



MINUTES
REDEVELOPMENT AUTHORITY
OF THE CITY OF STEVENS POINT

Members

- Chairperson Schlice
- Vice-Chairperson Gardner
- Alderperson Kneebone
- Commissioner Cooper
- Commissioner Kemmeter
- Commissioner Ladick
- Commissioner Barrett

Date and Time:	July 16, 2024 3:00 PM	Location:	City Hall Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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Opening Section:

1. Roll Call
 - A. Called to order: 3:11PM
 - B. Present: Kneebone, Cooper, Schlice, Gardner, Kemmeter, Barrett
 - C. Excused: Ladick
2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson.
 - A. None.
3. Public comment for pre-registered individuals for matters appearing on the agenda.
 - A. None. Members of the public in the meeting are either applicants or affected by agenda items and would be requested to speak at that time.
4. Presentation by City Staff on Community Land Trust Update
 - A. Presentation given by Director Kernosky about the status of the Community Land Trust.

Discussion and Possible Action on the Following:

1. Approval of Minutes from the April 30, 2024 meeting of the Redevelopment Authority.
 - A. Discussion: None.
 - B. Motion: Kemmeter moves approval of the minutes as presented.
 - C. Second: Barrett seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

2. Approval of Housing Trust Fund Financials - April, May 2024
 - A. Discussion: Director Kernosky presents the Housing Trust Fund financials.
 - B. Motion: Cooper moves approval of the Housing Trust Fund financials as presented.
 - C. Second: Kemmeter seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

3. Approval of Housing Modernization Loan Program Financials - April, May 2024
 - A. Discussion: Director Kernosky presents the Housing Modernization Loan Program financials.
 - B. Motion: Kemmeter moves approval of the financial statements as presented.
 - C. Second: Kneebone seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

4. Retroactive Residential Infill Program Request - 140 Fourth Avenue
 - A. Discussion: Klesmith presents background information about the applicant's project and application.
 - B. Motion: Kemmeter moves approval of the request.
 - C. Second: Cooper seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

5. Residential Infill Program Update
 - A. Discussion: Klesmith presents frequently asked questions, recommended answers, and suggested changes to the program application.
 - B. Motion: Cooper moves approval of the recommended answers and changes with the addition that R1 properties are no longer eligible.
 - C. Second: Gardner seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

6. Land Lease for Food Sales Purposes at 3049 Church Street
 - A. Discussion: Klesmith provides background information regarding the site and request. Gardner questions soil quality of the site; Schlice questions requirement of insurance. Gardner questions the approval of adjacent businesses.
 - B. Motion: Cooper moves approval of the request under the condition that all vendors possess liability insurance and list the Redevelopment Authority as additionally insured.
 - C. Second: Kemmeter seconds.
 - D. Discussion: Barrett suggests including an escape clause; Kernosky recommends a 30- or 60-day notice. Schlice reaffirms that the lease require approval from the Redevelopment Authority.
 - E. Vote: Unanimous approval.

7. Consideration of Claim-Garrett Katerzyske-Damage to private sewer line.
 - A. Discussion: Director Kernosky presents background information regarding the site and replacement of the private sewer line.
 - B. Motion: Gardner moves denial of the claim and direct staff to negotiate with the claimant outside of the claim.
 - C. Second: Barrett seconds.
 - D. Discussion: None.

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E. Vote: Unanimous approval.

8. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
- Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10, Municipal Parking Lot #8 and RDA-owned properties adjacent (PID 281240832200420, 281240832200421, 281240832200425).
 - Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10 (PID 281240832202969, AKA Shopko Parking Lot).
 - Discussion on possible sale of the property at 217 Second Street and 1700 Strongs Avenue.

A. Motion by Alder Kneebone to enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:

- Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10, Municipal Parking Lot #8 and RDA-owned properties adjacent (PID 281240832200420, 281240832200421, 281240832200425).
- Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10 (PID 281240832202969, AKA Shopko Parking Lot).
- Discussion on possible sale of the property at 217 Second Street and 1700 Strongs Avenue.

B. Kemmeter seconds.

C. Roll:

- Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Barrett
- Nays:
- Motion carried 6-0.

9. Adjournment (Note: Commission will take no action in Open Session and will adjourn the meeting in Closed Session).

A. Adjourned at 4:52PM

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

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