting.

Discussion and possible action on the following:

2. Report of the June 1, 2020 meeting of the Plan Commission.

Motion by Commissioner Cooper to approve the report of the June 1, 2020 meeting Plan Commission; seconded by Commissioner Arntsen.

Motion carried 7-0.

3. Public Hearing regarding the proposed project plans, boundaries and creations of Tax Incremental Districts No. 11, 12 & 13 (See the Public Hearing Notice which was published on June 19, 2020 & June 26, 2020).

Director Kernosky provided a summary of the Tax Incremental District items to be discussed and introduced Dawn Gunderson, Financial Advisor for the City of Stevens Point, whom had prepared a presentation on the TID project plans, boundaries, and creation process. It was noted that the Public Hearing and Item for Tax Incremental District No. 12 has been postponed.

Dawn Gunderson, with Ehlers, reviewed the following through a presentation on TID Feasibility for district No. 11:

1. Proposed boundary
2. Identified potential projects, along with their various costs and phases, timelines, and investments
3. Preliminary financing plan
4. Development assumptions
5. Projected increment schedule, tax rates, and depreciation values

Director Kernosky provided the additional information:

1. Phase 1 had been brought forward by a developer, noting the encompassing of most of the convent property. Plans for the development would be ready in the near future for the convent property.
2. Reiterated that staff was conscious of not spending more than what the City would be getting back in revenue over the life of the district.
3. Reiterated that the focus would be the development of the underutilized and underdeveloped parcels all along Division street.
4. There had been a minor boundary adjustment for one of the PointMed Properties that had originally been overlooked. Overall, the project plan and boundary were before the commission and staff recommended approval.

Mayor Wiza summarized testimony by the Sisters of St. Joseph of the Third Order of St. Francis supporting the creation of TID No. 11 into the record.

Mayor Wiza summarized testimony by the Katzmark Family opposing the creation of TID No. 11 into the record.

Mayor Wiza summarized testimony by Amy Fairchild, Owner of Pointmed Properties, LLC supporting the creation of TID No. 11 into the record.

Commissioners had the following comments:

1. Inquiry on the future land use of the convent property, noting that the type of development wasn't clear. Discomfort about making a decision without knowing the future land use was noted, to which staff explained that any future uses would be consistent with the City's Comprehensive Plan. Since Division Street continued to be a commercial corridor, they were looking at pursuing mixed-uses. While the convent was proposed to be a higher density residential development, every development brought forward would be reviewed on its own merits.

Mayor Wiza declared the public hearing open for TID No. 11.

Carol Katzmark, resident who had provided written testimony, further explained that their opposition was due in part by not knowing the type of development that would be occurring at the convent site. They noted difficulties with traffic flow as a residential property living along Division Street.

Trevor Roark, resident, stated that TIDs were a complex subject, but were tailored to larger developers and led to loss of walkability, run-off, and were mislabeled successes. He pointed to TID No. 5 as an example, noting that while it appeared to be successful from a value standpoint, there was still quite a lot of blight in the district. He wondered how the proposed district would be affected considering the college was not taxed, and how that could construe taxable value. He was opposed to the creation of the TID and recommended more incremental development.

Mayor Wiza declared the public hearing closed for TID No. 11.

Agenda Item 4 was moved to this point in the Agenda (approximately at 6:33 PM).

Commissioners had the following comments:

1. Potential concerns were noted for the west area of the convent property, noting that it contained a large wetland area that was utilized as a major drainage area. Preference for limiting development in that area was stated, noting that there did not seem to be any allotment for conservancy or wetland protections, to which Mayor Wiza stated that they were looking at the boundary for the TID only, and each development would need to stand on its own merits. Director Kernosky briefly stated that the north side of the parcel did contain significant wetland, and preliminary project plans indicated a wetland corridor like the local reserve.
2. Comment that previous TIDs had been based around community-based development, whereas TID No. 11 seemed to focus around two property owners. Concern was stated for moving forward with TID creation to appease a single developer, rather than focusing on what was best overall for the community. There was a concern regarding optics.

Mayor Wiza stated that in a small part that was correct, as the convent developer was absorbed into the TID No. 11 boundary because of their willingness to move forward. The greater picture, he explained, was that TID No. 5 had eleven years left on its life, and that shortened timeline didn't always financially work for developers regarding incentives. By incentivizing the area, in addition to utilizing the Targeted Area Master Plans, they had the potential to bring in newer development and physical improvements for the physical infrastructure could be spread out over a longer term which would be more financially responsible.

Director Kernosky explained that they were having these discussions now due to almost being over the 12% rule imposed onto the City which stated that the base value of the new property plus the increment value of the existing TIDs could not exceed 12% of the City's equalized value when creating new or amending TIDs. The purpose of creating the districts would be to assure reinvestment could occur in the area. While the City liked to have a development and agreement in place, they were running out of time.

3. Comment that TIDs were a tool the City could utilize. Just because a TID was created, didn't mean they needed to provide any incentives, but they wanted to make sure they could react if a moment or opportunity presented itself.
4. Clarification requested in that the City was running into a deadline issue where they would not be able to establish any new TIDs once they surpassed the 12% threshold, but could potentially create a new TID that ended up surpassing that percentage so long as it was created before a certain timeline, to which staff confirmed accurate and indicated that the City could surpass the 12% mark by August 15, 2020.

Motion by Commissioner Hoppe to approve the Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 11, City of Stevens Point, Wisconsin; seconded by Alderperson Kneebone.

Motion carried 7-0.

4. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 11, City of Stevens Point, Wisconsin."

Discussion and action for TID No. 11 occurred under Agenda Item 3.

5. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 12, City of Stevens Point, Wisconsin." **Note: TID 12 public hearing is postponed.**

The Public Hearing and action for TID No. 12 was postponed.

6. Consideration and possible action on "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 13, City of Stevens Point, Wisconsin."

Director Kernosky provided a summary of the Tax Incremental District items to be discussed and once again introduced Dawn Gunderson, Financial Advisor for the City of Stevens Point, to present on the TID project plans, boundaries, and creation process for TID No. 13.

Dawn Gunderson, with Ehlers, reviewed the following through a presentation on TID Feasibility for district No. 13:

1. Proposed boundary
2. Identified potential projects, along with their various costs and phases, timelines, and investments
3. Preliminary financing plan
4. Development assumptions
5. Projected increment schedule, tax rates, and depreciation values
6. Summary 12% Threshold
7. Timelines

Mayor Wiza noted the importance of proposed TID No. 13, stating that while the City had seen several developers come through, they had all indicated concerns in terms of cash flowing the projects due to the amount of work that was needed to prepare the sites for development.

Director Kernosky provided the additional information:

1. The area held potential for higher density apartment housing (duplexes, row houses, etc.)
2. Along Highway 10 E, a corridor prime for commercial or office use.
3. Eastern gateway into the City, important for redevelopment.

Mayor Wiza declared the public hearing open.

Ryan Toole, majority owner with RBR Joint Venture and real estate consultant, thanked the commission for their time, and for staff pursuing the creation of the TID. They provided a history of marketing that had occurred on the old Wal-Mart site, noting the cost difficulties many developers had brought forward in preparing the site for demolition and infrastructure. The TID would allow the property to be repositioned and they were glad the City was taking initiative.

Bob Woehr, resident, brought forward concerns of the TIDs requiring both infrastructure and developer incentives, and noted that the City's Fund Balance was not in a healthy state in the current year. He asked whether there was a limit on borrowing that the City had for the larger 3 developments sites.

Trevor Roark, resident, shared similar concerns to Mr. Woehr. While he understood the importance of the area considering it was one of the entry ways into Stevens Point, he questioned whether by incentivizing development, they would end up with more big box developments with transient business proposals. He suggested that they continue focusing on long term infrastructure improvements rather than building new, especially in a time when it seemed high risk to do so.

Mayor Wiza declared the public hearing closed.

Mayor Wiza stated that the City's Fund Balance was in a very good position. While borrowing had increased within the past 15 years, they wouldn't be looking into any additional borrowing unless a project called for it, and reiterated that they didn't give out 100% of TID incentives, and that any maintenance plan would need to assure that the new developments paid for their roads in perpetuity under any developer agreement. It was stated again that any development would need to stand on its own merits, and the City would not take on any additional debt unless there were significant means to pay it back.

Director Kernosky stated that the City did not utilize fund balance to pay TID expenditures, as the revenue generated out of those districts paid for those expenses.

Dawn Gunderson, Ehlers, provided a summary of statutory limits and caps regarding the City's Fund Balance, and explained under current conditions, the City could undertake significant borrowing and still be at a decent level of outstanding debt capacity.

Aldersperson Kneebone stated the need for development in the area, noting that the large blighted parcels had sat vacant for more than 14 years. The space was prime for housing or business, it just needed the right developer. She reiterated the need to have the TID in their toolbox, or risk having the blighted properties sit for another 20-30 years.

Motion by Commissioner Arntsen to approve the Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 13, City of Stevens Point, Wisconsin; seconded by Aldersperson Kneebone.

Motion carried 7-0.

7. Request from Lineage SCS WI, LLC, for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive (Parcel ID 281230801120003).

Associate Planner / Zoning Administrator Kuhn summarized the request for phase five of the cold storage warehouse facility expansion, or approximately a 166,636 square foot addition. The addition would have a similar appearance and function as of the second, third, and fourth phase expansions, and compromise of additional freezer space. The proposed site plan was consistent with the Planned Industrial District and East Park Commerce Center, as well as the City's Comprehensive Plan in terms of development, noting that a planned extension of E.M. Copps Drive would provide an additional access point to the development.

Motion by Commissioner Cooper to approve the request from Lineage SCS WI, LLC, for a site plan review of an expansion to the existing cold storage warehouse facility located within the Planned Industrial Development Zoning District at 5700 E.M. Copps Drive (Parcel ID 281230801120003) with the following:

1. A stormwater management plan shall be submitted providing evidence that the existing retention facilities are adequate for this expansion or provide additional retention to address the expansion.

2. A landscaping plan shall be submitted to be reviewed and approved by the community development department. The landscaping plan shall include and identify an extension of the existing landscaping in relation to the proposed addition. Furthermore, the landscaping plan should incorporate and continue previous requirements to the extent applicable with the project which include:
 - a. Landscaping and screening shall be installed to screen additional new parking within 6 months of the completion of any addition or expansion.
 - b. The southern trailer parking area shall be screened with a decorative fence of at least 6 feet tall or a berm (minimum of 6 feet) with landscaping.
 - c. Additional landscape screening, to be approved by staff, shall be installed along the southern and western property lines, as well as along the sides of the parking areas.
 - d. Street trees shall be installed along the street at a rate of 1 per every 75 lineal feet.
 - e. Landscaping shall be irrigated and maintained in perpetuity.
 - f. Stormwater detention areas shall be maintained.
3. Staff shall have the authority to approve minor changes to the site plan.

seconded by Commissioner Haines.

Motion carried 7-0.

8. Community Development Department Annual Report for 2019.

Director Kernosky provided a brief presentation and summary of the following sections for the Community Development Annual Report for 2019:

1. Economic Development
2. Neighborhood Improvement
3. Historic Preservation
4. Permits & Inspections
5. Planning & Zoning
6. Property Assessment

Mayor Wiza commented the successes of the Community Development Department, and thanked staff for their efforts.

Aldersperson Nebel inquired on the status of the Rent Registration program.

Aldersperson Jennings inquired on the status of the Business Improvement Downtown District.

Bob Woehr, resident, inquired on the status of Chapter 21, Maintenance & Occupancy rewrite.

Staff provided the following status updates:

1. The Rent Registration program was still actively being pursued, but the department had run into technical challenges and limitations with their current software. They were continuing to explore other options.
2. Staff was looking to continue moving forward with the Business Improvement District but had run into delays due to COVID-19. At the current state, the timeline in establishing such a district, and for it to take into effect would most likely be January 1, 2022.
3. The Public Protection Committee had felt the rewrite of Chapter 21 was so large, intricate, and

important, that those conversations should occur in person. While staff had the first revision, they likely wouldn't see an update until they could meet in person again.

No action was taken.

9. June, 2020 Monthly Report

Director Kernosky highlighted the following items:

1. Issuance of the Delta Dental Headquarters permit – declared value of over \$28 million
2. Number of issued permits remained high as the City continued to see residents and homeowners reinvest into their properties during the uncertain times.
3. Issued permits for fences, driveways, windows, and roofs, as well as interior remodels were high.

No action was taken.

10. Staff Update

Director Kernosky provided the following updates:

1. The Public Hearing for TID No. 12 would occur on July 27th at 6:00PM.
2. Secretary Mohr would be taking maternity leave, thus an offer had been extended to an Limited Term Employee, with a hopeful start date sometime the following week.

11. Adjourn.

Meeting adjourned at 7:38 PM.

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



Stevens Point TID Creations

July 7, 2020



Overview

- City will likely be over the 12% equalized value test when the 1/1/2020 values are released on 8/15/2020
 - ✓ To create a new TID or amend an existing TID, the base value of the new property plus the increment value of existing TID's cannot exceed 12% of the City's equalized value
 - ✓ Based on 1/1/2019 values, City is at 11.01% with an additional \$21,000,000 of value that can be added
 - ✓ 12% test applies independently to each TID creation or amendment if completed simultaneously
- Base value of new TID creation now will be based on 1/1/2020 values for 12% test compliance

7/6/2020

2

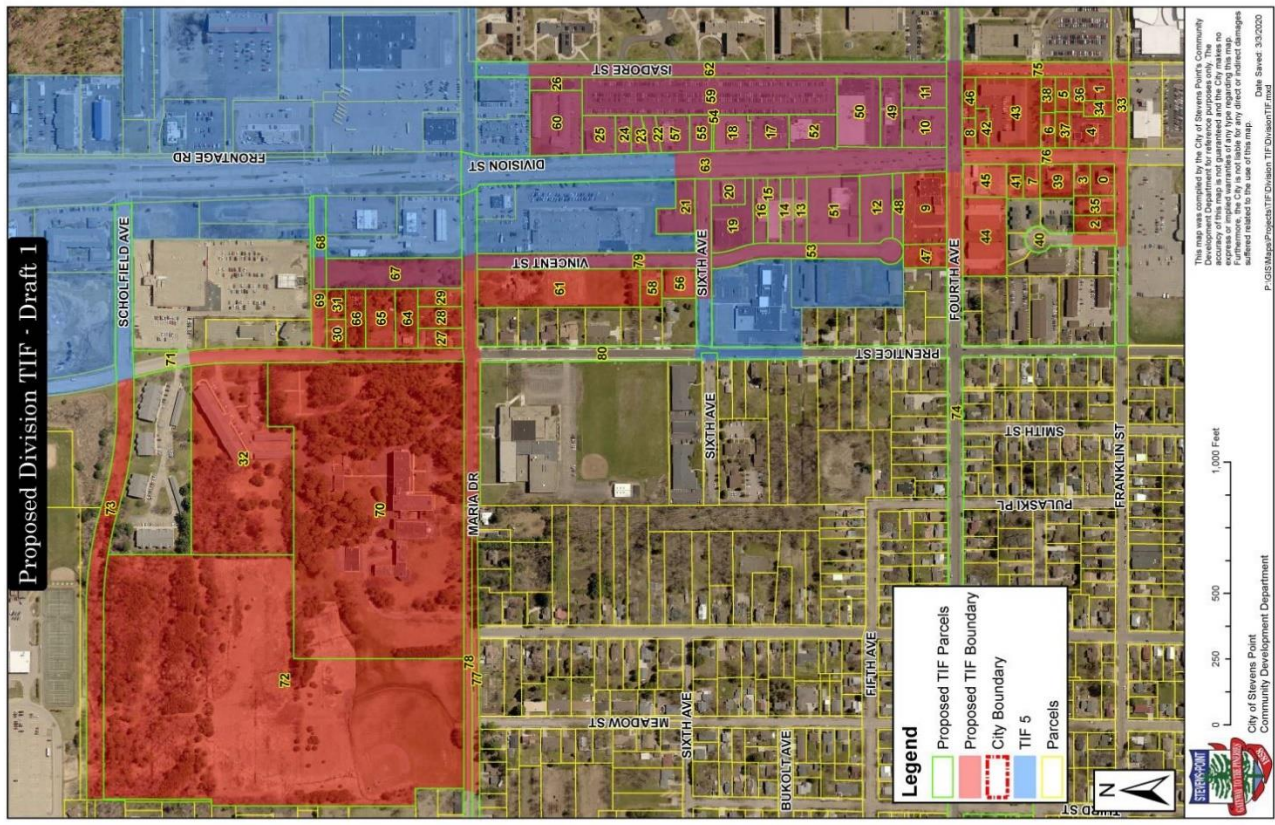


Proposed TID #11 (Convent/Division Street)

- Convent property under letter of intent to General Capital Group
 - ✓ Specific plans not yet finalized
- Division Street properties also identified
 - ✓ Some of these properties are included within TID #5 presently
 - ✓ Increment value on these properties would be included in TID #11 if created
- Estimated base value is \$22,566,678
 - ✓ Parcels in TID #5 presently do not count towards 12% test as that value is already included in TID #5
 - ✓ Estimated value of TID #5 parcels is \$11,627,997
- TID #11 proposed as a blight district (27 year max life) 60.39% blight

7/6/2020

3





City of Stevens Point, Wisconsin

Tax Increment District #11 Convent N Division St.

Estimated Project List

Project ID	Project Name/Type	Phase I 2022-2025	Phase II 2026-2031	Phase III 2025	Phase IV 2030	Various 2020-2037	Total (Note 1)
1	Land Acquisition	0	0	300,000	1,000,000		1,300,000
2	Roadway Construction	1,000,000	1,500,000				2,500,000
3	Utility Construction	400,000	550,000				950,000
4	Developer Incentives	6,600,000	5,250,000	175,000			11,850,000
5	Roadway Construction			175,000			175,000
6	Utility Construction			175,000			175,000
7	Developer Incentives				2,100,000		2,100,000
8	Intersection Improvements				500,000		500,000
9	Maria Drive Reconstruction		1,809,685				1,809,685
10	Administration					168,355	168,355
11	Financing expenses					7,866,415	7,866,415
12	TID Creation	30,000					30,000
Total Projects		8,030,000	9,109,685	650,000	3,600,000	8,034,770	29,424,455

Notes:

Note 1 Project costs are estimates and are subject to modification

Preliminary

7/6/2020

5



TID #11 Preliminary Financing Plan

- Public infrastructure financed with tax-exempt debt
- Incentives funded with a mixture of taxable debt and Municipal Revenue Obligations (pay-as-you-go incentives)
- Timing of financing projects or offering incentives needs to coincide with timing of development
- Staff estimates \$70.3 million of increment value
 - ✓ Generates \$34.7 million of tax increment over 27 years
- Based on this methodology and phasing of project costs, TID closes in 2045

7/6/2020

6

City of Stevens Point, Wisconsin

Tax Increment District #11 Convent N Division St.

Development Assumptions

Construction Year	Phase I	Phase II	Annual Total	Construction Year
1 2020			0	2020 1
2 2021	5,500,000		5,500,000	2021 2
3 2022	2,720,000		2,720,000	2022 3
4 2023	8,410,000		8,410,000	2023 4
5 2024	2,560,000		2,560,000	2024 5
6 2025	5,850,000	6,000,000	11,850,000	2025 6
7 2026	6,750,000		6,750,000	2026 7
8 2027	3,600,000	6,500,000	10,100,000	2027 8
9 2028	3,600,000		3,600,000	2028 9
10 2029	3,600,000		3,600,000	2029 10
11 2030	3,600,000	8,000,000	11,600,000	2030 11
12 2031	3,600,000		3,600,000	2031 12
13 2032			0	2032 13
14 2033			0	2033 14
15 2034			0	2034 15
16 2035			0	2035 16
17 2036			0	2036 17
18 2037			0	2037 18
19 2038			0	2038 19
20 2039			0	2039 20
21 2040			0	2040 21
22 2041			0	2041 22
23 2042			0	2042 23
24 2043			0	2043 24
25 2044			0	2044 25
26 2045			0	2045 26
27 2046			0	2046 27
Totals	49,790,000	20,500,000	70,290,000	

Notes:

Preliminary

7/6/2020

City of Stevens Point, Wisconsin

Tax Increment District #11 Convent N Division St.

Tax Increment Projection Worksheet

Type of District	Rehabilitation
District Creation Date	July 20, 2020
Valuation Date	Jan 1, 2020
Max Life (Years)	27
Expenditure Period/Termination	22 7/20/2042
Revenue Periods/Final Year	27 2048
Extension Eligibility/Years	Yes 3
Eligible Recipient District	Yes

Base Value	22,566,678
Appreciation Factor	0.00%
Base Tax Rate	\$23.76
Rate Adjustment Factor	
Tax Exempt Discount Rate	3.00%
Taxable Discount Rate	4.50%

Apply to Base Value

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2020	0	2021	0	0	2022	\$23.76	0	0	0
2 2021	5,500,000	2022	0	5,500,000	2023	\$23.76	130,680	116,107	109,583
3 2022	2,720,000	2023	0	8,220,000	2024	\$23.76	195,306	284,580	266,307
4 2023	8,410,000	2024	0	16,630,000	2025	\$23.76	395,127	615,493	569,723
5 2024	2,560,000	2025	0	19,190,000	2026	\$23.76	455,953	986,224	904,770
6 2025	11,850,000	2026	0	31,040,000	2027	\$23.76	737,508	1,568,420	1,423,375
7 2026	6,750,000	2027	0	37,790,000	2028	\$23.76	897,887	2,256,575	2,027,567
8 2027	10,100,000	2028	0	47,890,000	2029	\$23.76	1,137,862	3,103,252	2,760,268
9 2028	3,600,000	2029	0	51,490,000	2030	\$23.76	1,223,398	3,987,061	3,514,124
10 2029	3,600,000	2030	0	55,090,000	2031	\$23.76	1,308,934	4,905,120	4,285,955
11 2030	11,600,000	2031	0	66,690,000	2032	\$23.76	1,584,549	5,984,121	5,180,071
12 2031	3,600,000	2032	0	70,290,000	2033	\$23.76	1,670,084	7,088,243	6,081,871
13 2032	0	2033	0	70,290,000	2034	\$23.76	1,670,084	8,160,207	6,944,838
14 2033	0	2034	0	70,290,000	2035	\$23.76	1,670,084	9,200,948	7,770,643
15 2034	0	2035	0	70,290,000	2036	\$23.76	1,670,084	10,211,376	8,560,888
16 2035	0	2036	0	70,290,000	2037	\$23.76	1,670,084	11,192,375	9,317,102
17 2036	0	2037	0	70,290,000	2038	\$23.76	1,670,084	12,144,801	10,040,753
18 2037	0	2038	0	70,290,000	2039	\$23.76	1,670,084	13,069,486	10,733,242
19 2038	0	2039	0	70,290,000	2040	\$23.76	1,670,084	13,967,239	11,395,910
20 2039	0	2040	0	70,290,000	2041	\$23.76	1,670,084	14,838,843	12,030,042
21 2040	0	2041	0	70,290,000	2042	\$23.76	1,670,084	15,685,613	12,652,527
22 2041	0	2042	0	70,290,000	2043	\$23.76	1,670,084	16,515,613	13,265,527
23 2042	0	2043	0	70,290,000	2044	\$23.76	1,670,084	17,001,831	13,812,352
24 2043	0	2044	0	70,290,000	2045	\$23.76	1,670,084	17,823,401	14,393,046
25 2044	0	2045	0	70,290,000	2046	\$23.76	1,670,084	18,621,043	14,948,734
26 2045	0	2046	0	70,290,000	2047	\$23.76	1,670,084	19,395,452	15,480,493
27 2046	0	2047	0	70,290,000	2048	\$23.76	1,670,084	20,147,306	15,989,354
Totals	70,290,000		0		Future Value of Increment		34,788,552	20,877,261	16,476,301

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

7/6/2020

Preliminary



Cash Flow Projection

Notes:

9



Sisters of St. Joseph of the Third Order of St. Francis
CORPORATE OFFICE · P.O. Box 305 · Stevens Point, WI 54481-0305
715-341-8457 · Fax: 715-341-8830

June 26, 2020

Ryan J. Kernosky, Director
Department of Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Dear Mr. Kernosky,

We received the June 16, 2020 Notice of Public Hearing Tax Incremental Financial District No. 11 Project Plan on July 6th. We support your efforts to expand the boundaries to include our Congregation's property at 1300 Maria Drive.

Sincerely,

A handwritten signature in cursive script that reads 'Sister Michelle Wronkowski'.

Sister Michelle Wronkowski, SSJ-TOSF
Vice President

804 Division Street
Stevens Point, WI 54481

June 29, 2020

Mr. Ryan Kernosky, Director
Department of Community Development
City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481-3594

Dear City of Stevens Point/ Department of Community Development:

This testimony is submitted after receiving a letter from the Department of Community Development, dated June 16, 2020, in the mail regarding a Notice of Public Hearing Proposed Tax Incremental Financing District No. 11 Boundaries and Project Plan and talking on the phone with Ryan Kernosky, Director of Department of Community Development on Friday, June 19, 2020. We understand Tax Incremental District No. 11 (the District) is intended to promote blight removal within the proposed District boundaries.

As stated in the letter: This designation is being made for the purposes of allowing for the possible use of Tax Incremental Financing to assist in the construction of public improvements and to provide other incentives for development and redevelopment in the proposed District boundaries.

We are in favor of promoting blight removal but are **strongly opposed** to using Tax Incremental Financing to assist in the construction of public improvements if they would include increasing the width of Division Street which in turn decreases the current owners' properties.

Our family has lived at Tax Parcel ED: 281240829400921 on Division Street for over 50 years. Business 51 is, and has been, a very busy street. Turning into our driveway and driving onto Division Street requires much attention. The current driveway space makes it doable. Taking away some of this space (to widen Division Street) would not allow us to safely turn into our driveway and possibly park in our driveway. It also would not allow us to use the side of the house to turn around so that we can drive straight onto Division Street. Increasing the road would also mean that the sidewalk is very close to our house. Division Street is used frequently

by walkers. University students often walk on Thursday - Saturday nights when they walk to the bars downtown. Late night walkers closer to our house will not enhance the value of our property.

The goal of the Tax Incremental Financing program is to enhance the value of the properties affected. If we can be assured these monies will not be used to increase the width of Division Street, and decrease our property value, we are in favor of this proposal.

Sincerely,

Carol Katzmark

Michael Katzmark

Carol Katzmark

Tammy Katzmark

Agnes Katzmark

Tammy Katzmark

Michael Katzmark

Agnes Katzmark

July 1, 2020

Ryan J. Kernosky, MPA
Director of Community Development/Redevelopment
City of Stevens Point
1515 Strong's Ave.
Stevens Point, WI 54481

Dear Mr. Kernosky,

Thank you for your call yesterday. I am writing to formalize my emailed request that you speak with Mayor Wiza and familiarize yourself with the history of the Division Street frontage and the now 4.32 acres of commercial property as acquired by Pointmed Properties, LLC, to bring together the following adjacent parcels:

East Side:

532 Division Street, parcel# 281240829401025, acreage 1.18;
0 Division Street, parcel# 281240829401024, acreage 0.7;
616 Division Street, parcel# 281240829401023, acreage 0.25;

West Side:

508, 520, 608 Vincent Street, parcel# 281240829401039, acreage 1.85;
(Location of Waypoint Spine, SC, the anchor business for the complex)

South Side:

1600 Fourth Avenue, parcel# 281240829401019, acreage 0.34

Our acquisition of all the parcels was with the intention to combine them together as one with the ability to vacate the dead-end portion of Vincent Street, creating entrance and exit points at only Division and Fourth Avenue, which would prioritize efficiency of land use and be most compatible with use of Division Street frontage. The combination of the parcels for a larger development increases the overall value of the commercial property, and its potential for the most efficient and attractive use of the area.

Single ownership of all the parcels that surround the dead-end portion of Vincent Street is a prerequisite for vacating the street. Pointmed is the single owner of all parcels listed above and requests that all such parcels are included in the proposed TIF11 district. While the concern for the Division Street frontage is more obvious, the land may only be developed as a whole, and not one without the other.

Thank you for your time and consideration,

Amy Fairchild
Owner, Pointmed Properties, LLC
Vice President, Waypoint Spine, SC
319-325-5047

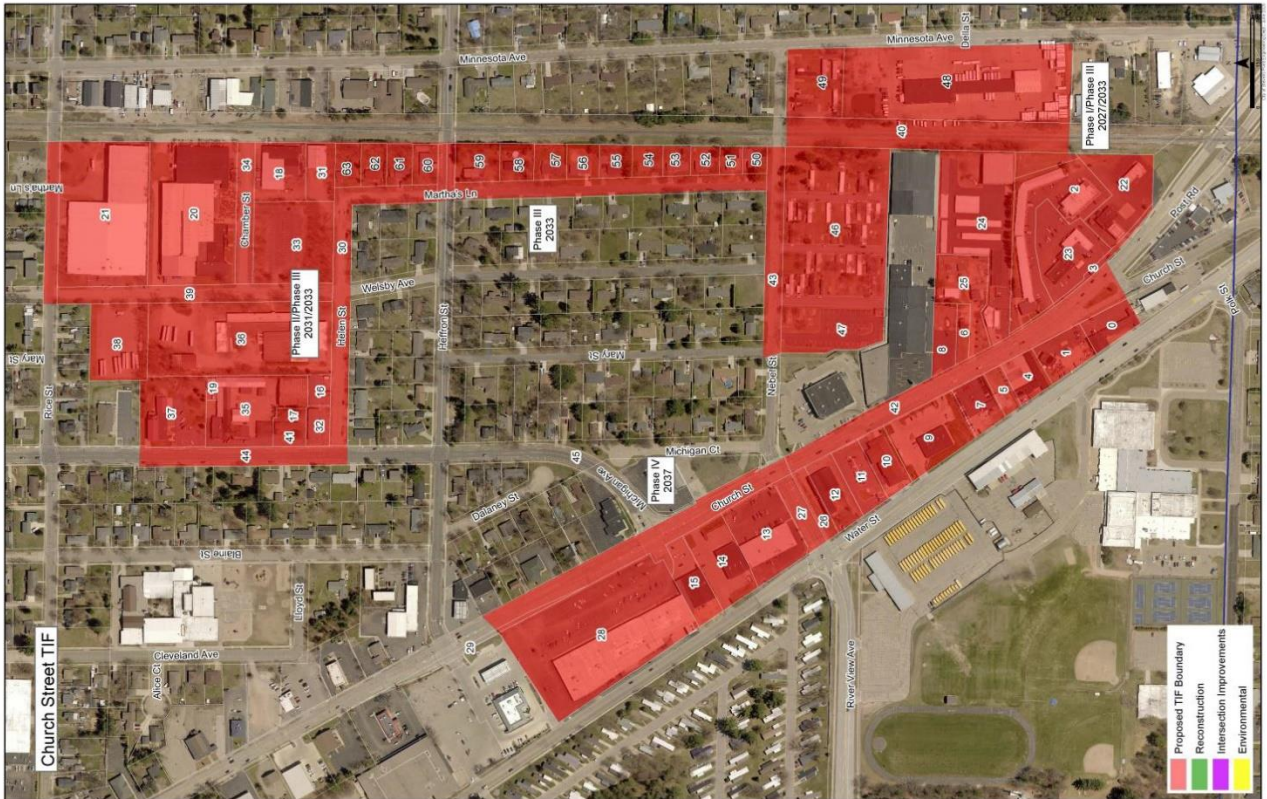


Proposed TID #12 (Church Street/Industrial Park)

- City's first industrial park is located along Michigan Avenue & Rice Streets adjacent to railway spur
 - ✓ As this area continues to age companies may seek more efficient buildings/properties within this area
- Railway parcel extends district south to pick up properties such as the former Shell gas station, trailer park, and underutilized strip-style developments
- Estimated base value is \$18,991,957
- TID #12 proposed as a rehabilitation district (27 year max life) 58.95% rehab finding

7/6/2020

10





City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Estimated Project List

Project ID	Project Name/Type	Phase I 2027	Phase II 2031	Phase III 2033	Phase IV 2037	Phase V 2020-2048	Total (Note 1)
1	Land Acquisition	0					1,000,000
2	Roadway Construction	400,000	500,000	500,000			400,000
3	Utility Construction	300,000					300,000
4	Developer Incentives		2,500,000				2,500,000
5	Helen St Reconstruction		559,733	175,000			734,733
6	Welsby and Martha's Ln Reconstruction			1,058,977			1,058,977
7	Rice St Reconstruction				798,169		798,169
8	Intersection Improvements				750,000		750,000
9	Environmental	1,000,000		1,000,000			2,000,000
10	TID Creation					30,000	30,000
11	Administrative Expenses					166,495	166,495
12	Financing Costs					1,374,525	1,374,525
Total Projects		1,700,000	3,559,733	2,733,977	1,548,169	1,571,020	11,112,899

Notes:

Note 1 Project costs are estimates and are subject to modification

Project Costs in Phase III and IV while identified a eligible expenses, not reflected in the cash flow

Preliminary



TID #12 Preliminary Financing Plan

- Public infrastructure financed with tax-exempt debt
- Incentives funded with a mixture of taxable debt and Municipal Revenue Obligations (pay-as-you-go incentives)
- Timing of financing projects or offering incentives needs to coincide with timing of development
 - ✓ Staff identified \$11 million of project costs
- Staff estimates \$19.2 million of increment value
 - ✓ Generates \$7.7 million of tax increment over 27 years
 - ✓ Only supports \$5.2 million of project costs
- Based on this methodology and phasing of project costs, TID closes in 2048

7/6/2020

13

City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Development Assumptions

Construction Year	Phase I	Phase II	Phase III	Annual Total	Construction Year
1 2020				0	2020 1
2 2021				0	2021 2
3 2022				0	2022 3
4 2023				0	2023 4
5 2024				0	2024 5
6 2025		1,750,000		1,750,000	2025 6
7 2026				0	2026 7
8 2027				0	2027 8
9 2028				0	2028 9
10 2029	2,000,000			2,000,000	2029 10
11 2030	2,000,000		3,500,000	5,500,000	2030 11
12 2031	2,000,000			2,000,000	2031 12
13 2032	2,000,000			2,000,000	2032 13
14 2033	2,000,000			2,000,000	2033 14
15 2034	2,000,000			2,000,000	2034 15
16 2035	2,000,000			2,000,000	2035 16
17 2036				0	2036 17
18 2037				0	2037 18
19 2038				0	2038 19
20 2039				0	2039 20
21 2040				0	2040 21
22 2041				0	2041 22
23 2042				0	2042 23
24 2043				0	2043 24
25 2044				0	2044 25
26 2045				0	2045 26
27 2046				0	2046 27
Totals	14,000,000	1,750,000	3,500,000	19,250,000	

Notes:

Preliminary

7/6/2020

14

City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Tax Increment Projection Worksheet

Type of District				Rehabilitation		Base Value		Apply to Base Value	
District Creation Date		July 20, 2020				Appreciation Factor			
Valuation Date		Jan 1, 2020				Base Tax Rate			
Max Life (Years)		27				Rate Adjustment Factor			
Expenditure Period/Termination		22 7/20/2042							
Revenue Periods/Final Year		27 2048							
Extension Eligibility/Years		Yes 3				Tax Exempt Discount Rate		3.00%	
Eligible Recipient District		Yes				Taxable Discount Rate		4.50%	
Construction Year		Value Added		Valuation Year		Inflation Increment		Total Increment	
1	2020	0	2021	0	0	2022	\$23.76	Tax Increment	0
2	2021	0	2022	0	0	2023	\$23.76		0
3	2022	0	2023	0	0	2024	\$23.76		0
4	2023	0	2024	0	0	2025	\$23.76		0
5	2024	0	2025	0	0	2026	\$23.76		0
6	2025	1,750,000	2026	0	1,750,000	2027	\$23.76		41,580
7	2026	0	2027	0	1,750,000	2028	\$23.76		41,580
8	2027	0	2028	0	1,750,000	2029	\$23.76		41,580
9	2028	0	2029	0	1,750,000	2030	\$23.76		41,580
10	2029	2,000,000	2030	0	3,750,000	2031	\$23.76		89,100
11	2030	5,500,000	2031	0	9,250,000	2032	\$23.76		219,779
12	2031	2,000,000	2032	0	11,250,000	2033	\$23.76		267,299
13	2032	2,000,000	2033	0	13,250,000	2034	\$23.76		314,819
14	2033	2,000,000	2034	0	15,250,000	2035	\$23.76		362,339
15	2034	2,000,000	2035	0	17,250,000	2036	\$23.76		409,858
16	2035	2,000,000	2036	0	19,250,000	2037	\$23.76		457,378
17	2036	0	2037	0	19,250,000	2038	\$23.76		457,378
18	2037	0	2038	0	19,250,000	2039	\$23.76		457,378
19	2038	0	2039	0	19,250,000	2040	\$23.76		457,378
20	2039	0	2040	0	19,250,000	2041	\$23.76		457,378
21	2040	0	2041	0	19,250,000	2042	\$23.76		457,378
22	2041	0	2042	0	19,250,000	2043	\$23.76		457,378
23	2042	0	2043	0	19,250,000	2044	\$23.76		457,378
24	2043	0	2044	0	19,250,000	2045	\$23.76		457,378
25	2044	0	2045	0	19,250,000	2046	\$23.76		457,378
26	2045	0	2046	0	19,250,000	2047	\$23.76		457,378
27	2046	0	2047	0	19,250,000	2048	\$23.76		457,378
Totals		19,250,000		0		Future Value of Increment		7,318,053	

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

7/6/2020

15

Preliminary



City of Stevens Point, Wisconsin

Tax Increment District #12 Church Street

Cash Flow Projection

Year	Projected Revenues			Expenditures				Balances				
	Tax Increments	Capitalized Interest	Total Revenues	G.O. Bond 1,920,000 Dated Date: Principal Interest	Taxable G.O. Bond 1,180,000 Dated Date: Principal Interest	Municipal 2,585,000 2031 Principal	Admin.	Total Expenditures	Annual	Cumulative	Principal & MRO Outstanding	Year
2020			0				30,000	30,000	(30,000)	(30,000)	5,685,000	2020
2021			0					0	0	(30,000)	5,685,000	2021
2022	0		0					0	0	(30,000)	5,685,000	2022
2023	0		0					0	0	(30,000)	5,685,000	2023
2024	0		0					0	0	(30,000)	5,685,000	2024
2025	0		0					0	0	(30,000)	5,685,000	2025
2026	0		0					0	0	(30,000)	5,685,000	2026
2027	41,580	146,665	188,245				5,000	5,000	183,245	153,245	5,685,000	2027
2028	41,580		41,580	73,333	73,333		5,100	78,433	(36,853)	116,392	5,685,000	2028
2029	41,580		41,580	73,333	73,333		5,202	78,535	(36,955)	79,438	5,685,000	2029
2030	41,580		41,580	73,333	73,333		5,306	78,639	(37,059)	42,379	5,685,000	2030
2031	89,100	60,835	149,935	25,000	73,333		5,412	103,745	46,190	88,569	5,660,000	2031
2032	219,779		219,779	50,000	72,583	60,000	5,520	218,520	1,259	89,828	5,550,000	2032
2033	267,299		267,299	75,000	71,008	85,000	5,631	267,056	243	90,071	5,390,000	2033
2034	314,819		314,819	100,000	68,570	110,000	5,743	314,731	88	90,159	5,180,000	2034
2035	362,339		362,339	100,000	65,220	160,000	5,858	361,496	843	91,002	4,920,000	2035
2036	409,858		409,858	100,000	61,770	135,000	5,975	408,163	1,696	92,697	4,610,000	2036
2037	457,378		457,378	100,000	58,270	185,000	6,095	453,357	4,021	96,718	4,250,000	2037
2038	457,378		457,378	110,000	54,670	180,000	6,217	453,454	3,924	100,642	3,885,000	2038
2039	457,378		457,378	120,000	50,490	170,000	6,341	452,824	4,555	105,197	3,515,000	2039
2040	457,378		457,378	130,000	45,930	170,000	6,468	456,711	668	105,864	3,135,000	2040
2041	457,378		457,378	140,000	40,990	150,000	6,597	455,020	2,358	108,223	2,750,000	2041
2042	457,378		457,378	140,000	35,670	150,000	6,729	452,599	4,779	113,002	2,360,000	2042
2043	457,378		457,378	145,000	30,140	155,000	6,864	454,604	2,774	115,776	1,960,000	2043
2044	457,378		457,378	150,000	24,413	160,000	7,001	456,414	965	116,741	1,550,000	2044
2045	457,378		457,378	150,000	18,488	165,000	7,141	452,779	4,600	121,340	1,135,000	2045
2046	457,378		457,378	150,000	12,113	175,000	7,284	453,697	3,682	125,022	710,000	2046
2047	457,378		457,378	135,000	5,738	185,000	7,430	439,467	17,911	142,933	290,000	2047
2048	457,378		457,378			190,000	7,578	300,778	156,600	299,533	0	2048
Total	7,318,053	207,500	7,525,553	1,920,000	1,009,390	2,585,000	166,495	7,226,020				Total

Notes:

Projected IIB Closure

Preliminary

Notes:

Projected LID Closure

Preliminary

7/6/2020

16

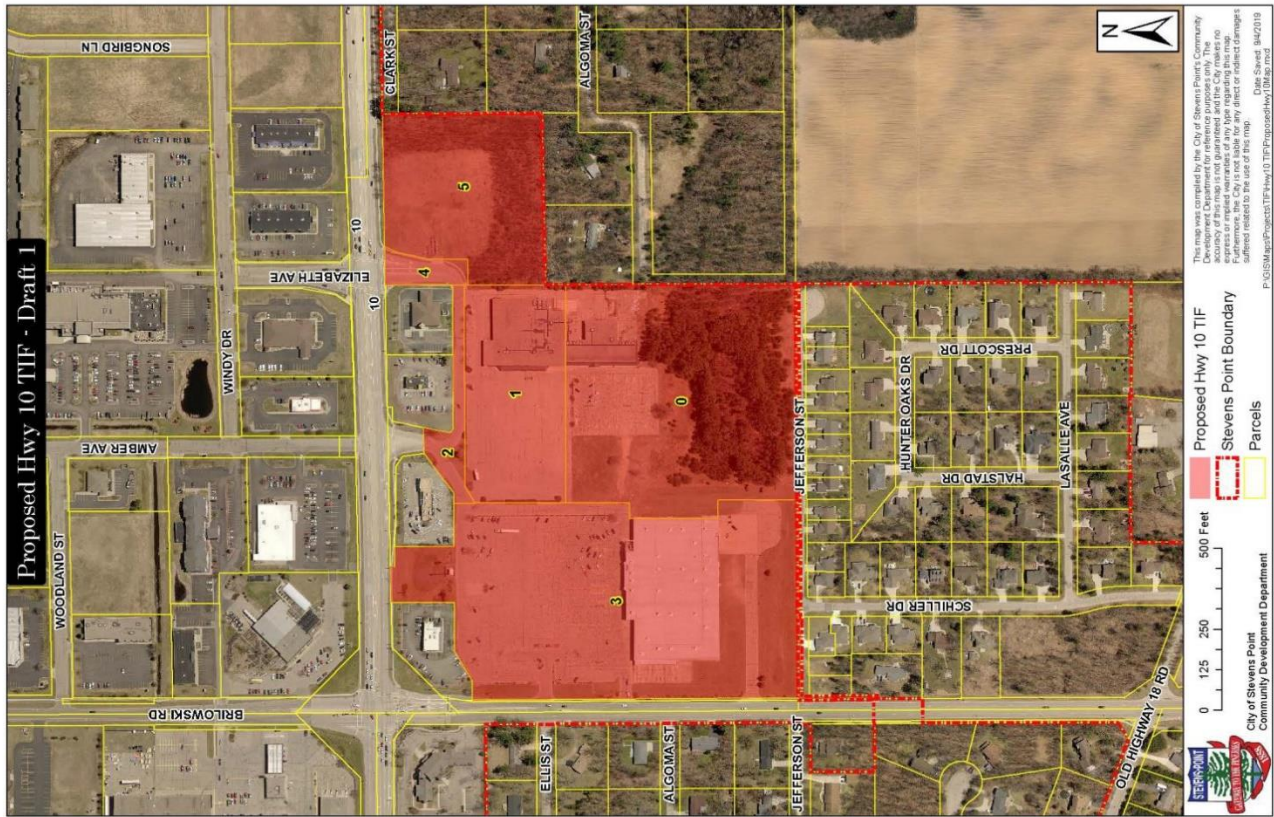


Proposed TID #13 (East Side)

- Former Coppins/Walmart area (current area is underdeveloped)
- Estimated base value is \$6,515,081
- TID #13 proposed as a blight district (27 year max life) 98.6% blight
- Public infrastructure financed with tax-exempt debt
- Incentives funded with a mixture of taxable debt and Municipal Revenue Obligations (pay-as-you-go incentives)
- Timing of financing projects or offering incentives needs to coincide with timing of development
- Staff estimates \$35.1 million of increment value
 - ✓ Generates \$16.3 million of tax increment over 27 years
- Based on this methodology & phasing of costs, TID closes in 2048

7/6/2020

17





City of Stevens Point, Wisconsin

Tax Increment District #13 Hwy 10 East

Estimated Project List

Project ID	Project Name/Type	Phase I 2025	Phase II 2030	Phase III 2035	Various 2020-2048	Phase V Year	Total (Note 1)
1	Land Acquisition						0
2	Jefferson St Extension road and utilities	500,000					500,000
3	Algoma St Extension road and utilities	850,000					850,000
4	Ellis St Extension road and utilities		900,000				900,000
5	Amber Ave Extension road and utilities	700,000					700,000
6	Elizabeth Ave Extension road and utilities		700,000				700,000
7	Developer Incentive	2,600,000	3,000,000	2,000,000			7,600,000
8	Stormwater improvements	1,000,000					1,000,000
9	TIF Creation				30,000		30,000
10	Administration				174,225		174,225
11	Financing Costs				2,886,063		2,886,063
Total Projects		5,650,000	4,600,000	2,000,000	3,090,287	0	15,340,287

Notes:

Note 1 Project costs are estimates and are subject to modification

Preliminary

City of Stevens Point, Wisconsin

Tax Increment District #13 Hwy 10 East

Development Assumptions

Construction Year	Phase 1	Phase II	Phase III	Annual Total	Construction Year
1 2020				0	2020 1
2 2021				0	2021 2
3 2022				0	2022 3
4 2023				0	2023 4
5 2024			5,500,000	5,500,000	2024 5
6 2025	2,400,000			2,400,000	2025 6
7 2026	2,400,000		4,000,000	6,400,000	2026 7
8 2027	2,400,000			2,400,000	2027 8
9 2028	2,400,000	3,000,000		5,400,000	2028 9
10 2029		3,000,000		3,000,000	2029 10
11 2030			10,000,000	10,000,000	2030 11
12 2031				0	2031 12
13 2032				0	2032 13
14 2033				0	2033 14
15 2034				0	2034 15
16 2035				0	2035 16
17 2036				0	2036 17
18 2037				0	2037 18
19 2038				0	2038 19
20 2039				0	2039 20
21 2040				0	2040 21
22 2041				0	2041 22
23 2042				0	2042 23
24 2043				0	2043 24
25 2044				0	2044 25
26 2045				0	2045 26
27 2046				0	2046 27
Totals	9,600,000	6,000,000	19,500,000	35,100,000	

Notes:

Preliminary

7/6/2020

20

City of Stevens Point, Wisconsin

Tax Increment District #13 Hwy 10 East

Tax Increment Projection Worksheet

Type of District				Rehabilitation		Base Value		Apply to Base Value	
District Creation Date		July 20, 2020		Appreciation Factor		0.00%			
Valuation Date		Jan 1, 2020		Base Tax Rate		\$23.76			
Max Life (Years)		27		Rate Adjustment Factor					
Expenditure Period/Termination		22 7/20/2042							
Revenue Periods/Final Year		27 2048							
Extension Eligibility/Years		Yes 3							
Eligible Recipient District		Yes							
Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2020	0	2021	0	0	2022	\$23.76	0	0	0
2 2021	0	2022	0	0	2023	\$23.76	0	0	0
3 2022	0	2023	0	0	2024	\$23.76	0	0	0
4 2023	0	2024	0	0	2025	\$23.76	0	0	0
5 2024	5,500,000	2025	0	5,500,000	2026	\$23.76	130,680	106,254	96,027
6 2025	2,400,000	2026	0	7,900,000	2027	\$23.76	187,703	254,429	228,017
7 2026	6,400,000	2027	0	14,300,000	2028	\$23.76	339,767	514,832	456,648
8 2027	2,400,000	2028	0	16,700,000	2029	\$23.76	396,791	810,081	712,152
9 2028	5,400,000	2029	0	22,100,000	2030	\$23.76	525,094	1,189,421	1,035,714
10 2029	3,000,000	2030	0	25,100,000	2031	\$23.76	596,374	1,607,705	1,387,375
11 2030	10,000,000	2031	0	35,100,000	2032	\$23.76	833,973	2,175,600	1,857,962
12 2031	0	2032	0	35,100,000	2033	\$23.76	833,973	2,726,955	2,308,285
13 2032	0	2033	0	35,100,000	2034	\$23.76	833,973	3,262,250	2,739,215
14 2033	0	2034	0	35,100,000	2035	\$23.76	833,973	3,781,954	3,151,590
15 2034	0	2035	0	35,100,000	2036	\$23.76	833,973	4,286,522	3,546,206
16 2035	0	2036	0	35,100,000	2037	\$23.76	833,973	4,776,393	3,923,829
17 2036	0	2037	0	35,100,000	2038	\$23.76	833,973	5,251,996	4,285,191
18 2037	0	2038	0	35,100,000	2039	\$23.76	833,973	5,713,747	4,630,992
19 2038	0	2039	0	35,100,000	2040	\$23.76	833,973	6,162,048	4,961,902
20 2039	0	2040	0	35,100,000	2041	\$23.76	833,973	6,597,293	5,278,562
21 2040	0	2041	0	35,100,000	2042	\$23.76	833,973	7,230,456	5,832,758
22 2041	0	2042	0	35,100,000	2043	\$23.76	833,973	7,653,023	6,135,782
23 2042	0	2043	0	35,100,000	2044	\$23.76	833,973	8,063,282	6,425,757
24 2043	0	2044	0	35,100,000	2045	\$23.76	833,973	8,461,592	6,703,246
25 2044	0	2045	0	35,100,000	2046	\$23.76	833,973	8,848,301	6,968,785
26 2045	0	2046	0	35,100,000	2047	\$23.76	833,973	9,223,747	7,222,889
27 2046	0	2047	0	35,100,000	2048	\$23.76	833,973	9,588,257	7,466,051
Totals	35,100,000		0			Future Value of Increment	16,353,948		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

7/6/2020

Preliminary



City of Stevens Point, Wisconsin Tax Increment District #13 Hwy 10 East Cash Flow Projection																	
Projected Revenues					Expenditures							Balances					
Year	Tax Increments	Total Revenues	G.O. Bond Dated Date: 09/01/25 Principal	Interest	Taxable G.O. Bond Dated Date: 09/01/25 Principal	Interest	G.O. Bond Dated Date: 09/01/30 Principal	Interest	Taxable G.O. Bond Dated Date: 09/01/30 Principal	Interest	MRO 2025	MRO 2030	MRO 2035	Admin.	Total Expenditures	Principal & MRO Outstanding	Year
2020		0												30,000	30,000	(30,000)	2020
2021		0												0	0	(30,000)	2021
2022		0												0	0	(30,000)	2022
2023		0												0	0	(30,000)	2023
2024		0												0	0	(30,000)	2024
2025	0	0												0	0	(30,000)	2025
2026	130,680	130,680		88,443		35,485								5,000	128,928	(28,248)	2026
2027	187,703	187,703	25,000	88,443		35,485								5,100	154,028	33,676	2027
2028	339,767	339,767	50,000	87,980		35,485					25,000			5,202	203,667	136,100	2028
2029	396,791	396,791	75,000	87,005		35,485					30,000			5,306	257,796	138,995	2029
2030	525,094	525,094	100,000	85,505		60,000					40,000			5,412	325,977	199,117	2030
2031	596,374	596,374	110,000	83,355		80,000					45,000	50,000		5,520	592,428	3,946	2031
2032	833,973	833,973	120,000	80,880		100,000					50,000	65,000		5,631	736,348	97,625	2032
2033	833,973	833,973	130,000	78,660		100,000					60,000	80,000		5,743	771,738	62,255	2033
2034	833,973	833,973	140,000	74,875		100,000					70,000	80,000		5,858	806,136	27,837	2034
2035	833,973	833,973	150,000	71,375		100,000					70,000	90,000		5,975	814,203	13,770	2035
2036	833,973	833,973	160,000	67,475		100,000					70,000	90,000		6,095	811,522	22,450	2036
2037	833,973	833,973	170,000	62,995		100,000					70,000	90,000	20,000	6,217	827,934	6,059	2037
2038	833,973	833,973	180,000	58,295		100,000					70,000	90,000	20,000	6,341	823,729	10,244	2038
2039	833,973	833,973	200,000	53,195		100,000					70,000	90,000	20,000	6,468	828,916	5,057	2039
2040	833,973	833,973	220,000	47,595		100,000					70,000	90,000	20,000	6,597	833,245	728	2040
2041	833,973	833,973	240,000	41,105		100,000					70,000	90,000	20,000	6,729	836,437	(2,464)	2041
2042	833,973	833,973	250,000	34,025		100,000					70,000	90,000	25,000	6,864	833,491	482	2042
2043	833,973	833,973	260,000	26,650		100,000					70,000	90,000	30,000	7,001	830,154	3,819	2043
2044	833,973	833,973	270,000	18,200		105,000					70,000	100,000	100,000	7,141	825,394	28,579	2044
2045	833,973	833,973	290,000	9,425		105,000					70,000	100,000	100,000	7,284	808,409	25,564	2045
2046	833,973	833,973			110,000	9,240	110,000	8,800	100,000	8,800	70,000	180,000	200,000	7,430	685,470	148,503	2046
2047	833,973	833,973			110,000	4,620	110,000	4,450	100,000	4,450	70,000	200,000	500,000	7,578	996,648	(162,679)	2047
2048	833,973	833,973			0	0	0	0	0	0	70,000	200,000	945,000	7,730	1,222,730	(388,757)	2048
Total	16,353,948	16,353,948	3,140,000	1,244,820	1,365,000	437,820	1,670,000	619,015	1,565,000	584,408	1,300,000	1,865,000	2,000,000	174,225	15,965,287		Total
Notes:																	
Projected TID Closure																	
Preliminary																	



Summary

- If City exceeds the 12% test for creating new TID's in August 2020, the City cannot create new districts unless territory is subtracted from existing TID's and/or a TID closes to be under the 12% test
- Creation of a TID is not a commitment to compete projects or to appropriate/budget funds
 - ✓ Puts the tool in place
 - ✓ All projects and incentives require Common Council approval
 - ✓ City is not obligated to implement projects if a TID is created



Timeline

- 7/6/20 – Initial Joint Review Board Meeting
- 7/6/20 – Public Hearing & Plan Commission Consideration TID #11 & TID #13
- 7/20/20 – City Council Consideration TID #11 & #13
- 7/27/20 – Public Hearing & Plan Commission consideration TID #12
- 7/23-27/20 – Final Joint Review Board TID #11 & #13
- 8/10/20 – City Council Consideration TID #12
- 8/12-14/20 – Final Joint Review Board TID #12
- 8/12-10/30 – Submittals to the DOR

7/6/2020

24



Greg Johnson,
Senior Municipal Advisor
gjohnson@ehlers-inc.com

Dawn Gunderson Schiel,
Senior Municipal Advisor
dgunderson@ehlers-inc.com

Economic Development

- Projects starting or completing during 2019:
 - Provident Nutraceutical
 - Marten Machining
 - Stevens Point Housing
 - Berkshire Apartments
 - Worzalla Publishing Company Addition
 - Scaffidi Collision Center
 - Multi-Tenant Commercial Building (5741 Windy Drive)
 - Holy Spirit Parish Addition & Remodel
 - Burger King
 - Taco John's
 - Children's Discovery Center Addition

Neighborhood Improvement

- **New programs in 2019:**
 - **Trash CanVas**
 - Working with Create Portage County, the program is an art competition within Artswalk.
 - Local artists paint on concrete trash containers along the core downtown Main Street area.
 - Winners chosen by an arts panel and by popular vote.
 - **RentReady**
 - Working with the Hunger Poverty Prevention Partnership, this homelessness program seeks to provide a mechanism for homeless or borderline homeless persons with a background that keeps them out of the rental market to overcome such hurdles and seek rental options.
 - It provides training, resources and specific actionable items required by each participant to become RentReady certified.
 - Upon certification, graduates are eligible for a rent guarantee program, a post-placement faith-based sponsor/mentor and a list of participating landlords.
 - The Wisconsin Department of Corrections is considering funding a multi-county grant through the Workforce Development Board that seeks to emulate RentReady on a larger scale.
 - **Extended Compliance for Large Exterior Building Issues**
 - Give one year instead of thirty days to comply to remedy major maintenance issued (e.g. roofing, siding, excessive peeling paint, etc.).
 - 85% compliance. The remaining 15% either did not have the financial means to afford maintenance work or was late to remedy all maintenance issues.
 - Most of these orders that were sent, based on the age of the housing stock, were properties located in the following Aldermanic Districts: 1, 3, 4, 5 and 9.

Neighborhood Improvement

- On-going program updates:
 - Pink Slip Warning Program
 - A pink slip is left on the item or door of a property where there is some level of non-compliance.
 - 84% compliance rate in 2019.
 - Off Campus Student Living Educational Sessions
 - Geared towards second-year UWSP students who would be eligible to live off campus the following school year.
 - Averaging 50 students per session at each the spring and fall events.
 - It has resulted in a significant reduction of nuisance violations (e.g., trash container storage, grass/snow abatement, snow removal, parking, etc.) for campus and near-campus incidents.
 - Grant and Loan Funding Available to Residents
 - Neighbor Helping Neighbor, Residential Structure Demolition, zero interest loan programs.
 - Voluntary Rental Inspection Program
 - 30 residential dwelling units have been inspected and enrolled in the program to date.
 - No new properties added in 2019.
 - Discussions with landlords are ongoing to increase participation.

Neighborhood Improvement

Case Type	# of Cases in 2019	# of Cases in 2018	Change in # of Cases	Change in %
Accumulation or Storage of Junk/Garbage	145	10	135	93%
Defective Sidewalks, Driveways or Parking Areas	1	0	1	100%
Defective Exterior Walls, Roofs, etc	1	15	-14	-1400%
Electrical Violations	1	0	1	100%
Exterior Building or Structure Violations	67	0	67	100%
Exterior Property Violations	17	161	-144	-847%
Fire Prevention Violations	1	0	1	100%
General Case	269	195	74	28%
Grass, Weed, or Tree Violations	329	301	28	9%
Improper Parking of Vehicles	334	180	154	46%
Improper Storage of Refuse Containers	20	19	1	5%
Interior Structure Violations	2	2	0	0%
Land Use Violations	7	0	7	100%
Loss of Pre-existing Use Status	1	0	1	100%
Plumbing Violations	3	0	3	100%
Rodent or Pest Violations	2	0	2	100%
Signage	4	0	4	100%
Snow and Ice Violations	399	401	-2	-1%
Storage of Household Materials Outside	205	223	-18	-9%
Unlawful Animal	1	0	1	100%
Unlicensed or Inoperable Vehicles	4	5	-1	-25%
Visibility Obstruction Violations	2	0	2	100%
Work Without Permit	45	17	28	62%
Municipal Citations * <i>Not Included in totals</i>	67	41	26	39%
Annual Total Cases	1860	1529	331	18%
Total Annual Revenue Generated	\$38,225	\$21,425	\$16,800	44%

Historic Preservation

- **Façade Grant**
 - \$100,000 approved for 2019, with another \$100,000 designated for 2020.
 - Wild Corp. (Penguin Properties, LLC) awarded \$27,483.60
- **Wisconsin Certified Local Government Grant**
 - The Clark Street-Main Street Historic District application to the State and National Register of Historic Places was approved to the State Register. National Register nomination is expected to occur early in 2020.
 - A November 2019 public meeting was held to educate the public on the district nomination and tax credit incentives.
- **Design Review**
 - Reviews include: former Lullabye Furniture manufacturing site, 1017 Third Street, and adjacent to the site along Centerpoint Drive.

Permits & Inspections

Residential and Commercial Permits

Permit Type	2017			2018			2019		
	#	Total Value	Total Fees	#	Total Value	Total Fees	#	Total Value	Total Fees
Commercial New or Addition	26	\$93,172,043.00	\$132,955.37	23	\$25,940,802.00	\$139,698.92	32	\$60,898,049.00	\$84,644.68
Commercial Remodel	294	\$18,497,004.60	\$167,612.90	375	\$15,103,572.58	\$149,972.62	387	\$42,193,251.13	\$286,315.95
New Single-Family Residential	9	\$2,155,900.00	\$9,000.00	14	\$2,613,840.00	\$14,511.25	11	\$2,620,245.00	\$14,463.60
New Two-Family Residential	0	-	-	0	-	-	0	-	-
Residential Remodel	724	\$4,969,010.51	\$49,329.37	876	\$4,430,976.72	\$61,228.49	1,044	\$4,892,218.80	\$66,900.44
TOTAL	1,053	\$118,793,958.11	\$358,897.64	1,288	\$48,089,191.30	\$365,411.28	1,474	\$110,603,763.93	\$452,324.67
% Inc. / Dec.	12.14%	118.67%	22.92%	22.32%	-59.52%	1.81%	14.44%	130.00%	23.79%

Planning Request Summary

Request	2015	2016	2017	2018	2019
Annexations / Detachments	3	2	3	2	0
Conditional Use Permits / Amendments	29	25	20	27	21
Land / Street Dedication, Vacation & Extension	2	7	3	2	3
Ordinance Amendments	5	12	10	10	11
Rezoning	4	4	10	4	4
Sign Variances / Requests	4	2	5	1	4
Site Plan / Landscaping / Parking Review	3	8	8	12	5
Subdivision / Land Division / Survey	2	5	3	5	1
Variances / Administrative Appeals	0	2	1	5	2
Conceptual Project Review	2	2	1	1	2
TOTAL	54	69	64	69	53

Planning & Zoning

- **Planning projects completed or underway:**
 - **Comprehensive Plan Update**
 - Scott Elliott Hendrickson Inc. was hired in 2016 to draft and format the plan using the initial feedback from citizens and stakeholders.
 - A final draft was produced in 2019 and is currently being reviewed by the County Planning & Zoning Department.
 - **Zoning Code Rewrite**
 - A significant increase in projects and permits requiring planning and zoning review has resulted in progress being slowed.
 - Continued evaluation of the code as a long-term solution for the City will continue in 2020.
 - **Targeted Area Master Plans**
 - The City, through the Redevelopment Authority, sought the creation of a Division Street and Downtown Master Plan.
 - Final drafts were presented at multiple City bodies in the fall of 2019, where concerns were raised particularly about the Downtown Plan.

Property Assessment

Classification	Parcel Count	2019 Assessed Value	2018 Assessed Value
Residential	7,353	\$968,286,600	\$962,849,800
Commercial	903	\$817,500,700	\$758,108,700
Manufacturing	31	<i>State Assessed</i>	<i>State Assessed</i>
Agricultural	25	\$112,700	\$129,000
Agricultural Use Forest	8	\$298,300	\$298,300
Agricultural Homesite	6	\$28,000	\$33,600
Undeveloped	13	\$114,500	\$114,500
Forest	0	\$0	\$0
Exempt	828	\$0	\$0
Total for all tax classes*	9,143	\$1,786,340,800	\$1,721,533,900

Property Assessment

District	2019	2018	Change
TIF 5	\$108,603,300	\$66,579,200	\$42,024,100
TIF 6	\$52,694,800	\$53,217,400	-\$522,600
TIF 7	\$36,373,200	\$38,887,200	-\$2,514,000
TIF 8	\$13,825,300	\$13,517,400	\$307,900
TIF 9	\$131,087,500	\$109,636,800	\$21,450,700

Attachment relating to Agenda Item 9: June 2020 Monthly Report

Community Development Report - June 2020

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	-	-	-	-
Two Family	-	-	-	-
Multi-Family	-	-	-	-
Commercial/Industrial	1	3100 Business Park Dr (Delta Dental HQ)	\$28,253,456.00	\$19,917.70
	1	501 Michigan Ave N (SentryWorld HVAC)	\$2,532,000.00	\$3,175.99

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	116	\$626,778.13	\$7,405.66
Commercial	29	\$16,154,608.61	\$24,777.73

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
147	\$47,566,842.74	\$55,277.08	643	\$85,865,187.97	\$180,091.65
			2019	\$56,077,248.20	\$240,135.58
			2018	\$32,057,326.46	\$223,426.16
			2017	\$21,104,572.92	\$190,458.65

* Interior Remodel for Stevens Point Area Convention Visitor Bureau (1105 Main St, Unit A); \$304,898 (BLD Only)

Violation Report

Exterior Structure Complaints		
Multiple Exterior Property Violations	0	
Exterior Property Violations	0	
Accumulation of Rubbish or Garbage	17	
Grass or Weeds	48	
Improper Parking of Vehicles	9	
Improper Storage of Refuse or Refuse Cans	0	
Snow and Ice	0	
Storage of Household Items Outside	12	
Unlicensed or Inoperable Vehicles	0	
Unsanitary Conditions	0	
Exterior Building or Structure Violations	3	
Defective Sidewalks, Driveways	0	
Defective Protective Treatment	0	
Defective Exterior Walls, Roofs, Windows, Doors	1	
Interior Structure Complaints		
Multiple Interior Structure Violations	0	
Interior Structure Violations	0	
Multiple Violations		
General Case	20	
Other Violations		
Rodent or Pest Violations	1	
Fire Prevention Violations	0	
No Heat Violation	0	
Electrical Violations	0	
Nuisance Violations	0	
Mechanical Violations	0	
Signage Violations	0	
Plumbing Violations	0	
Improper Occupancy: Multi-Family Dwelling	0	
Improper Occupancy: Residential Dwelling	0	
Visibility Obstruction Violations	0	
Unlawful Animal	0	
Land Use Violations	0	
Loss of Pre-existing Use Status	0	
Work w/o Historic Preservation Review	0	
Work Without Permit	3	
Open Permit Status	0	
Total Violations / Total Service Fees Billed		
23/114 Tagged or Verbal, 17/23 Remedied = 74% Compliance	114	\$4,000

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

July 13, 2020 - 6:00 PM

(or immediately following previously scheduled meeting)

Zoom Conference Call Meeting

Click to Connect: [Zoom Meeting](#) | Dial in Number +1 312 626 6799 | Meeting ID 859 9458 4142

MINUTES

Roll Call

PRESENT: Chairperson Mayor Wiza, Director of Public Works Scott Beduhn, Comptroller/Treasurer Corey Ladick, Ald. Jennings, Ald. Zarazua, Ald. Slowinski, Ald. Kneebone and Ald. Morrow

ALDERPERSONS: Ald. Shorr, Ald. Nebel, Ald. Johnson, Ald. Leek, Ald. Dalton and Ald. Fishler.

DIRECTORS: Joel Lemke - Public Utilities & Transportation, Dan Kremer - Parks & Recreation Facilities and Ryan Kernosky - Inspection & Development.

OTHER CITY STAFF: City Attorney Andrew Beveridge, City Clerk Karlyn Krautkramer,

OTHERS PRESENT: Rebecca & Thomas Wisniewski - 5425 Walter Street and Rob Konkol - 2708 Stanley Street.

Informational

1. **Director's Report**
 - a. **East Park Commerce Center**
 - b. **Streets Improvement Project**
 - c. **Road Resurfacing Project**

Rebecca Wisniewski asked for a neighbor who will be responsible maintenance of snow removal to which Director Beduhn stated that in most cases and as in this case, concrete is maintained by the property owner and asphalt is maintained by the City.

Thomas Wisniewski asked if the contact person on the letters that were sent out the person they should contact for any questions regarding the project to which Director Beduhn said yes.

Discussion and Possible Action

2. To accept the Ordinance Amendments to Section 9.05 regarding Parking.

Alderson Jennings moved to accept the Ordinance Amendments in Section 9.05; seconded by Alderson Morrow.

Ayes all; nays none; motion carried.

3. To accept terminating garbage and recycling collection for multifamily (commercial) parcels.

Alderson Slowinski moved to accept terminating garbage and recycling pickup at commercial parcels; seconded by Alderson Jennings.

Ayes all; nays none; motion carried.

4. To approve the 2021 Sidewalk Replacement Orders Property List.

Alderson Kneebone moved to approve the sidewalk list; seconded by Alderson Morrow.

Ayes all; nays none; motion carried.

Adjourn

Meeting Adjourned at 6:25 p.m.

PERSONNEL COMMITTEE

July 13, 2020 - 6:55 PM

Zoom Conference Call Meeting

Click to Connect: [Zoom Meeting](#) | Dial in Number +1 312 626 6799 | Meeting ID 859 9458 4142

MINUTES

Discussion and Possible Action on:

1. Roll Call

PRESENT: Ald. Shorr, Dalton, Leek, Zarazua, Nebel

OTHERS: Mayor Wiza; Alderpersons Slowinski, Jennings, Fishler, Johnson, Kneebone, Morrow; Clerk Krautkramer; Attorney Beveridge; C/T Ladick; Interim Chief Zenner; Chief Finn; Directors Kernosky; Lemke, Kremer, Beduhn; Steve Menzel; Tom Schrader; R, Wisniewski; Deputy C/T Freeberg; Patrick Draper; Bob Woehr; HR Manager Jakusz

2. Elected Versus Appointed Clerk, Comptroller/Treasurer and Attorney

Bob Woehr stated, if the City moves to make these positions appointed, they should be sure the employees don't become "yes men".

Ald. David Shorr **moved**, Ald. Mykeerah Zarazua seconded, to approve keeping the City Clerk, Comptroller/Treasurer and City Attorney as elected positions.

Call for the vote: ayes, all; nays, none; motion carried.

3. Request to hire Interim Assistant Chief up to Step 5 in Grade S.

Ald. Cindy Nebel **moved**, Ald. Polly Dalton seconded, to approve the request to hire the Interim Assistant Chief up to Step 5 of Grade S.

Call for the vote: ayes, all; nays, none; motion carried.

4. Request to re-distribute hours for Administrative Assistant in Community Development.

Ald. Polly Dalton **moved**, Ald. Mykeerah Zarazua seconded, to approve the request to re-distribute hours for the Administrative Assistant in Community Development.

Call for the vote: ayes: Shorr, Dalton, Leek, Zarazua Nays: Nebel - motion carried.

5. Update on Reclassification request of Utility position (information only - non-action item)

Human Resource Manager Jakusz advised that per City Administrative Policy 2.05, the Personnel Committee is to be given a list of positions request reclassification to the Personnel Committee as in informational item. The following position was submitted for reclassification: Storm Water & Collection Superintendent.

6. Reclassification of Utility position.

Ald. Polly Dalton **moved**, Ald. Mykeerah Zarazua seconded, to approve the reclassification of the Utility Position - Construction and Maintenance Superintendent.

Call for the vote: ayes, all; nays, none; motion carried.

7. Request from the Director of Utility and Transportation to promote from within.

Ald. Polly Dalton **moved**, Ald. Cindy Nebel seconded, to approve the request from the Director of Utility and Transportation to promote from within.

Call for the vote: ayes, all; nays, none; motion carried.

8. Request to create a Training Officer position in the Stevens Point Fire Department.

Ald. Thomas Leek **moved**, Ald. Cindy Nebel seconded, to approve the newly created Training Officer Position in the Stevens Point Fire Departemtn.

Call for the vote: ayes, all; nays, none; motion carried.

9. **Adjourn into closed session (approximately 7:10 p.m.) pursuant to Wisconsin State Statute 19.85(1)(b) Considering dismissal, demotion, licensing or discipline of any public employee or person licensed by a board or commission or the investigation of charges against such person, or considering the grant or denial of tenure for a university faculty member, and the taking of formal action on any such matter; provided that the faculty member or other public employee or person licensed is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action may be taken. The notice shall contain a statement that the person has the right to demand that the evidentiary hearing or meeting be held in open session. This paragraph and par. (f) do not apply to any such evidentiary hearing or meeting where the employee or person licensed requests that an open session be held to hear the Central Transportation Grievance dated May 15, 2020.**

Ald. Leek **moved**, Ald. Nebel seconded to approve the adjournment into closed session at 8:21 p.m. pursuant to Wisconsin State Statute 19.85(1)(b) to hear the grievance dated May 15, 2020 from Central Transportation.

Call for the Vote: Ayes: Shorr, Dalton, Leek, Zarazua, Nebel
Nays: None. Motion Adopted.

10. **Reconvene into open session (approximately 20 minutes after adjourning into closed session) for action on the Central Transportation Grievance dated 5/14/2020 and the request for a leave of absence without pay.**

Motion by Ald. Shorr, second by Ald. Leek to reconvene into open session (9:00 p.m.) for action on the Central Transportation Grievance dated 5/14/2020.

Roll Call: Ayes: Shorr, Dalton, Leek, Zarazua, Nebel
Nays: None. Motion Adopted

Ald. Thomas Leek **moved**, Ald. Polly Dalton seconded, to grant the employee's appeal of the grievance relating to disciplinary action.

Call for the vote: ayes: Dalton, Leek, Zarazua, Nebel; Nay: Shorr

11. Adjournment

Chairperson Shorr adjourned the meeting at 9:05 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

July 13, 2020 - 7:35 PM

(or immediately following previously scheduled meeting)

Zoom Conference Call Meeting

Click to Connect: [Zoom Meeting](#)|Dial in Number +1 312 626 6799|Meeting ID 859 9458 4142

MINUTES

Discussion and Possible Action on:

1. Roll Call

PRESENT Ald. Johnson, Slowinski, Morrow, Shorr, and Dalton

OTHERS Mayor Wiza; Attorney Beveridge; C/T Ladick; Alderpersons: Jennings, Nebel,
PRESENT Zarazua, Kneebone, Leek, Fishler; Chief Finn; Chief Zenner; Directors:
Beduhn, Kernosky, Kremer, Lemke; Deputy C/T Freeberg; Steve Menzel; Steve
Shepro; Bob Woehr

2. Contract renewal with Steve Shepro, Forward Appraisal, for assessment services.

Ald. Shorr **moved**, Ald. Morrow seconded, to approve the contract renewal with Steve Shepro, Forward Appraisal, for assessment services.

Call for the vote: ayes, all; nays, none; motion carried.

3. Agreement with Portage County regarding delinquent special assessments and charges.

Ald. Morrow **moved**, Ald. Dalton seconded, to approve the agreement with Portage County regarding delinquent special assessments and charges.

Call for the vote: ayes, all; nays, none; motion carried.

4. Investment Strategy Statement.

Ald. Morrow **moved**, Ald. Dalton seconded, to adopt the Investment Strategy Statement as policy.

Call for the vote: ayes, all; nays, none; motion carried.

5. Discussion on capital budget planning and funding for roads.

Discussion only item.

6. Funding for appraisal of properties, per DOT requirements, that are part of a potential extension of the Green Circle across the Plover River east of I-39.

Ald. Dalton **moved**, Ald. Shorr seconded, to approve funding for the appraisal of properties that are part of a potential extension of the Green Circle across the Plover River.

Bob Woehr, 727 2nd Street, questioned where the money to pay for this is coming from. C/T Ladick replied it is coming from the money left over from the 2019 capital budget.

Call for the vote: ayes, Ald. Johnson, Shorr, Morrow, and Dalton; nays, Ald. Slowinski; motion carried.

7. Discussion on developing a policy related to the use of contingency funds.

Item was pulled and moved to next month.

8. Discussion on the budget process.

Discussion only item.

9. Discussion on the use of unspent budget funds.

Item was pulled and moved to next month.

10. Approval of Claims Paid

Ald. Slowinski **moved**, Ald. Morrow seconded, to approve the claims paid in the amount of \$887,411.20

Call for the vote: ayes, all; nays, none; motion carried.

11. **Adjourn into closed session (approximately 8:15 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:**

- A. Negotiating an amendment to the Development Agreement for 1017 Third Street. (Northside Yard-Former Lullabye Site)**

Ald. Morrow **moved**, Ald. Slowinski seconded, to adjourn into closed session at 10:48 P.M.

Call for the vote: ayes, Ald. Slowinski, Morrow, Johnson, and Shorr; nays, Ald. Dalton; motion carried.

- 12. Adjournment**

Adjourned at 10:58 P.M.

**CITY OF STEVENS POINT
PUBLIC PROTECTION COMMITTEE MINUTES
July 13, 2020 - 6:25 PM**

Zoom Conference Call Meeting

Click to Connect: [Zoom Meeting](#)|Dial in Number +1 312 626 6799|Meeting ID 859 9458 4142

Discussion and Possible Action on:

1. Roll Call

PRESENT Ald. Jennings, Kneebone, Leek, Fishler, Nebel.

OTHERS Mayor Wiza; Clerk Krautkramer; Attorney Beveridge; C/T Ladick; Alderpersons:
PRESENT Shorr, Zarazua, Johnson, Slowinski, Dalton, Morrow; Chief Finn; Interim Chief
Zenner; Directors: Beduhn, Kernosky, Kremer, Lemke; Media Manger Quirk;
Kevin Wanta; Rob Konkol; Rebecca Wisniewski; Joe Roppe, Nancy Roppe,
Joshua Worrell.

2. License List

A. Renewal "Class B" Combination Beer and Liquor License - Steve O's of Stevens Point Inc., 1327 Second Street, Stevens Point.

B. "Class B" Combination Beer and Liquor License - MWMRAD LLC, 2317 Division Street, Stevens Point.

C. Class "B" Beer and "Class C" Wine License - Dosirak LLC, 108 Division Street Suite C, Stevens Point.

D. Class "B" Beer License - Portage County Women's Softball League, Iverson Park, Stevens Point.

E. Temporary Class "B" / "Class B" License (Picnic): Portage County Democratic Party, 2220 Division Street, Stevens Point.

F. Extension of Licensed Premise: The Watchman's Gone, 3324 Jefferson Street, Stevens Point.

G. Extension of Licensed Premise: Partner's Pub, 2600 Stanley Street, Stevens Point.

H. Extension of Licensed Premise: Kuby's Bar and Grill, 2408 Division Street, Stevens Point.

I. Renewal of Junk Dealer License - Express Recycling LLC, 2608 Water Street, Stevens Point.

J. Renewal of Taxicab License - Northwoods Cab LLC, 2101 Nehring Street, Wausau.

K. Renewal of Taxicab License - Courtesy Cab, 5622 County Road B, Stevens Point.

Ald. Kneebone **moved**, Ald. Fishler seconded, to approve items A-D on the license list.

Call for the vote: ayes, all; nays, none; motion carried.

Ald. Fishler **moved**, Ald. Leek seconded, to approve the license for the Democratic Party.

Call for the vote: ayes, all; nays, none; motion carried.

Ald. Fishler **moved**, Ald. Leek seconded, to approve the outdoor seating for all three establishments.

Call for the vote: ayes, all; nays, none; motion carried.

Ald. Kneebone **moved**, Ald. Nebel seconded, to approve the renewal of the Junk Dealer License for Express Recycling.

Call for the vote: ayes, all; nays, none; motion carried.

Ald. Nebel **moved**, Ald. Fishler seconded, to approve the taxi cab licenses.

Call for the vote: ayes, all; nays, none; motion carried.

3. Appeal of Denial of Operator's License

Kevin Wanta, 6984 Bretel Avenue, Rudolph, thanked the Committee for allowing him to speak. He said the judge from his hearing allowed him to maintain his operator's license and his job at the Little White Inn.

Nancy Roppe, 925 Smith Street, asked Assistant Chief Zenner if Mr. Wanta's application for license renewal was open record. If so, did the applicant disclose on the application that he had a felony conviction. She asked Assistant Chief Zenner to explain what constitutes false swearing.

Assistant Chief Zenner said he did not have the actual application in front of him.

Ald. Nebel **moved**, Ald. Leek seconded, to approve the appe.

Call for the vote: ayes, majority nays: minority; motion carried.

4. Renaming Public Protection to Public Policy and General Government

Ald. Nebel **moved**, Ald. Fishler seconded, to change the Public Protection to say Public Policy and General Government.

Call for the vote: ayes, all; nays, none; motion carried.

5. Update on TDS Contract

Joshua Worrell, TDS, provided an update with TDS service in the area and where they hope to be at the end of the year. He said they are not as far as what they would have hoped and explained some of the challenges they have faced.

6. Adjournment

Adjourned at 7:27 p.m.

COMPTROLLER-TREASURER REPORT
for the period ending May 1, 2020

	Bal May 1, 2020	Receipts	Disbursements	Bal May 31, 2020
GENERAL OPERATING CASH	\$2,577,613.71	\$8,950,172.88	\$10,185,401.32	\$1,342,385.27
WATER & SEWER (CASH & INVEST) (includes airport, transit , stormwater)	\$11,007,420.00	\$1,859,350.75	\$2,160,588.60	\$10,706,182.15
INVESTMENTS	Bal May 1, 2020	TRANSFER IN	TRANSFER OUT	Bal May 31, 2020
GENERAL	\$34,657,092.78	\$4,070,394.58	\$6,700,000.00	\$32,027,487.36
SPECIAL REVENUE	\$756,824.62	\$0.00	\$0.00	\$756,824.62
DEBT SERVICE	\$2,356.76	\$3.12	\$2,359.88	\$0.00
CAPITAL PROJECTS	\$3,366,467.48	\$14,360.37	\$0.05	\$3,380,827.80
ENTERPRISE	\$0.00	\$0.00	\$0.00	\$0.00
TRUST	\$3,235,944.80	<u>\$0.00</u>	<u>\$0.00</u>	\$3,235,944.80
TOTALS	<u>\$42,018,686.44</u>	<u>\$4,084,758.07</u>	<u>\$6,702,359.93</u>	<u>\$39,401,084.58</u>

EXPENDITURES:	BUDGET	YTD	%	REVENUES	BUDGET	YTD	%
GENERAL GOVT	\$3,858,347.00	\$2,051,724.71	53.18%	GENERAL	\$24,994,619.00	\$14,378,478.06	57.53%
POLICE	\$5,700,710.00	\$2,403,750.21	42.17%				
FIRE	\$5,507,623.00	\$2,229,141.73	40.47%				
PUBLIC WORKS	\$6,285,626.00	\$2,033,890.39	32.36%				
PARK & REC	\$2,017,013.00	\$679,449.43	33.69%				
CAPITAL PROJECTS	\$6,131,094.00	\$999,810.97	16.31%				
DEBT SERVICE	\$6,645,557.00	\$5,041,334.21	75.86%				
YTD TARGET	41.66%						

Supplemental Pollworkers for 2020-2021

Presented for approval by Common Council - July 20, 2020

[illegible]



May 20, 2020 – UWSP, SPASH, Pacelli, Joint Request

Mayor Wiza and Stevens Point Common Council,

Thank you for accepting this joint letter. UWSP, SPASH and Pacelli athletic departments are requesting your consideration to increase the capacity limit at Goerke Stadium on game days, allowing for football competitions this fall.

Recently, Mr. John Raflik, Stevens Point Pacelli AD, Mr. Mike Blair, SPASH AD, and I became aware of the current attendance restriction in place at city parks. Mr. Dan Kremer, Director of Parks, Recreation and Forestry facilitated important and productive conversations regarding the need to request an increase in allowable attendance from 50 to 200 on game days. This increase would allow for football competitions to take place at Goerke Stadium. Gary Garske, Division of Public Health Manager and Portage County Health Officer has also been a significant contributor during these conversations and has given his approval to proceed. The consensus of the group believed the cohort nature of the teams, access to athletic training, constant monitoring of staff and student athletes, and allowable competition by the organizing bodies (WIAA, WIAC, NCAA) make athletic contests different than other public events.

Example of the need for 200 people:

Team A – 65 Participants, 10 Coaches, 3 Athletic Trainers, 1 Doctor, 2 Managers (81)

Team B – 65 Participants, 10 Coaches, 3 Athletic Trainers, 2 Managers (80)

Officials – 8

Yardage Marker Personnel, Ball People – 10

Athletic Administration – 5

Sports information – 5

Clock Operators – 2

Misc. – 9 (potentially media, radio, ambulance, school administration, city employees, school employees)

At this point, we are not requesting nor expecting to bring fans to the stadium. The decision to bring fans to Goerke Stadium would necessitate an improvement of conditions and the approval of many. Our group understands conditions this fall will be very fluid and decisions may need to change. Collectively we are asking for an exception to be able to host football contests in Stevens Point. If Goerke Stadium is unavailable all of us will need as much time as possible to work on solutions; UWSP will not be able to play in Portage County due to the differences in HS and college goal post dimensions.

Thank you for your consideration.

Sincerely,

Dr. Brad Duckworth
Director of Athletics
University of Wisconsin – Stevens Point
715-346-2694
Brad.duckworth@uwsp.edu

***Written on behalf of UWSP, SPASH and Pacelli**



June 30, 2020

Project Plan

Tax Incremental District No. 11

Convent/Division Street

City of Stevens Point, Wisconsin

Organizational Joint Review Board Meeting Held: Scheduled for July 6, 2020

Public Hearing Held: Scheduled for July 6, 2020

Approval by Plan Commission: Scheduled for July 6, 2020

Adoption by Common Council: Scheduled for July 20, 2020

Approval by the Joint Review Board: Scheduled for: TBD

Table of Contents

SECTION 1:	4
Executive Summary	4
SECTION 2:	7
Preliminary Map of Proposed District Boundary	7
SECTION 3:	9
Map Showing Existing Uses and Conditions	9
SECTION 4:	11
Preliminary Parcel List and Analysis	11
SECTION 5:	12
Equalized Value Test	13
SECTION 6:	14
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	14
SECTION 7:	21
Map Showing Proposed Improvements and Uses	21
SECTION 8:	24
Detailed List of Estimated Project Costs	24
SECTION 9:	25
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	25
SECTION 10:	30
Annexed Property	30
SECTION 11:	30
Estimate of Property to Be Devoted to Retail Business	30
SECTION 12:	30
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	30
SECTION 13:	31
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	31
SECTION 14:	31
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	31
SECTION 15:	32

List of Estimated Non-Project Costs	32
SECTION 16:	33
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	33
SECTION 17:	35
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	35

SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 11 (“District”) is a proposed Blighted Area District comprising approximately 89 acres with a northwestern section located South of Schofield Ave., and north of Maria Drive and a southeastern section located East of Prentice St. and boarded on the south by Franklin St and by Prentice St. on the East side. The District will be created to pay the costs of land acquisition, utility construction, roadway construction and developer incentives needed (“Project”) to promote development within the area. In addition to the incremental property value that will be created, the City expects the Project will result in elimination of blight that may exist within the area as a result of dilapidation, deterioration, age or obsolescence, which has impaired and arrested the sound growth of the community.

Authority

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$29.4 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.3 million in land acquisition, \$5 million in roadway and intersection construction and improvements, \$1.1 million in utility construction, the potential for \$13.9 million in development incentives, \$7.9 million in interest on long term debt and \$200,000 in District administrative expenses.

Incremental Valuation

The City projects that new land and improvements value of approximately \$70.3 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 24 of its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

That the substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

That the Developers are likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

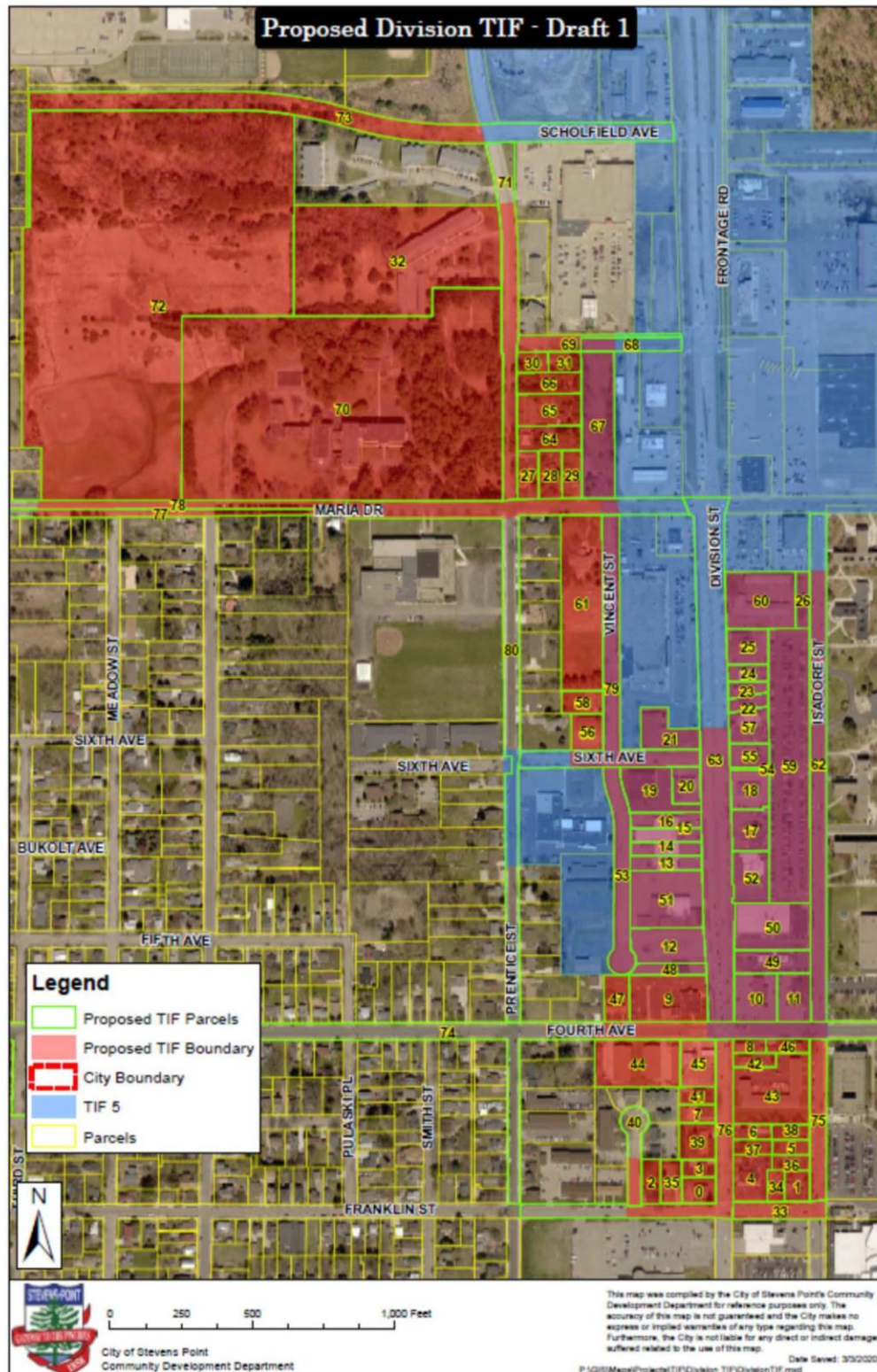
SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

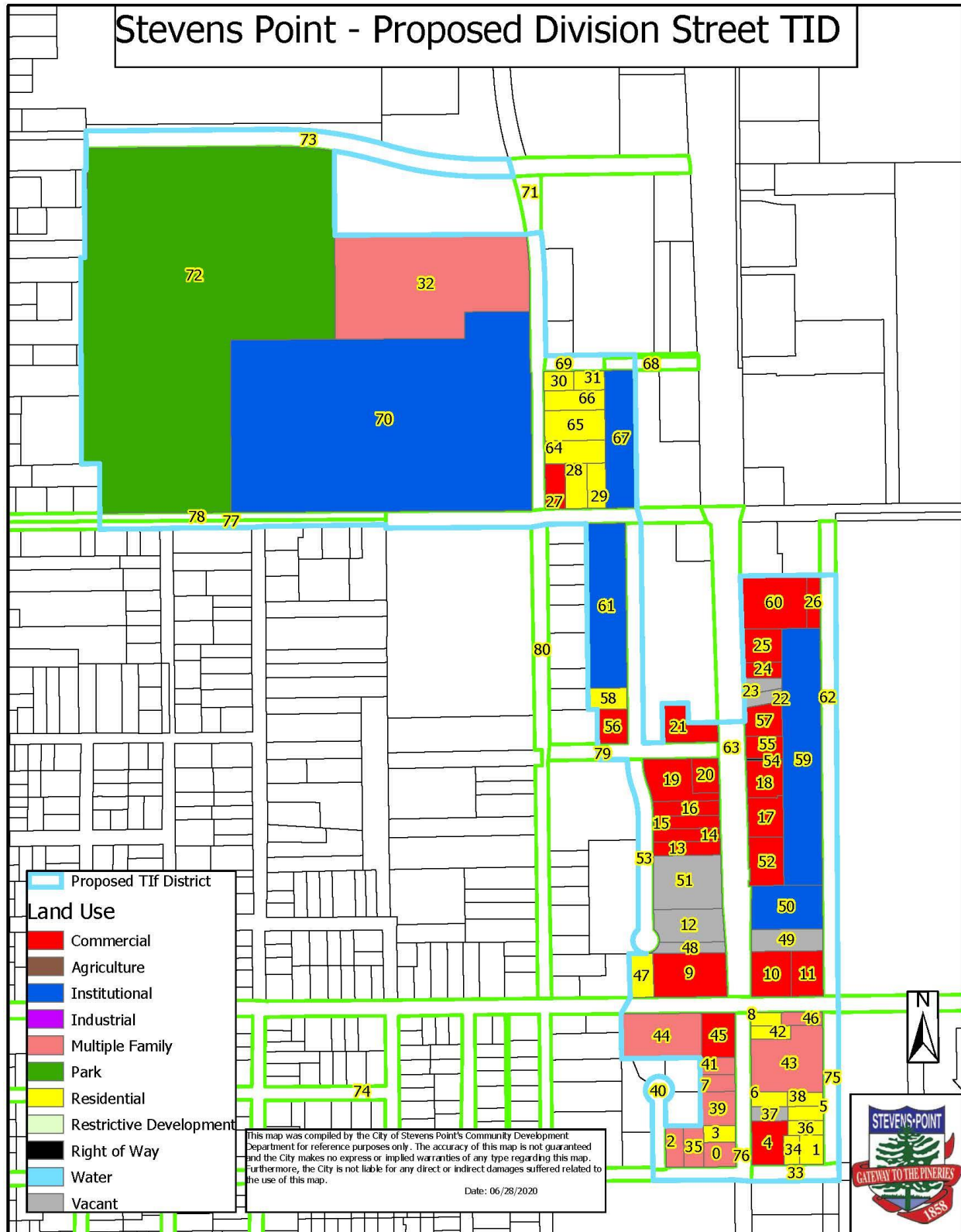
PROPOSED BOUNDARY OF TIF 11



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4:

Preliminary Parcel List and Analysis

City of Stevens Point, Wisconsin																Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4 , Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)							
Tax Increment District #11 Convent N Division St.																							
Base Property Information																							
Property Information						Assessment Information				Equalized Value				District Classification			Comments						
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04?	Part of Existing TID?	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Rehab/ Conservation		Vacant Land				
					...Indicate date	...Indicate TID #																	
0	281240829400919	1640 Franklin St	CEDARCREST II LLC	0.25			24,800	160,100	1,300	186,200	90.51%	27,400	176,887	1,436	205,723	0.25			0	2			
1	281240829401311	1724 Franklin St	EUGENE J CLARK	0.22			18,100	60,500	0	78,600	90.51%	19,998	66,843	0	86,841				0	1			
2	281240829400917	1600 Franklin St	ANCHOR APARTMENTS	0.24			18,700	85,000	0	103,700	90.51%	20,661	93,912	0	114,573				0	1			
3	281240829400920	812 Division St	LOIS MESHAK	0.17			16,400	95,300	0	111,700	90.51%	18,120	105,292	0	123,412				0	1			
4	281240829401315	809 Division St	STEVENS PT CREDIT UNI	0.48			136,600	322,900	57,700	517,200	90.51%	150,923	356,756	63,750	571,429				0	2			
5	281240829401313	800 Isadore St	UNIVERSITY OF WI BOA	0.16			0	0	0	0	90.51%	0	0	0	0	0.16			0	X			
6	281240829401305	801 Division St	ANTHONY J SMITH	0.17			16,500	106,400	0	122,900	90.51%	18,230	117,556	0	135,786				0	1			
7	281240829400922	736 Division St	JEFFERY G JESTER	0.19			17,200	85,700	0	102,900	90.51%	19,003	94,686	0	113,689		0.19			0	1		
8	281240829401302	1717 Fourth Ave	FROSTY PINES PROPERT	0.13			19,400	110,300	0	129,700	90.51%	21,434	121,865	0	143,299			0.13			0	2	
9	281240829401035	640 Division St	OLD NATIONAL BANK	1.04			444,300	700,900	135,200	1,280,400	90.51%	490,885	774,390	149,376	1,414,650						0	2	
10	281240829400219	641 Division St	STANLEY KNUESE INC	0.59		05	291,100	403,000	24,000	718,100	90.51%	321,622	445,255	26,516	793,393	0.59			0	2			
11	281240829400220	624 Isadore St	STANLEY KNUESE INC	0.46		05	206,300	250,600	23,900	480,800	90.51%	227,931	276,875	26,406	531,212		0.46			0	2		
12	281240829401024	Division St	POINTMED PROPERTIES	0.70		05	330,200	8,600	0	338,800	90.51%	364,822	9,502	0	374,323			0.7		0.7	Improvements razed for 2020	2	
13	281240829401026	500 Division St	REM PROPERTIES LLC	0.30		05	134,900	200,500	48,200	383,600	90.51%	149,044	221,522	53,254	423,821							0	2
14	281240829401027	490 Division St	AZ & NP LLC	0.28		05	123,900	158,900	17,600	300,400	90.51%	136,891	175,561	19,445	331,897							0	2
15	281240829401028	484 Division St	AZ & NP LLC	0.28		05	123,200	218,100	3,100	344,400	90.51%	136,118	240,968	3,425	380,510	0.28			0	2			
16	281240829401029	428 Division St	ONGIES RENTAL PROPE	0.32		05	101,600	82,800	5,100	189,500	90.51%	112,253	91,482	5,635	209,369				0.319	3			
17	281240829400227	433 Division St	PACIFIC RESTAURANT E	0.45		05	235,000	447,600	227,000	909,600	90.51%	259,640	494,531	250,801	1,004,972				0	2			
18	281240829400226	417 Division St	ARC CAFEHLD001 LLC	0.43		05	223,900	301,700	45,000	570,600	90.51%	247,376	333,333	49,718	630,428		0.43			0	2		
19	281240829401031	1601 Sixth Ave	ROGERS CINEMA INC	0.69		05	229,900	250,800	2,400	483,100	90.51%	254,005	277,096	2,652	533,753			0.69			0	2	
20	281240829401001	412 Division St	COOPER DIVISION STRE	0.30		05	156,000	356,800	8,900	521,700	90.51%	172,357	394,211	9,833	576,400	0.3			0	2			
21	281240829400308	316 Division St	FAMILY VIDEO MOVIE C	0.52		05	267,100	389,200	5,000	661,300	90.51%	295,106	430,008	5,524	730,637		0.52			0	2		
22	281240829400207	301 Division St	N.A.H. PROPERTIES LLC	0.16		05	82,300	7,400	8,000	97,700	90.51%	90,929	8,176	8,839	107,944			0.16			0.16	2	
23	281240829400206	257 Division St	N.A.H. PROPERTIES LLC	0.16		05	85,200	51,400	9,700	146,300	90.51%	94,133	56,789	10,717	161,640				0.16			0.16	2
24	281240829400205	249 Division St	DAVIDA MADDEN & A R	0.20		05	102,500	96,800	71,900	271,200	90.51%	113,247	106,950	79,439	299,635							0.2	2
25	281240829400204	233 Division St	KREEESH LLC	0.42		05	218,000	55,800	8,500	282,300	90.51%	240,857	61,651	9,391	311,899	0.42			0.42	2			
26	281240829400223	210 Isadore St	KAREN K JOHNSON	0.23		05	83,200	78,500	800	162,500	90.51%	91,924	86,731	884	179,538				0.23	2			
27	281240829130013	101 Prentice St N	RENEE R VOLLERT	0.29			20,400	96,800	800	118,000	90.51%	22,539	106,950	884	130,372				0	1			
28	281240829130014	1516 Maria Dr	RENEE R VOLLERT	0.32			21,400	200	0	21,600	90.51%	23,644	221	0	23,865				0.32	1			
29	281240829130015	1532 Maria Dr	DENISE J LEHMAN	0.27			19,700	85,600	0	105,300	90.51%	21,766	94,575	0	116,341				0	1			
30	281240829130027	141 Prentice St N	RENEE VOLLERT	0.19			16,900	81,500	0	98,400	90.51%	18,672	90,045	0	108,717			0	ROW	1			
31	281240829130028	1509 Academy Ave	CHARLENE CYRAN	0.19			17,200	86,800	0	104,000	90.51%	19,003	95,901	0	114,904			0		1			
32	281240829240036	216 Prentice St N	STEVENS POINT 216 PRI	6.00			176,200	1,564,600	10,700	1,751,500	90.51%	194,675	1,728,649	11,822	1,935,145			0		2			
33	281240829491200	Franklin St	CITY OF STEVENS POINT	0.46			0	0	0	0	90.51%	0	0	0	0					X			
34	281240829401310	1716 Franklin St	UNIVERSITY OF WI BOA	0.15			0	0	0	0	90.51%	0	0	0	0					X			

City of Stevens Point, Wisconsin																			Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4 , Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)	
Tax Increment District #11 Convent N Division St.																				
Base Property Information																				
Property Information							Assessment Information				Equalized Value				District Classification			Comments		
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04?	Part of Existing TID?	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Rehab/	Vacant Land		
					...Indicate date	...Indicate TID #											Conservation			
35	281240829400918	1608 Franklin St	ALAN G REPINSKI	0.27			19,700	116,500	0	136,200	90.51%	21,766	128,715	0	150,481			0	1	
36	281240829401312	808 Isadore St	KEVIN P KORGER	0.17			16,400	111,700	0	128,100	90.51%	18,120	123,412	0	141,531	0.17		0	1	
37	281240829401306	Division St	ANTHONY J SMITH	0.17			16,400	0	0	16,400	90.51%	18,120	0	0	18,120			0.17	1	
38	281240829401314	748 Isadore St	NATHAN J OLSON & JEN	0.17			16,200	95,500	0	111,700	90.51%	17,899	105,513	0	123,412	0.17		0	1	
39	281240829400921	804 Division St	MICHAEL D KATZMARK	0.38			22,300	121,000	0	143,300	90.51%	24,638	133,687	0	158,325			0	1	
40	281240829400916	Franklin St	CITY OF STEVENS POINT	0.48			0	0	0	0	90.51%	0	0	0	0		ROW		X	
41	281240829400923	728 Franklin St, Unit:A	ANCHOR RE PROPERTIE	0.19			17,200	88,600	0	105,800	90.51%	19,003	97,890	0	116,893			0	1	
42	281240829401303	709 Division St	FROSTY PINE PROPERTI	0.17			25,000	97,800	0	122,800	90.51%	27,621	108,054	0	135,676	0.17		0	2	
43	281240829401304	726 Isadore St	FROSTY PINE PROPERTI	1.37			152,600	1,349,300	2,000	1,503,900	90.51%	168,600	1,490,775	2,210	1,661,584	1.37		0	2	
44	281240829400902	1601 Fourth Ave	SERAMUR FAMILY LIMIT	1.17			90,900	903,200	3,800	997,900	90.51%	100,431	997,901	4,198	1,102,530			0	2	
45	281240829400927	708 Division St	STEVENS POINT 708 DIV	0.48			250,500	333,600	42,300	626,400	90.51%	276,765	368,578	46,735	692,078			0	2	
46	281240829401301	1725 Fourth Ave	STANLEY KNUESE INC	0.18			26,100	126,400	1,200	153,700	90.51%	28,837	139,653	1,326	169,815	0.18		0	2	
47	281240829401019	1600 Fourth Ave	POINTMED PROPERTIES	0.34			21,900	112,800	0	134,700	90.51%	24,196	124,627	0	148,823			0	1	
48	281240829401023	616 Division St	POINTMED PROPERTIES	0.25		05	129,400	103,600	0	233,000	90.51%	142,968	114,462	0	257,430			0.25	Improvements razed for 2020	2
49	281240829400218	617 Division St	RACP ENTERPRISES LLC	0.51		05	265,100	321,300	43,300	629,700	90.51%	292,896	354,988	47,840	695,724	0.51		0	2	
50	281240829400216	601 Division St	UNIVERSITY OF WISCONSIN	1.00		05	0	0	0	0	90.51%	0	0	0	0				Improvements razed for 2020	X
51	281240829401025	532 Division St	POINTMED PROPERTIES	1.18		05	475,400	137,000	0	612,400	90.51%	525,246	151,364	0	676,610	1.18		1.18	2	
52	281240829400230	513 Division St	THAD J KLASINSKI & WIFE	0.54		05	275,200	208,900	33,300	517,400	90.51%	304,055	230,803	36,792	571,650			0.54	2	
53	281240829491003	Vincent St	CITY OF STEVENS POINT	0.00			0	0	0	0	90.51%	0	0	0	0		ROW		X	
54	281240829400211	Division St	CITY OF STEVENS POINT	0.02		05	0	0	0	0	90.51%	0	0	0	0				X	
55	281240829400210	325 Division St	ZIPNDAISEY'S LAUNDRY	0.26		05	137,800	105,600	20,500	263,900	90.51%	152,248	116,672	22,649	291,570	0.26		0.26	2	
56	281240829400417	316 Vincent St	THOMAS V HOUTING	0.34			70,100	133,600	26,700	230,400	90.51%	77,450	147,608	29,500	254,558			0	2	
57	281240829400236	317 Division St	FCPT HOLDINGS LLC	0.38		05	200,700	415,200	37,500	653,400	90.51%	221,743	458,734	41,432	721,909			0	2	
58	281240829400413	308 Vincent St	FOURTH LINE INVESTMENT	0.27			19,700	181,400	0	201,100	90.51%	21,766	200,420	0	222,185			0	1	
59	281240829400222	Isadore St	STATE COLLEGE BOARD	3.24		05	0	0	0	0	90.51%	0	0	0	0				X	
60	281240829400203	209 Division St	NEWPOINT LLC	1.12		05	461,400	131,800	25,300	618,500	90.51%	509,778	145,619	27,953	683,350	1.12		1.12	2	
61	281240829400401	1517 Maria Dr	LUTHERAN CHURCH N V	2.09			0	0	0	0	90.51%	0	0	0	0		2.09		X	
62	281240829490224	Isadore St	CITY OF STEVENS POINT	2.46		05	0	0	0	0	90.51%	0	0	0	0				ROW	X
63	281240829490301	Division St	CITY OF STEVENS POINT	4.50			0	0	0	0	90.51%	0	0	0	0				ROW (Division Street)	X
64	281240829130012	117 Prentice St N	RENEE VOLLERT	0.45			23,100	46,400	0	69,500	90.51%	25,522	51,265	0	76,787			0	1	
65	281240829130010	123 Prentice St N	RENEE VOLLERT	0.59			24,600	92,800	0	117,400	90.51%	27,179	102,530	0	129,709			0	1	
66	281240829130009	Prentice St N	RENEE VOLLERT	0.39			22,400	9,200	0	31,600	90.51%	24,749	10,165	0	34,913			0.39	1	
67	281240829130016	1548 Maria Dr	DAVID DRAPES & PATRICIA	1.37		05	103,300	31,000	0	134,300	90.51%	114,131	34,250	0	148,381			1.37	2	
68	281240829139003	Academy Ave	CITY OF STEVENS POINT	0.00			0	0	0	0	90.51%	0	0	0	0				X	
69	ROW			0.00			0	0	0	0	90.51%	0	0	0	0				ROW	X
70	281240829240034	1300 Maria Dr	SISTERS OF ST JOSEPH CHURCH	17.36			0	0	0	0	90.51%	0	0	0	0		17.36		X	
71	281240829190002	Prentice St N	CITY OF STEVENS POINT	0.00			0	0	0	0	90.51%	0	0	0	0				ROW	X
72	281240829240033	Maria Dr	SISTERS OF ST JOSEPH CHURCH	23.73			237,600	0	0	237,600	90.51%	262,512	0	0	262,512	23.73		23.73	1	
73	281240829139001	Schofield Ave	CITY OF STEVENS POINT	4.00			0	0	0	0	90.51%	0	0	0	0				ROW	X
74	ROW			0.00			0	0	0	0	90.51%	0	0	0	0				ROW	X
75	ROW			0.00			0	0	0	0	90.51%	0	0	0	0		ROW		X	
76	ROW			0.00			0	0	0	0	90.51%	0	0	0	0		ROW		X	
77	ROW			0.00			0	0	0	0	90.51%	0	0	0	0		ROW		X	
78	ROW			0.00			0	0	0	0	90.51%	0	0	0	0		ROW		X	
79	ROW			0.00			0	0	0	0	90.51%	0	0	0	0		ROW		X	
80	ROW			0.00			0	0	0	0	90.51%	0	0	0	0		ROW		X	
							7,099,100	12,375,300	950,700	20,425,100		7,843,443	13,672,854	1,050,381		53.75 60.39%	0 0.00%	31.519 35.42%		
																			Estimated Base Value 22,566,678	

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$244,476,281. This value is less than the maximum of \$254,535,672 in equalized value that is permitted for the City.

City of Stevens Point, Wisconsin				
Tax Increment District #11 Convent N Division St.				
Valuation Test Compliance Calculation				
District Creation Date	7/20/2020			
	Valuation Data Currently Available 2019	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	2,121,130,600			2,121,130,600
12% Test	254,535,672			254,535,672
Increment of Existing TIDs				
TID #5	82,392,600			82,392,600
TID #6	11,894,100			11,894,100
TID #7	29,241,200			29,241,200
TID #8	8,701,700			8,701,700
TID #9	101,308,000			101,308,000
Total Existing Increment	233,537,600			233,537,600
Projected Base of New or Amended District	22,566,678			22,566,678
Less Value of Any Underlying TID Parcels	11,627,997			11,627,997
Total Value Subject to 12% Test	244,476,281			244,476,281
Compliance	PASS			PASS
Preliminary				

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)]

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: street improvements, intersection improvements, sidewalk and pedestrian pathway improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee

salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

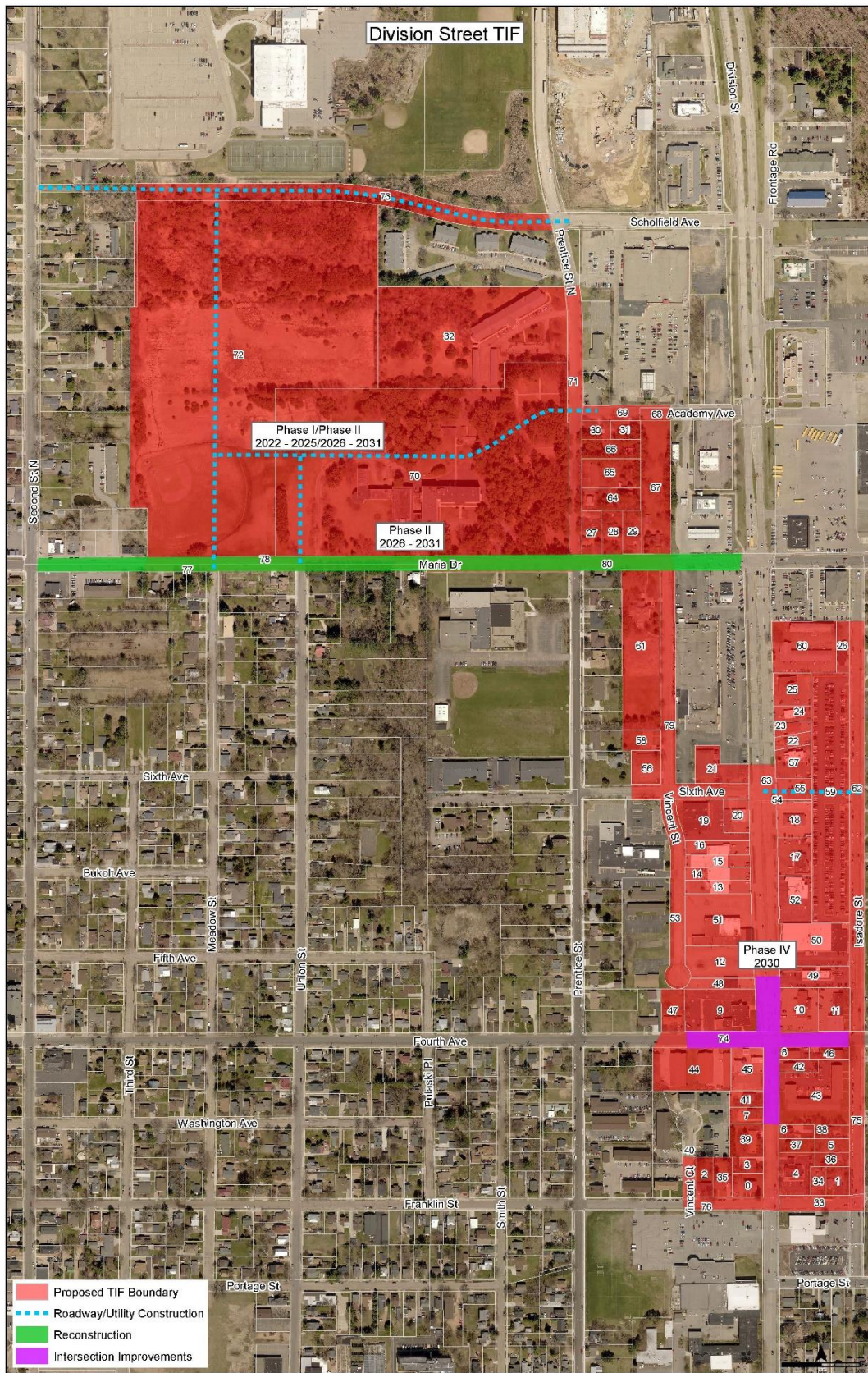
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.



Stevens Point - Proposed Division Street TID 1/2 Mile Buffer

Division Street .5 Mile Buffer
Proposed Division Street TID

STEVENS-POINT
GATEWAY TO THE PINERIES
1858

This map was compiled by the City of Stevens Point's Community Development Department for reference purposes only. The accuracy of the map is not guaranteed and the City makes no express or implied warranties of any type regarding this map. Furthermore, the City is not liable for any direct or indirect damages suffered related to the use of this map.
City of Stevens Point, WI
08/29/2020

0 0.25 0.5 Miles

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Stevens Point, Wisconsin						
Tax Increment District #11 Convent N Division St.						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2022-2025	Phase II 2026-2031	Phase III 2025	Phase IV 2030	Various 2020-2037
						Total (Note 1)
1	Land Acquisition	0	0	300,000	1,000,000	1,300,000
2	Roadway Construction	1,000,000	1,500,000			2,500,000
3	Utility Construction	400,000	550,000			950,000
4	Developer Incentives	6,600,000	5,250,000			11,850,000
5	Roadway Construction			175,000		175,000
6	Utility Construction			175,000		175,000
7	Developer Incentives				2,100,000	2,100,000
8	Intersection Improvements				500,000	500,000
9	Maria Drive Reconstruction		1,809,685			1,809,685
10	Administration					168,355
11	Financing expenses					7,866,415
12	TID Creation	30,000				30,000
Total Projects		8,030,000	9,109,685	650,000	3,600,000	8,034,770
Total						29,424,455
Notes:						
Note 1 Project costs are estimates and are subject to modification						
Preliminary						

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$70.29 million in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of \$23.76 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$34,788,552 in incremental tax revenue over the 27-year term of the District as shown in Table 2.

City of Stevens Point, Wisconsin

Tax Increment District #11 Convent N Division St.

Development Assumptions

Construction Year		Phase I	Phase II	Annual Total	Construction Year	
1	2020			0	2020	1
2	2021	5,500,000		5,500,000	2021	2
3	2022	2,720,000		2,720,000	2022	3
4	2023	8,410,000		8,410,000	2023	4
5	2024	2,560,000		2,560,000	2024	5
6	2025	5,850,000	6,000,000	11,850,000	2025	6
7	2026	6,750,000		6,750,000	2026	7
8	2027	3,600,000	6,500,000	10,100,000	2027	8
9	2028	3,600,000		3,600,000	2028	9
10	2029	3,600,000		3,600,000	2029	10
11	2030	3,600,000	8,000,000	11,600,000	2030	11
12	2031	3,600,000		3,600,000	2031	12
13	2032			0	2032	13
14	2033			0	2033	14
15	2034			0	2034	15
16	2035			0	2035	16
17	2036			0	2036	17
18	2037			0	2037	18
19	2038			0	2038	19
20	2039			0	2039	20
21	2040			0	2040	21
22	2041			0	2041	22
23	2042			0	2042	23
24	2043			0	2043	24
25	2044			0	2044	25
26	2045			0	2045	26
27	2046			0	2046	27
Totals		49,790,000	20,500,000	70,290,000		

Notes:

Preliminary

Table 1 – Development Assumptions

City of Stevens Point, Wisconsin

Tax Increment District #11 Convent N Division St.

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	22,566,678
District Creation Date	July 20, 2020	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$23.76
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 7/20/2042		
Revenue Periods/Final Year	27 2048		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	3.00%
Eligible Recipient District	Yes	Taxable Discount Rate	4.50%

Construction	Valuation	Inflation	Total	Revenue	Tax
Year	Value Added	Year	Increment	Year	Increment
1 2020	0	2021	0	2022	0
2 2021	5,500,000	2022	0	2023	130,680
3 2022	2,720,000	2023	0	2024	195,306
4 2023	8,410,000	2024	0	2025	395,127
5 2024	2,560,000	2025	0	2026	455,953
6 2025	11,850,000	2026	0	2027	737,508
7 2026	6,750,000	2027	0	2028	897,887
8 2027	10,100,000	2028	0	2029	1,137,862
9 2028	3,600,000	2029	0	2030	1,223,398
10 2029	3,600,000	2030	0	2031	1,308,934
11 2030	11,600,000	2031	0	2032	1,584,549
12 2031	3,600,000	2032	0	2033	1,670,084
13 2032	0	2033	0	2034	1,670,084
14 2033	0	2034	0	2035	1,670,084
15 2034	0	2035	0	2036	1,670,084
16 2035	0	2036	0	2037	1,670,084
17 2036	0	2037	0	2038	1,670,084
18 2037	0	2038	0	2039	1,670,084
19 2038	0	2039	0	2040	1,670,084
20 2039	0	2040	0	2041	1,670,084
21 2040	0	2041	0	2042	1,670,084
22 2041	0	2042	0	2043	1,670,084
23 2042	0	2043	0	2044	1,670,084
24 2043	0	2044	0	2045	1,670,084
25 2044	0	2045	0	2046	1,670,084
26 2045	0	2046	0	2047	1,670,084
27 2046	0	2047	0	2048	1,670,084
Totals	70,290,000	0	0	Future Value of Increment	34,788,552

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

Projects costs will be undertaken at the pace of development so that the cost of financing coincides with the increment from the development. The actual type of financing will be determined at that time the projects are undertaken. With the development of this plan, the City would expect to issue taxable and tax exempt general obligation bonds, municipal revenue obligations (TIF PAYGO) and available cashflow for the district. Table 3. provides a summary of the District's financing plan.

City of Stevens Point, Wisconsin								
Tax Increment District #11 Convent N Division St.								
Estimated Financing Plan								
	G.O. Bond 2022	Taxable G.O. Bond 2023	Municipal Revenue Obligation (MRO) 2024	G.O. Bond 2026	Taxable G.O. Bond 2027	Municipal Revenue Obligation (MRO) 2028	G.O. Bond 2030	Taxable G.O. Bond 2030
								Totals
Projects								
Phase I	1,430,000	3,300,000	3,300,000					8,030,000
Phase II				3,859,685	2,625,000	2,625,000		9,109,685
Phase III		300,000		350,000				650,000
Phase IV							1,500,000	3,600,000
Phase V								0
Total Project Funds	1,430,000	3,600,000		4,209,685	2,625,000		1,500,000	21,389,685
Estimated Finance Related Expenses								
Municipal Advisor	20,200	27,100		30,000	24,900		20,700	23,500
Bond Counsel	10,000	15,000		13,000	12,000		11,000	12,000
Rating Agency Fee	13,000	13,500		14,000	14,500		15,000	15,500
Paying Agent	850	850		850	850		850	850
Underwriter Discount	12.50 18,688	12.50 47,875	12.50 54,000	12.50 33,875	12.50 19,625	12.50 27,250		
Debt Service Reserve								
Capitalized Interest		126,880						
Total Financing Required	1,492,738	3,831,205		4,321,535	2,711,125		1,567,175	2,179,100
Estimated Interest	0.25% (1,788)	0.25% (4,500)	0.25% (5,262)	0.25% (3,281)	0.25% (1,875)	0.25% (2,625)		
Assumed spend down (months)	6	6	6	6	6	6		
Rounding	4,050	3,295		3,727	2,156		4,700	3,525
Net Issue Size	1,495,000	3,830,000	3,300,000	4,320,000	2,710,000	2,625,000	1,570,000	2,180,000
Notes:								

Preliminary

Table 3 – Financing Plan

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2045 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Stevens Point, Wisconsin																							
Tax Increment District #11 Convent N Division St.																							
Cash Flow Projection																							
Year	Projected Revenues			Expenditures																Balances			Year
	Tax Increments	Capitalized Interest	Total Revenues	G.O. Bond 1,495,000		Taxable G.O. Bond 3,830,000		G.O. Bond 4,320,000		Taxable G.O. Bond 2,710,000		G.O. Bond 1,570,000		Taxable G.O. Bond 2,180,000					Total Expenditures	Principal Outstanding & MRO			
				Dated Date Principal	09/01/22 Interest	Dated Date Principal	09/01/23 Interest	Dated Date: Principal	09/01/26 Interest	Dated Date: Principal	09/01/27 Interest	Dated Date: Principal	09/01/30 Interest	Dated Date: Principal	Interest	MRO Dated 9/1/2024	MRO Dated 9/1/2028	Admin.		Annual	Cumulative		
2020			0															0	0	0	22,030,000	2020	
2021			0															0	0	0	22,030,000	2021	
2022	0		0															0	0	0	22,030,000	2022	
2023	130,680	126,880	257,560		31,958												5,000	36,958	220,602	220,602	22,030,000	2023	
2024	195,306		195,306		31,958		126,880										5,100	163,938	31,369	251,971	22,030,000	2024	
2025	395,127		395,127	60,000	31,958		126,880									75,000	5,202	299,040	96,088	348,059	21,895,000	2025	
2026	455,953		455,953	60,000	31,088	75,000	126,880									100,000	5,306	398,274	57,679	405,738	21,660,000	2026	
2027	737,508		737,508	75,000	30,188	75,000	125,230		144,513							100,000	5,412	555,342	182,166	587,904	21,410,000	2027	
2028	897,887		897,887	100,000	28,950	75,000	123,580		144,513	116,553						100,000	5,520	694,115	203,772	791,675	21,135,000	2028	
2029	1,137,862		1,137,862	100,000	27,200	100,000	121,780	75,000	144,513	116,553						100,000	75,000	5,631	865,676	272,186	1,063,862	20,685,000	2029
2030	1,223,398		1,223,398	100,000	25,350	125,000	119,380	75,000	142,675	75,000	116,553					125,000	100,000	5,743	1,009,701	213,697	1,277,559	20,085,000	2030
2031	1,308,934		1,308,934	100,000	23,400	150,000	116,130	75,000	140,800	75,000	114,153		64,663	105,055		150,000	100,000	5,858	1,220,058	88,875	1,366,434	19,435,000	2031
2032	1,584,549		1,584,549	100,000	21,400	200,000	112,230	100,000	138,813	100,000	111,753	50,000	64,663	100,000	105,055	150,000	100,000	5,975	1,459,888	124,661	1,491,095	18,535,000	2032
2033	1,670,084		1,670,084	100,000	19,300	230,000	106,530	150,000	136,063	100,000	108,353	50,000	62,988	100,000	101,405	150,000	125,000	6,095	1,545,732	124,352	1,615,446	17,530,000	2033
2034	1,670,084		1,670,084	100,000	17,000	250,000	99,975	200,000	131,788	105,000	104,953	75,000	61,263	100,000	97,455	150,000	125,000	6,217	1,623,649	46,435	1,661,881	16,425,000	2034
2035	1,670,084		1,670,084	100,000	14,700	250,000	92,225	225,000	125,888	110,000	101,173	75,000	58,638	100,000	93,505	150,000	125,000	6,341	1,627,469	42,616	1,704,497	15,290,000	2035
2036	1,670,084		1,670,084	100,000	12,400	250,000	84,475	225,000	119,138	115,000	97,213	100,000	55,900	100,000	89,355	150,000	125,000	6,468	1,629,948	40,136	1,744,633	14,125,000	2036
2037	1,670,084		1,670,084	100,000	10,100	250,000	76,100	250,000	112,163	120,000	92,785	100,000	52,150	100,000	85,205	150,000	125,000	6,597	1,630,100	39,984	1,784,618	12,930,000	2037
2038	1,670,084		1,670,084	100,000	7,650	250,000	67,725	250,000	103,913	130,000	88,165	100,000	48,300	100,000	80,855	150,000	125,000	6,729	1,608,337	61,747	1,846,365	11,725,000	2038
2039	1,670,084		1,670,084	100,000	5,200	300,000	58,975	250,000	95,663	140,000	82,835	100,000	44,350	100,000	76,505	150,000	125,000	6,864	1,635,391	34,693	1,881,058	10,460,000	2039
2040	1,670,084		1,670,084	100,000	2,750	300,000	48,175	250,000	87,413	150,000	77,095	100,000	40,350	100,000	71,905	150,000	150,000	7,001	1,634,689	35,396	1,916,453	9,160,000	2040
2041	1,670,084		1,670,084			300,000	37,075	350,000	79,163	160,000	70,570	100,000	36,250	100,000	67,305	150,000	150,000	7,141	1,607,504	62,581	1,979,034	7,850,000	2041
2042	1,670,084		1,670,084			325,000	25,675	350,000	67,088	170,000	63,610	100,000	31,950	100,000	62,455	150,000	150,000	7,284	1,603,062	67,023	2,046,057	6,505,000	2042
2043	1,670,084		1,670,084			325,000	13,000	350,000	55,013	185,000	55,960	100,000	27,650	100,000	57,605	150,000	150,000	7,430	1,576,657	93,427	2,139,484	5,145,000	2043
2044	1,670,084		1,670,084			375,000	42,938	200,000	47,450	100,000	23,350	150,000	23,350	150,000	52,505	150,000	150,000	7,578	1,298,821	371,263	2,510,747	4,020,000	2044
2045	1,670,084		1,670,084					375,000	28,875	225,000	38,050	100,000	19,050	200,000	44,855	150,000	150,000	7,730	1,338,560	331,524	2,842,272	2,820,000	2045
2046	1,670,084		1,670,084					395,000	14,813	250,000	27,250	100,000	14,600	200,000	34,355	150,000	155,000	7,884	1,348,902	321,182	3,163,454	1,570,000	2046
2047	1,670,084		1,670,084							300,000	15,000	100,000	10,150	210,000	23,655	150,000	160,000	8,042	976,847	693,237	3,856,691	650,000	2047
2048	1,670,084		1,670,084									120,000	5,700	220,000	12,210	150,000	160,000	8,203	676,113	993,971	4,850,662	0	2048
Total	34,788,552	126,880	34,915,432	1,495,000	372,548	3,830,000	#####	4,320,000	2,055,738	2,710,000	1,646,023	1,570,000	721,963	2,180,000	1,261,245	3,300,000	2,625,000	168,355	30,064,770				Total
Notes:																				Projected TID Closure			

Table 4 - Cash Flow

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for Blight elimination with a mix of new commercial and residential development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating blighted areas and creating opportunities for mixed use development, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and clean, healthy, safe living and working environments.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)

Legal Opinion Found on Following Page.

Insert Signed Legal Opinion

SAMPLE

Dear Mayor:

As City Attorney for the City of _____, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.								
Statement of Taxes Data Year:				2019				
					Percentage			
County				9,754,482	21.75%			
Special District				0	0.00%			
Municipality				17,006,643	37.92%			
School District				16,319,327	36.39%			
Technical College				1,768,593	3.94%			
Total				44,849,045				
Revenue Year	County	Special District	Municipality	School District	Technical College	0	Total	Revenue Year
2022	0	0	0	0	0	0	0	2022
2023	28,422	0	49,553	47,551	5,153	0	130,680	2023
2024	42,478	0	74,060	71,067	7,702	0	195,306	2024
2025	85,939	0	149,831	143,776	15,582	0	395,127	2025
2026	99,168	0	172,896	165,909	17,980	0	455,953	2026
2027	160,405	0	279,661	268,359	29,083	0	737,508	2027
2028	195,287	0	340,476	326,716	35,408	0	897,887	2028
2029	247,480	0	431,474	414,037	44,871	0	1,137,862	2029
2030	266,084	0	463,909	445,161	48,244	0	1,223,398	2030
2031	284,688	0	496,344	476,285	51,617	0	1,308,934	2031
2032	344,633	0	600,857	576,573	62,486	0	1,584,549	2032
2033	363,236	0	633,292	607,697	65,859	0	1,670,084	2033
2034	363,236	0	633,292	607,697	65,859	0	1,670,084	2034
2035	363,236	0	633,292	607,697	65,859	0	1,670,084	2035
2036	363,236	0	633,292	607,697	65,859	0	1,670,084	2036
2037	363,236	0	633,292	607,697	65,859	0	1,670,084	2037
2038	363,236	0	633,292	607,697	65,859	0	1,670,084	2038
2039	363,236	0	633,292	607,697	65,859	0	1,670,084	2039
2040	363,236	0	633,292	607,697	65,859	0	1,670,084	2040
2041	363,236	0	633,292	607,697	65,859	0	1,670,084	2041
2042	363,236	0	633,292	607,697	65,859	0	1,670,084	2042
2043	363,236	0	633,292	607,697	65,859	0	1,670,084	2043
2044	363,236	0	633,292	607,697	65,859	0	1,670,084	2044
2045	363,236	0	633,292	607,697	65,859	0	1,670,084	2045
2046	363,236	0	633,292	607,697	65,859	0	1,670,084	2046
2047	363,236	0	633,292	607,697	65,859	0	1,670,084	2047
2048	363,236	0	633,292	607,697	65,859	0	1,670,084	2048
		7,566,366	0	13,191,730	12,658,592	1,371,864	0	34,788,552
Notes:								
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.								



June 30, 2020

Project Plan

Tax Incremental District No. 13

East Side Hwy 10

City of Stevens Point, Wisconsin

Organizational Joint Review Board Meeting Held: Scheduled for July 6, 2020

Public Hearing Held: Scheduled for July 6, 2020

Approval by Plan Commission: Scheduled for July 6, 2020

Adoption by Common Council: Scheduled for July 20, 2020

Approval by the Joint Review Board: Scheduled for: TBD

Table of Contents

SECTION 1:	4
Executive Summary	4
SECTION 2:	7
Preliminary Map of Proposed District Boundary	7
SECTION 3:	9
Map Showing Existing Uses and Conditions	9
SECTION 4:	11
Preliminary Parcel List and Analysis	11
SECTION 5:	12
Equalized Value Test	12
SECTION 6:	13
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	13
SECTION 7:	20
Map Showing Proposed Improvements and Uses	20
SECTION 8:	23
Detailed List of Estimated Project Costs	23
SECTION 9:	24
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	24
SECTION 10:	29
Annexed Property	29
SECTION 11:	29
Estimate of Property to Be Devoted to Retail Business	29
SECTION 12:	29
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	29
SECTION 13:	30
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	30
SECTION 14:	30
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	30
SECTION 15:	31

List of Estimated Non-Project Costs	31
SECTION 16:	32
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	32
SECTION 17:	34
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	34

SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 13 (“District”) is a proposed Blighted Area District comprising approximately 38 acres located to the northeast of the intersection of Jefferson Street and Brilowksi Rd., south of Highway 10 East. The District will be created to pay the costs of road and utility extensions, stormwater improvements and development incentives needed (“Project”) to promote development within the area. In addition to the incremental property value that will be created, the City expects the Project will result in elimination of blight that may exist within the area as a result of dilapidation, deterioration, age or obsolescence, which has impaired and arrested the sound growth of the community.

Authority

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$15.3 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$3.65 million in road and utility extensions, \$1 million in stormwater improvements, 7.6 million in developer incentives and \$2.9 million in interest on long term debt and \$200,000 in district administrative expenses.

Incremental Valuation

The City projects that new land and improvements value of approximately \$35.1 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 27 of its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

That the Developers are likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

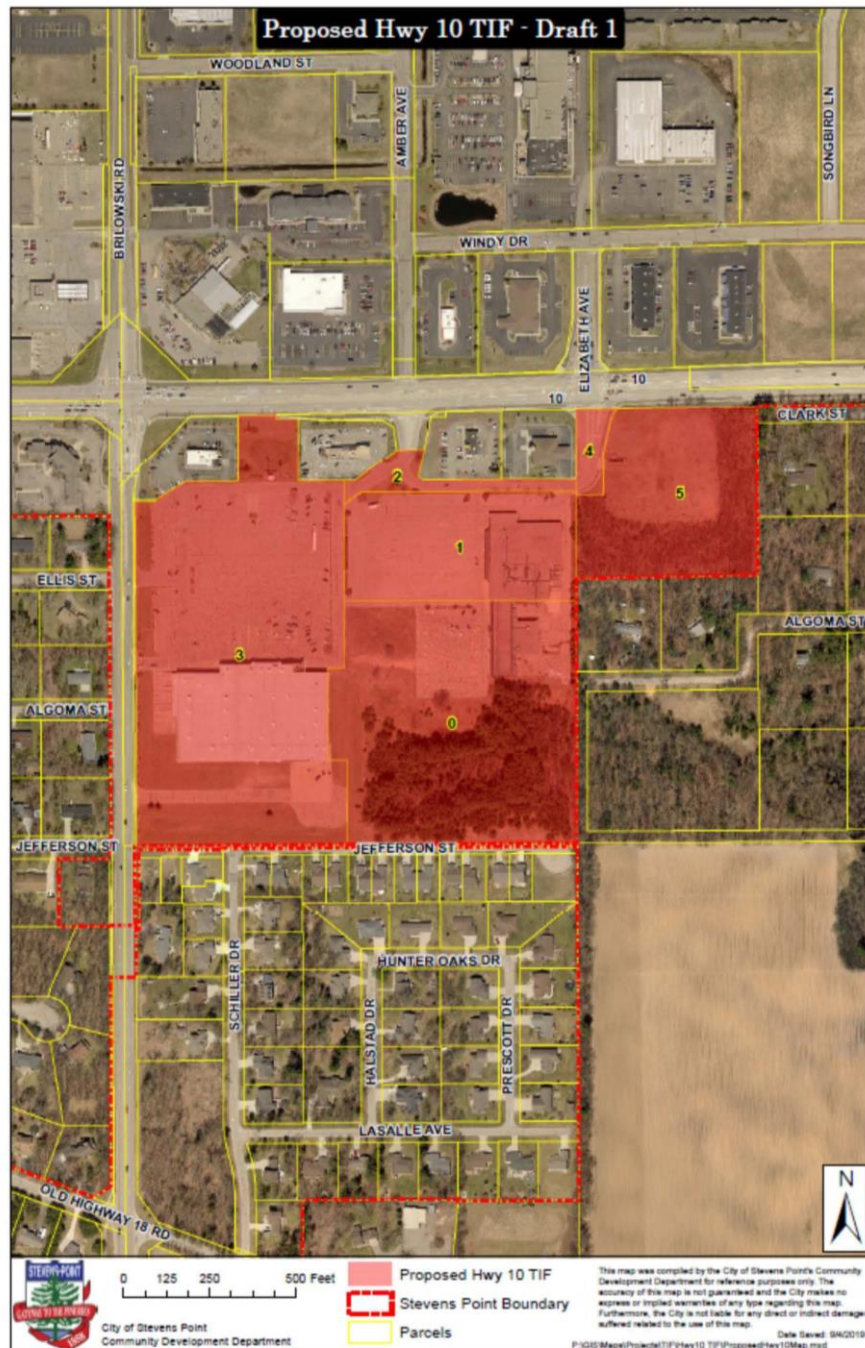
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page.

PROPOSED BOUNDARY OF TIF 13

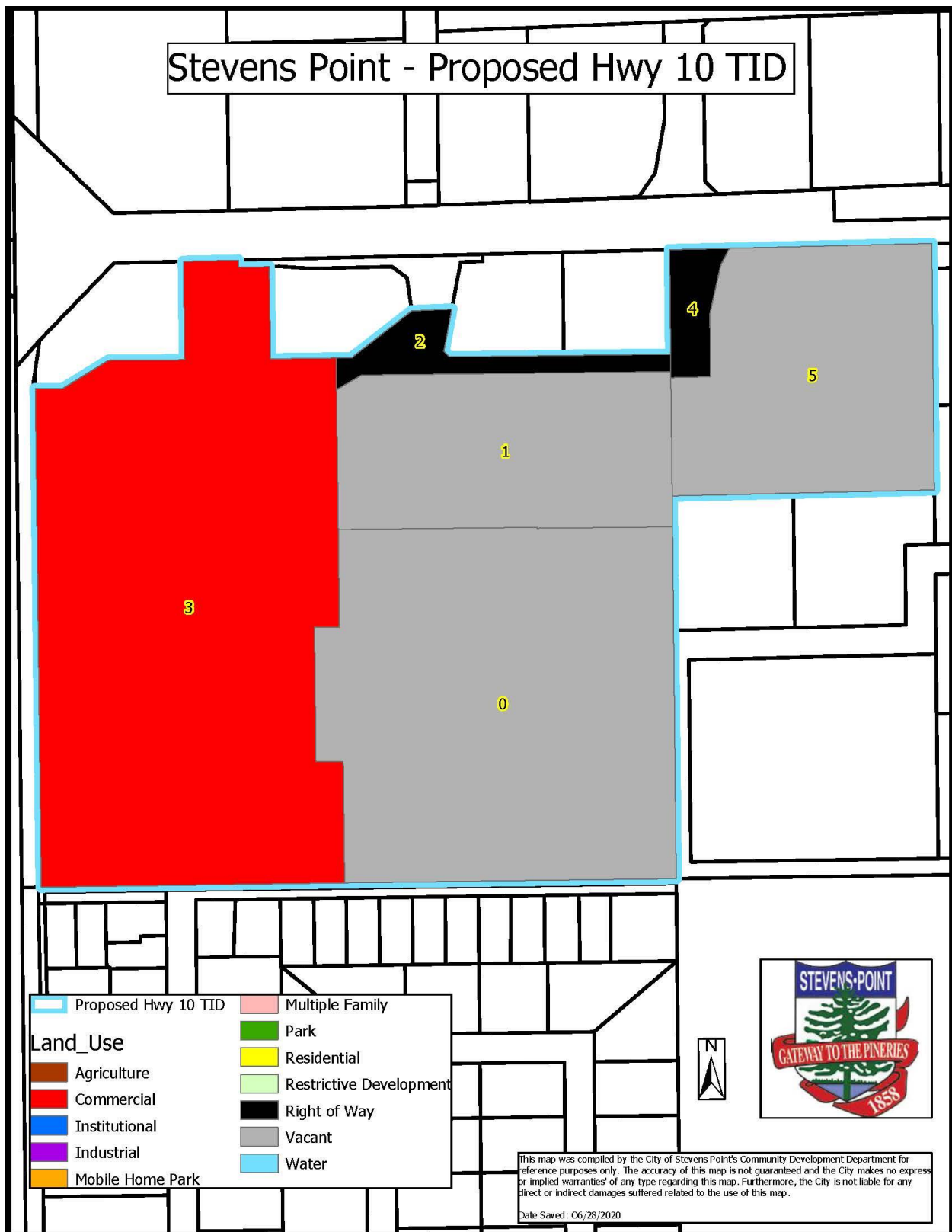


stevenspoint.com

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4:
Preliminary Parcel List and Analysis

City of Stevens Point, Wisconsin																		Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4 , Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)			
Tax Increment District #13 Hwy 10 East																					
Base Property Information																					
Property Information						Assessment Information				Equalized Value				District Classification			Comments				
						Annexed Post 1/1/04?	Part of Existing TID?														
Map Ref #	Parcel Number	Street Address	Owner	Acreage	...Indicate date			Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Blighted	Rehab/ Conservation	Vacant		
0	281240836230007	5633 Highway 10 E, Unit: 4,7,F	RBR JOINT VENTURE C/O	11.25		865,500	283,600	0		0	1,149,100	90.51%	956,248	313,336	0	1,269,583	11.25		11.25	new parcel for 2020 (281240836230014)	2
1	281240836230006	5657 Highway 10 E	RBR JOINT VENTURE C/O	4.79		516,300	600,800	2,400			1,119,500	90.51%	570,434	663,794	2,652	1,236,880	4.79		0.00	old Roundy's Store	2
2	281240836230012	Highway 10 E	RBR JOINT VENTURE	0.85		58,000	0	0		0	58,000	90.51%	64,081	0	0	64,081	0.85		0.85	road	2
3	281240836230004	5601 Highway 10 E	RBR JOINT VENTURE C/O	14.86		1,377,000	1,430,700	162,700			2,970,400	90.51%	1,521,379	1,580,709	179,759	3,281,847	14.86		0.00	new parcel for 2020 (281240836230013 & 15)	2
4	281240836240001	Elizabeth Ave	CITY OF STEVENS POINT	0.52		0	0				0	90.51%	0	0	0	0				ROW	X
5	281240836240002	5707 Highway 10 E	FW DEVELOPMENT LLC	5.47		599,800	0				599,800	90.51%	662,689	0	0	662,689	5.47		5.47	vacant land	2
Total Acreage						37.74		3,416,600	2,315,100	165,100	5,896,800		3,774,832	2,557,839	182,411		37.22	0	17.57		
																	98.62%	0.00%	46.56%		
Estimated Base Value												6,515,081									

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$240,052,681. This value is less than the maximum of \$254,535,672 in equalized value that is permitted for the City.

City of Stevens Point, Wisconsin				
Tax Increment District #13 Hwy 10 East				
Valuation Test Compliance Calculation				
District Creation Date	7/20/2020			
	Valuation Data Currently Available 2019	Dollar Charge	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	2,121,130,600			2,121,130,600
12% Test	254,535,672			254,535,672
Increment of Existing TIDs				
TID #5	82,392,600			82,392,600
TID #6	11,894,100			11,894,100
TID #7	29,241,200			29,241,200
TID #8	8,701,700			8,701,700
TID #9	101,308,000			101,308,000
Total Existing Increment	233,537,600			233,537,600
Projected Base of New or Amended District	6,515,081			6,515,081
Less Value of Any Underlying TID Parcels	0			0
Total Value Subject to 12% Test	240,052,681			240,052,681
Compliance	PASS			PASS
Preliminary				

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District: street improvements, intersection improvements, sidewalk and pedestrian pathway improvements.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

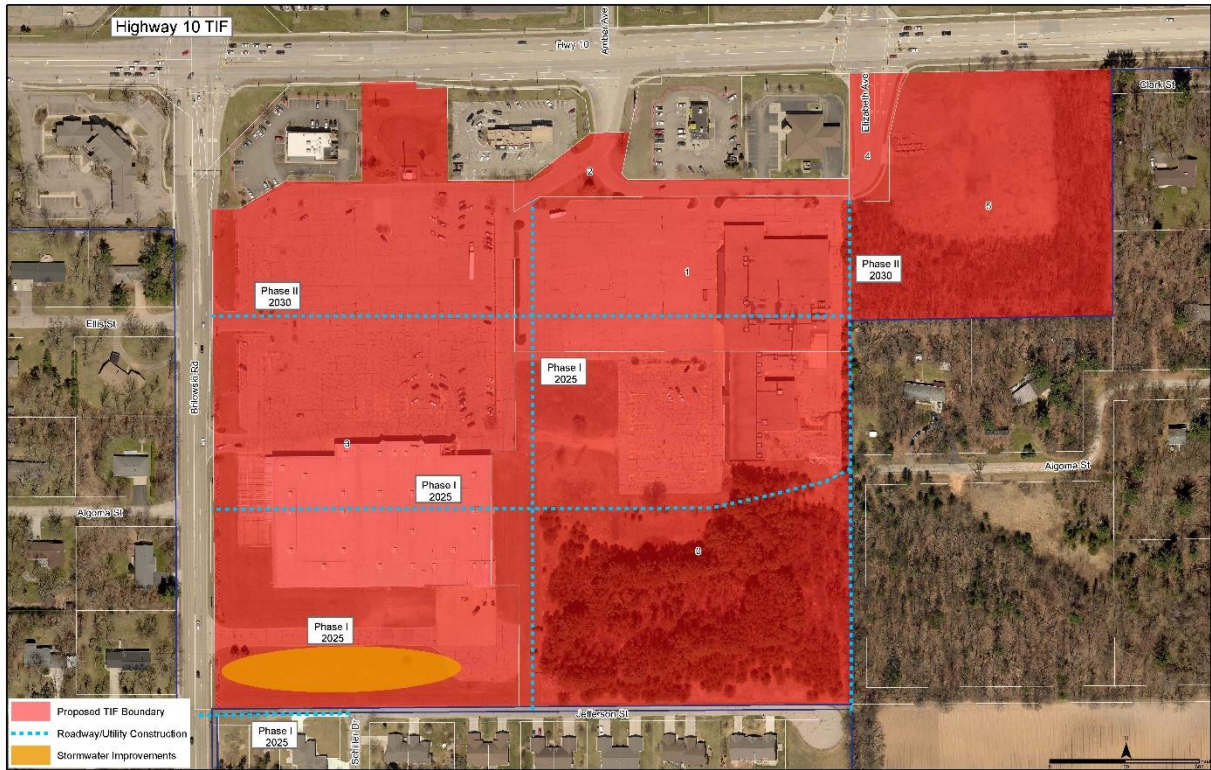
Financing Costs

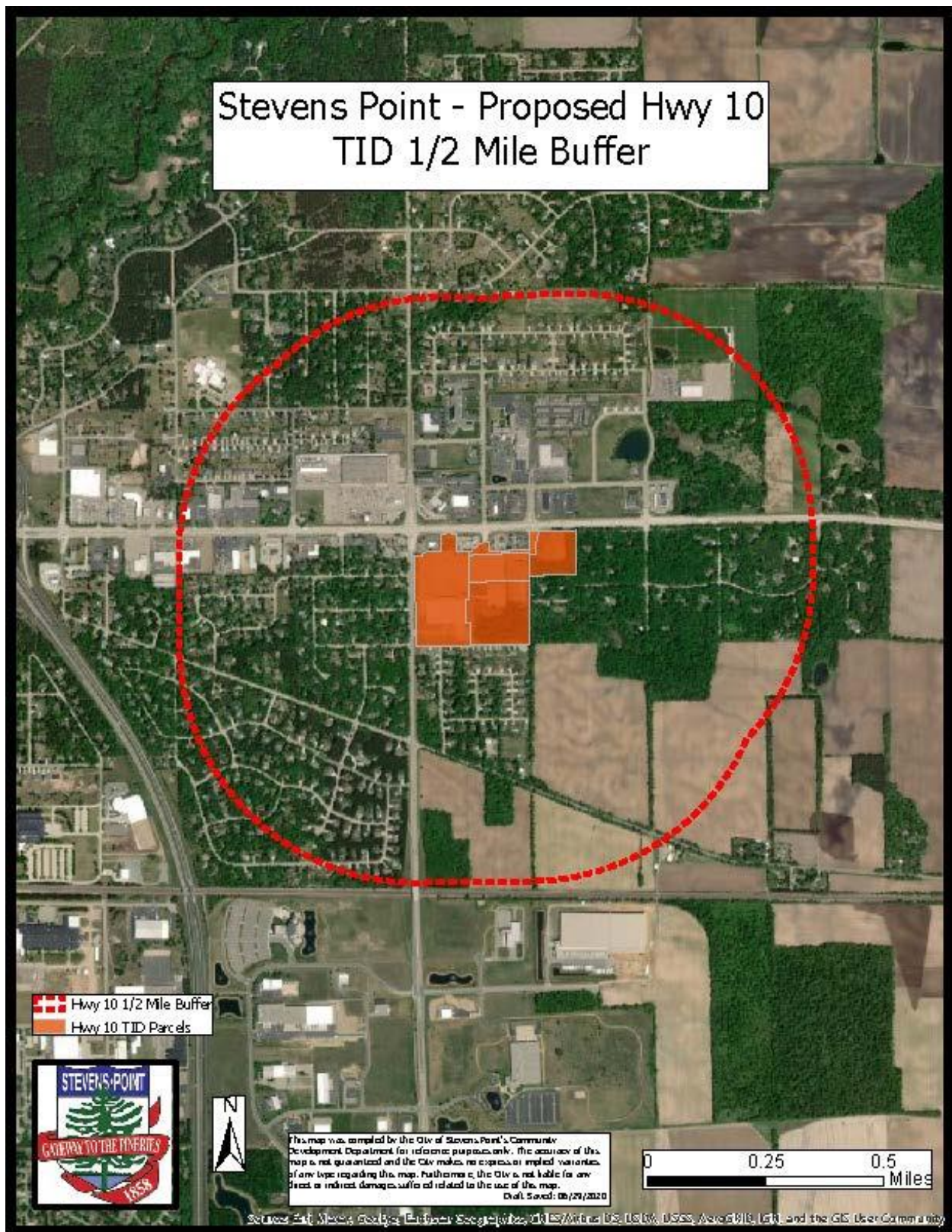
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses

Map Found on Following Page.





SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Stevens Point, Wisconsin

Tax Increment District #13 Hwy 10 East

Estimated Project List

Project ID	Project Name/Type	Phase I 2025	Phase II 2030	Phase III 2035	Various 2020-2048	Total (Note 1)
1	Jefferson St Extension road and utilities	500,000				500,000
2	Algoma St Extension road and utilities	850,000				850,000
3	Ellis St Extension road and utilities		900,000			900,000
4	Amber Ave Extension road and utilities	700,000				700,000
5	Elizabeth Ave Extension road and utilities		700,000			700,000
6	Developer Incentive	2,600,000	3,000,000	2,000,000		7,600,000
7	Stormwater improvements	1,000,000				1,000,000
8	TIF Creation				30,000	30,000
9	Administration				174,225	174,225
10	Financing Costs				2,886,063	2,886,063
Total Projects		5,650,000	4,600,000	2,000,000	3,090,287	15,340,287

Notes:

Note 1 Project costs are estimates and are subject to modification

Preliminary

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$35.1 million in incremental value by 2030. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of \$23.76 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$16,353,948 in incremental tax revenue over the 27-year term of the District as shown in Table 2.

City of Stevens Point, Wisconsin

Tax Increment District #13 Hwy 10 East

Development Assumptions

Construction Year		Phase I	Phase II	Phase III	Annual Total	Construction Year	
1	2020				0	2020	1
2	2021				0	2021	2
3	2022				0	2022	3
4	2023				0	2023	4
5	2024			5,500,000	5,500,000	2024	5
6	2025	2,400,000			2,400,000	2025	6
7	2026	2,400,000		4,000,000	6,400,000	2026	7
8	2027	2,400,000			2,400,000	2027	8
9	2028	2,400,000	3,000,000		5,400,000	2028	9
10	2029		3,000,000		3,000,000	2029	10
11	2030			10,000,000	10,000,000	2030	11
12	2031				0	2031	12
13	2032				0	2032	13
14	2033				0	2033	14
15	2034				0	2034	15
16	2035				0	2035	16
17	2036				0	2036	17
18	2037				0	2037	18
19	2038				0	2038	19
20	2039				0	2039	20
21	2040				0	2040	21
22	2041				0	2041	22
23	2042				0	2042	23
24	2043				0	2043	24
25	2044				0	2044	25
26	2045				0	2045	26
27	2046				0	2046	27
Totals		9,600,000	6,000,000	19,500,000	35,100,000		

Notes:

Preliminary

Table 1 – Development Assumptions

City of Stevens Point, Wisconsin

Tax Increment District #13 Hwy 10 East

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	6,515,081
District Creation Date	July 20, 2020	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2020	Base Tax Rate	\$23.76
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 7/20/2042		
Revenue Periods/Final Year	27 2048		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	3.00%
Eligible Recipient District	Yes	Taxable Discount Rate	4.50%

Construction			Valuation		Inflation		Total	
	Year	Value Added	Year	Increment	Increment	Revenue Year	Tax Rate	Tax Increment
1	2020	0	2021	0	0	2022	\$23.76	0
2	2021	0	2022	0	0	2023	\$23.76	
3	2022	0	2023	0	0	2024	\$23.76	
4	2023	0	2024	0	0	2025	\$23.76	
5	2024	5,500,000	2025	0	5,500,000	2026	\$23.76	130,680
6	2025	2,400,000	2026	0	7,900,000	2027	\$23.76	187,703
7	2026	6,400,000	2027	0	14,300,000	2028	\$23.76	339,767
8	2027	2,400,000	2028	0	16,700,000	2029	\$23.76	396,791
9	2028	5,400,000	2029	0	22,100,000	2030	\$23.76	525,094
10	2029	3,000,000	2030	0	25,100,000	2031	\$23.76	596,374
11	2030	10,000,000	2031	0	35,100,000	2032	\$23.76	833,973
12	2031	0	2032	0	35,100,000	2033	\$23.76	833,973
13	2032	0	2033	0	35,100,000	2034	\$23.76	833,973
14	2033	0	2034	0	35,100,000	2035	\$23.76	833,973
15	2034	0	2035	0	35,100,000	2036	\$23.76	833,973
16	2035	0	2036	0	35,100,000	2037	\$23.76	833,973
17	2036	0	2037	0	35,100,000	2038	\$23.76	833,973
18	2037	0	2038	0	35,100,000	2039	\$23.76	833,973
19	2038	0	2039	0	35,100,000	2040	\$23.76	833,973
20	2039	0	2040	0	35,100,000	2041	\$23.76	833,973
21	2040	0	2041	0	35,100,000	2042	\$23.76	833,973
22	2041	0	2042	0	35,100,000	2043	\$23.76	833,973
23	2042	0	2043	0	35,100,000	2044	\$23.76	833,973
24	2043	0	2044	0	35,100,000	2045	\$23.76	833,973
25	2044	0	2045	0	35,100,000	2046	\$23.76	833,973
26	2045	0	2046	0	35,100,000	2047	\$23.76	833,973
27	2046	0	2047	0	35,100,000	2048	\$23.76	833,973
Totals		35,100,000	0		Future Value of Increment			16,353,948

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

Projects costs will be undertaken at the pace of development so that the cost of financing coincides with the increment from the development. The actual type of financing will be determined at that time the projects are undertaken. With the development of this plan, the City would expect to issue taxable and tax exempt general obligation bonds, municipal revenue obligations (TIF PAYGO) and available cashflow from the district. Table 3. provides a summary of the District’s financing plan.

City of Stevens Point, Wisconsin								
Tax Increment District #13 Hwy 10 East								
Estimated Financing Plan								
	G.O. Bond 2025	Taxable G.O. Bond 2025	Municipal Revenue Obligation (MRO) 2025	G.O. Bond 2030	Taxable G.O. Bond 2030	Municipal Revenue Obligation (MRO) 2030	Municipal Revenue Obligation (MRO) 2035	Totals
Projects								
Phase I	3,050,000	1,300,000	1,300,000					5,650,000
Phase II				1,600,000	1,500,000	1,500,000		4,600,000
Phase III							2,000,000	2,000,000
Phase IV								0
Phase V								0
Total Project Funds	3,050,000	1,300,000	1,300,000	1,600,000	1,500,000	1,500,000	2,000,000	12,250,000
Estimated Finance Related Expenses								
Municipal Advisor	26,000	19,700		21,300	20,700			
Bond Counsel	12,000	11,500		11,500	11,500			
Rating Agency Fee	13,000	13,000		13,500	14,000			
Paying Agent	850	850		850	850			
Underwriter Discount	12.50 39,250	12.50 17,063		12.50 20,875	12.50 19,563			
Debt Service Reserve								
Capitalized Interest								
Total Financing Required	3,141,100	1,362,113	1,300,000	1,668,025	1,566,613	1,500,000	2,000,000	
Estimated Interest	0.25% (3,813)	0.25% (1,625)	0	0.25% (2,000)	0.25% (1,875)	0	0	
Assumed spend down (months)	6	6		6	6			
Rounding	2,713	4,513	0	3,975	263	0	0	
Net Issue Size	3,140,000	1,365,000	1,300,000	1,670,000	1,565,000	1,500,000	2,000,000	9,740,000
Notes:								
Preliminary								

Table 3 – Financing Plan

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2048 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Stevens Point, Wisconsin

Tax Increment District #13 Hwy 10 East

Cash Flow Projection

Year	Projected Revenues		Expenditures												Balances			Year	
	Tax Increments	Total Revenues	G.O. Bond 3,140,000		Taxable G.O. Bond 1,365,000		G.O. Bond 1,670,000		Taxable G.O. Bond 1,565,000						Total Expenditures	Annual	Cumulative		Principal & MRO Outstanding
			Dated Date: Principal	09/01/25 Interest	Dated Date: Principal	09/01/25 Interest	Dated Date: Principal	09/01/30 Interest	Dated Date: Principal	09/01/30 Interest	MRO 2025	MRO 2030	MRO 2035	Admin.					
2020		0											30,000	30,000	(30,000)	(30,000)		2020	
2021		0												0	0	(30,000)		2021	
2022	0	0												0	0	(30,000)		2022	
2023	0	0												0	0	(30,000)		2023	
2024	0	0												0	0	(30,000)		2024	
2025	0	0												0	0	(30,000)	12,905,000	2025	
2026	130,680	130,680		88,443		35,485							5,000	128,928	1,752	(28,248)	12,905,000	2026	
2027	187,703	187,703	25,000	88,443		35,485							5,100	154,028	33,676	5,428	12,880,000	2027	
2028	339,767	339,767	50,000	87,980		35,485					25,000		5,202	203,667	136,100	141,528	12,805,000	2028	
2029	396,791	396,791	75,000	87,005	25,000	35,485					30,000		5,306	257,796	138,995	280,522	12,675,000	2029	
2030	525,094	525,094	100,000	85,505	60,000	35,060					40,000		5,412	325,977	199,117	479,639	12,475,000	2030	
2031	596,374	596,374	110,000	83,355	80,000	33,920	40,000	62,623	25,000	57,010	45,000	50,000	5,520	592,428	3,946	483,585	12,125,000	2031	
2032	833,973	833,973	120,000	80,880	100,000	32,400	100,000	61,403	65,000	56,035	50,000	65,000	5,631	736,348	97,625	581,210	11,625,000	2032	
2033	833,973	833,973	130,000	78,060	100,000	30,300	100,000	58,303	75,000	54,313	60,000	80,000	5,743	771,718	62,255	643,464	11,080,000	2033	
2034	833,973	833,973	140,000	74,875	100,000	28,200	100,000	55,103	100,000	52,100	70,000	80,000	5,858	806,136	27,837	671,301	10,490,000	2034	
2035	833,973	833,973	150,000	71,375	100,000	25,850	100,000	51,853	100,000	49,150	70,000	90,000	5,975	814,203	19,770	691,071	9,880,000	2035	
2036	833,973	833,973	160,000	67,475	100,000	23,500	100,000	48,453	100,000	46,000	70,000	90,000	6,095	811,522	22,450	713,522	9,260,000	2036	
2037	833,973	833,973	170,000	62,995	100,000	20,900	100,000	44,953	100,000	42,850	70,000	90,000	20,000	6,217	827,914	6,059	719,580	8,610,000	2037
2038	833,973	833,973	180,000	58,235	100,000	18,300	100,000	41,353	100,000	39,500	70,000	90,000	20,000	6,341	823,729	10,244	729,824	7,950,000	2038
2039	833,973	833,973	200,000	53,195	100,000	15,450	100,000	37,653	100,000	36,150	70,000	90,000	20,000	6,468	828,916	5,057	734,882	7,270,000	2039
2040	833,973	833,973	220,000	47,595	100,000	12,600	100,000	33,903	100,000	32,550	70,000	90,000	20,000	6,597	833,245	728	735,610	6,570,000	2040
2041	833,973	833,973	240,000	41,105	100,000	9,600	100,000	30,053	100,000	28,950	70,000	90,000	20,000	6,729	836,437	(2,464)	733,146	5,850,000	2041
2042	833,973	833,973	250,000	34,025	100,000	6,500	100,000	26,003	100,000	25,100	70,000	90,000	25,000	6,864	833,491	482	733,628	5,115,000	2042
2043	833,973	833,973	260,000	26,650	100,000	3,300	100,000	21,953	100,000	21,250	70,000	90,000	30,000	7,001	830,154	3,819	737,447	4,365,000	2043
2044	833,973	833,973	270,000	18,200			105,000	17,903	100,000	17,150	70,000	100,000	100,000	7,141	805,394	28,579	766,026	3,620,000	2044
2045	833,973	833,973	290,000	9,425			105,000	13,650	100,000	13,050	70,000	100,000	100,000	7,284	808,409	25,564	791,590	2,855,000	2045
2046	833,973	833,973					110,000	9,240	100,000	8,800	70,000	180,000	200,000	7,430	685,470	148,503	940,093	2,195,000	2046
2047	833,973	833,973					110,000	4,620	100,000	4,450	70,000	200,000	500,000	7,578	996,648	(162,675)	777,418	1,215,000	2047
2048	833,973	833,973					0	0	0	0	70,000	200,000	945,000	7,730	1,222,730	(388,757)	388,661	0	2048
Total	16,353,948	16,353,948	3,140,000	1,244,820	1,365,000	437,820	1,670,000	619,015	1,565,000	584,408	1,300,000	1,865,000	2,000,000	174,225	15,965,287				Total
Notes:															Projected TID Closure			Preliminary	

Table 4 - Cash Flow

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for Blight elimination with the potential for new commercial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City eliminating blighted areas and creating opportunities for new commercial development, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and clean, healthy, safe living and working environments.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)

Legal Opinion Found on Following Page.

Insert Signed Legal Opinion

SAMPLE

Dear Mayor:

As City Attorney for the City of _____, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.									
Statement of Taxes Data Year:				2019					
				Percentage					
County				9,754,482		21.75%			
Special District				0		0.00%			
Municipality				17,006,643		37.92%			
School District				16,319,327		36.39%			
Technical College				1,768,593		3.94%			
Total				44,849,045					
Revenue Year	County	Special District	Municipality	School District	Technical College	0	Total	Revenue Year	
2022	0	0	0	0	0	0	0	2022	
2023	0	0	0	0	0	0	0	2023	
2024	0	0	0	0	0	0	0	2024	
2025	0	0	0	0	0	0	0	2025	
2026	28,422	0	49,553	47,551	5,153	0	130,680	2026	
2027	40,825	0	71,177	68,300	7,402	0	187,703	2027	
2028	73,898	0	128,839	123,632	13,398	0	339,767	2028	
2029	86,300	0	150,462	144,381	15,647	0	396,791	2029	
2030	114,206	0	199,114	191,067	20,707	0	525,094	2030	
2031	129,709	0	226,143	217,004	23,518	0	596,374	2031	
2032	181,386	0	316,240	303,460	32,887	0	833,973	2032	
2033	181,386	0	316,240	303,460	32,887	0	833,973	2033	
2034	181,386	0	316,240	303,460	32,887	0	833,973	2034	
2035	181,386	0	316,240	303,460	32,887	0	833,973	2035	
2036	181,386	0	316,240	303,460	32,887	0	833,973	2036	
2037	181,386	0	316,240	303,460	32,887	0	833,973	2037	
2038	181,386	0	316,240	303,460	32,887	0	833,973	2038	
2039	181,386	0	316,240	303,460	32,887	0	833,973	2039	
2040	181,386	0	316,240	303,460	32,887	0	833,973	2040	
2041	181,386	0	316,240	303,460	32,887	0	833,973	2041	
2042	181,386	0	316,240	303,460	32,887	0	833,973	2042	
2043	181,386	0	316,240	303,460	32,887	0	833,973	2043	
2044	181,386	0	316,240	303,460	32,887	0	833,973	2044	
2045	181,386	0	316,240	303,460	32,887	0	833,973	2045	
2046	181,386	0	316,240	303,460	32,887	0	833,973	2046	
2047	181,386	0	316,240	303,460	32,887	0	833,973	2047	
2048	181,386	0	316,240	303,460	32,887	0	833,973	2048	
		3,556,916	0	6,201,375	5,950,749	644,907	0	16,353,948	
Notes:									
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.									

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE
CITY OF STEVENS POINT, WISCONSIN**

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That subsection 330 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **created** to read as follows:

9.05(g) 330 On the south side of Heffron Street from Dan's Drive to the west shoreline of McDill Pond.

SECTION II: That subsections 50, 61, 220, 221, and 223 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **repealed**:

SECTION III: That subsection f of Section 9.05(aa)3 of the Revised Municipal Code, **Permit Parking** is hereby **repealed**:

SECTION IV: That subsection 207 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **amended** to read as follows:

9.05(g) 207 On the east and west sides of Third Street between Main Street and Center Point Drive.

SECTION V: That subsection 62 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **amended** to read as follows:

9.05(g) 62 On the west side of Union Street from Center Point Drive to Portage Street.

SECTION VI: That subsections 146 and 147 of Section 9.05(j) of the Revised Municipal Code, **No Parking Here to Corner** is hereby **repealed**:

SECTION VII: That subsection 1 of Section 9.05(aj) of the Revised Municipal Code, **Reserved Parking** is hereby **repealed**:

SECTION VIII: That subsection 331 of Section 9.05(g) of the Revised Municipal Code, **No Parking** is hereby **created** to read as follows:

9.05(g) 331 On the west side of Phillips Street from College Avenue to Briggs Street.

SECTION IX: These ordinance changes shall take effect upon passage and publication:

Approved: _____
Mike Wiza, Mayor

Attest: _____
Karlyn Krautkramer, City Clerk

Dated: July 1, 2020
Approved: July 20, 2020
Published: July 24, 2020