



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:	February 25, 2025 2:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
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Opening Section:

1. Roll Call

Members Present: Schlice, Gardner, Kneebone, Kemmeter, Ladick, Barrett
Members Excused: Cooper

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.
3. Public comment for pre-registered individuals for matters appearing on the agenda.
 - Liz McDonald, 1760 Strongs Avenue, registered to speak on agenda item #4 and will speak at that time.

Discussion and Possible Action on the Following:

1. Approval of Minutes from the October 14, 2024 meeting of the Redevelopment Authority.
 - Motion: Ladick moves approval of the minutes from the October 14, 2024 meeting of the Redevelopment Authority.
 - Second: Kemmeter seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
2. Discussion and update on executed Lease Agreement for Municipal Lot #8 Parking Facilities with North Side Yard LLC.
 - Background: Director Kivela presents background information regarding the 20-stall lease executed with North Side Yard LLC with the option to terminate the lease agreement with a 6-month notice in case of development on the parcels.

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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.

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3. Discussion on future of Lot #8 Parking lot, parcel 281240832200421, and parcel 281240832200425.
 - Background: Director Kivela and Economic Development Specialist Klesmith present recent history of the parcel and need for direction when negotiating with developers. Further information from Director Lemke (Public Utilities) is requested regarding the need to move the stormwater main.
 - Discussion: Ladick posits that a smaller development that will not rely on the movement of the pipe may be preferred. Schlice, Gardner request that any development brought forward for negotiation or discussion either aid in the cost to move the stormwater pipe or not interfere with it.

4. Approval on sale of 1700 Strongs Ave.
 - Background: Director Kivela presents background information regarding the offer to purchase 1700 Strongs Ave.
 - Public Comment: Liz McDonald, 1760 Strongs Ave, speaks in opposition to the sale as the residents of this neighborhood need park space.
 - Discussion: Commissioners Kemmeter, Schlice, Gardner request additional information regarding the laterals serving the adjacent property through 1700 Strongs Ave. Director Kivela presents that the Public Utilities department has made attempts at working with the neighboring property owner to resolve the utility lines crossing the property.
 - Motion: Gardner moves to approve the sale of 1700 Strongs Ave contingent on staff working towards an amicable resolution of the utility lateral crossing the property.
 - Second: Ladick seconds the motion.
 - Vote:
 - Yea's: Schlice, Gardner, Kemmeter, Ladick, Barrett
 - No: Kneebone

5. Approval of modifications to existing housing grant and loan programs
 - Background: Economic Development Specialist Klesmith and Neighborhood Improvement Coordinator Kordus present background information regarding the requested modifications, included in the agenda packet.
 - Motion: Kemmeter moves approval of the modifications as presented.
 - Second: Kneebone.
 - Discussion: None.
 - Vote: Unanimous approval.

6. Approval of the creation of a Rental Improvement Loan Program.
 - Background: Klesmith presents an update from the previously drafted Rental Improvement Loan program.
 - Discussion: Commissioners Schlice, Gardner, Barrett request that modifications and clarifications be made based on the discussion, including: a clearly defined loan-to-value ratio, decrease in number of units eligible for repair to 4, removal of the partial loan forgiveness clauses, introducing more flexible loan terms (up to 10

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years), inclusion of “rental to residents at or below 80% the area median income” as a tenant access improvement.

- No action taken.
7. Discussion on the creation of a Commercial Revolving Loan Fund.
 - Background: Director Kivela presents background information regarding the need to further support the rehabilitation of downtown buildings and the expansion of downtown businesses. Kivela also presents background information regarding the USDA Intermediary Relending Program as a potential matching source of funds.
 - Discussion: Commissioners Gardner, Schlice question about the use and reallocation of previously set-aside funds, including the Façade Improvement Grant. Gardner expresses motivation to support larger business development with a loan fund. Schlice and Gardner ask for more frequent financial reports for the commission.
 8. Housing Loan and Grant Program Report
 - Background: Kivela presents the written report to the commission and the information session scheduled for Wednesday, March 26th for the housing programs.
 9. Update on former Shopko Site Developments
 - Background: Director Kivela presents information regarding discussions and dropped negotiations on potential Shopko projects, and on the progress of the workforce housing project.
 - Discussion: Ladick requests information the bus transfer center. Kivela provides update that the City would likely be moving the bus transfer center to the northwest development site in the conceptual plan.
 10. Adjournment.
 - Meeting adjourned at 3:50pm.

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Photos submitted by Liz McDonald as a portion of her testimony on agenda item #4. Photos were taken at the property being discussed.

