



AGENDA

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Members

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

Date and Time: May 15, 2025
3:00 PM

Location: Stevens Point Police Department -
Community Room
933 Michigan Avenue, Stevens
Point, WI 54481

Opening Section:

1. Roll Call.
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.

Discussion and Possible Action on the Following:

1. Approval of Minutes from the April 3rd, 2025, meeting of the Redevelopment Authority.
2. Approval of Downtown Redevelopment Fund and Associated Training.
3. Approval to Sell 217 Second St.
4. Discussion on a Regional Commercial Loan Buy Down Program
5. Discussion on Transfer Center Location and Parking for Redeveloped Parcels.
6. Discussion on 1101 Centerpoint Drive (Former Great Lakes Educational Loan Services).
7. Adjournment.

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

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

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



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:	April 3, 2025 3:00 PM	Location:	Stevens Point Police Department Community Room 933 Michigan Ave Stevens Point, WI 54481
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Opening Section:

1. Roll Call.

Meeting called to order at 3:00PM.

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

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.

Discussion and Possible Action on the Following:

1. Approval of Minutes from the February 25, 2025 meeting of the Redevelopment Authority.
 - Background: Minutes from the February 25, 2025 meeting of the Redevelopment Authority were included in the agenda packet.
 - Motion: Kemmeter moves approval of the Minutes included.
 - Second: Dave Ladick seconds the motion.
 - Discussion: None.
 - Vote: Unanimous approval
2. Discussion on end-of-year financial numbers, income statements, and balance sheets.
 - Background: Director Kivela provides the financial status of all funds, and overall

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- Kemmeter inquires about the Forest Cemetery fund, questioning if the recent projects started by the Portage County Historical Society used these funds to support the projects or if they could.
 - Chairman Schlice directs the body and staff to confirm with the Comptroller.
 - Gardner asks if the report includes outstanding loans.
 - Neighborhood Planner Klesmith provides additional input.
3. Approval of the creation of a Rental Improvement Loan Program.
- Background: Neighborhood Planner Klesmith provides a background of the Rental Improvement Loan Program and changes that were recommended by the Redevelopment Authority at its last meeting.
 - Gardner comments that the maximum loan value per unit may not be sufficient, the original seed requested of \$120,000 may not be sufficient
 - Barrett comments that a \$30,000 maximum loan may be more reasonable.
 - Ladick asks if the intent of the program is to fund the entire project.
 - Cooper asks if this is supplemental to a traditional loan.
 - Ladick recommends raising the minimum of \$25,000
 - Motion: Ladick moves to approve the rental improvement program with a higher loan maximum of \$25,000 and to seed the program with \$200,000.
 - Second: Kemmeter seconds the motion.
 - Gardner asks if there may be benefit to implementing a sliding scale for loan scaling.
 - Cooper recommends that if the program were to take off with high demand, then implement a scale.
 - Vote: Unanimous approval.
4. Discussion and possible action on the creation of a Commercial Revolving Loan Fund.
- Background: Klesmith provides additional context for the need of additional lending options for the Downtown District to support the advancement of the Downtown Targeted Area Master Plan. Klesmith provides additional information regarding the Central Wisconsin Economic Development Fund loans and examples of scenarios their loans would not be available.
 - Discussion:
 - Cooper asks if the staff have reviewed the Rural Business Development Grant program to help launch the program; Klesmith answers yes, that the programs had helped inspire the pursuit of establishing a revolving loan fund and that program or other USDA programs could help grow the fund.
 - Kneebone asks if the USDA will be able to support those programs; Klesmith answers that presently the programs are expected to be available.
 - Schlice asks if tax increment finance assistance would be able to support these projects; Klesmith answers that they might.
 - Gardner asks if tax increment funds could be used as a funding source for a revolving loan fund; Director Kivela answers that the TIDs for the district are not able to contribute at this time.

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- Schlice asks if the fund would be limited to just Downtown Stevens Point or open to the rest of the City; Klesmith answers that the intent would be to start the program focused on Downtown Stevens Point and expand to the rest of the City.

5. Discussion and update on the Downtown Targeted Area Master Plan

- Background: Klesmith provides an explanation of the recommended amendments to the Downtown Targeted Area Master Plan to replace conceptual plans for the Shopko site and add an additional graphic for the Riverfront site.
- Discussion:
 - Gardner questions if there is an advantage to locating the transfer center closer to Main Street. Ladick shares the same consideration, referencing a discussion with the former Director to acquire and demolish the building adjacent to the current transfer center.
 - Gardner asks if there would be restrooms proposed in the transit facility; Kivela answers yes. Klesmith references Central Transportation's plan to complete a full needs analysis and design of the transit center.
 - Kivela provides additional context for locating the transit center to the northwest parcel.
 - Kemmeter asks if there are plans for additional public parking; Klesmith answers, providing information on multiple strategies to maximize parking.
 - Ladick asks about the need to acquire EPA financing; Klesmith answers.
 - Ladick asks about parking in the right of way surrounding the Shopko parcel.
 - Kemmeter comments that the construction of residential properties would conflict with the park's parking needs; Kivela and Klesmith answer that parking will continue to be a major consideration to ensure Pfiffner Park will continue to be a community gathering place.
 - Gardner questions the soil conditions and that the development of the residential parcels may visually block the park from downtown.
- Motion: Cooper moves to recommend amending the Downtown Targeted Area Master Plan to replace the Shopko Site conceptual plan images and include the Riverfront conceptual image as presented to Common Council.
- Second: Barrett seconds the motion.
- Discussion:
 - Gardner moves to make friendly amendment to also require staff to review the possibility of moving the transit center closer to Main Street and replacing the conceptual transit center with private development, and perform a case by case review of parking availability when evaluating development proposals.
 - Ladick seconds the amendment.
 - Kivela asks for clarification on request to evaluate the location of the transit center.
 - Vote: Unanimous approval
- Vote: Unanimous approval.

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6. Approval of Request for Proposals for Shopko Parking Lot

- Background: Klesmith provides background on the new request for proposals for the south half of the Shopko site and requests approval to publish the request.
- Discussion:
 - Schlice asks for clarification on constructing the sign; Kivela answers.
- Motion: Gardner moves approval to publish the request.
- Second: Kemmeter seconds the motion.
- Discussion: No further discussion.
- Vote: Unanimous approval.

7. Update on sale of property - 1700 Strongs Ave

- Background: Director Kivela provides update on the sale of 1700 Strongs Avenue and the utility negotiations with the adjacent resident.

8. Adjournment

Meeting adjourned at 4:28p.m.



Memo

Chris Klesmith
Neighborhood Planner / Economic
Development Specialist

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
(715) 341-4171 | cklesmith@stevenspoint.com

To: Redevelopment Authority
From: Chris Klesmith
CC: Jarod Kivela
Date: May 7th, 2025
Subject: Downtown Revolving Loan Fund

Commissioners,

Attached to this memo is our draft of the “Downtown Development Fund,” the revolving loan fund that we had been discussing at recent meetings. Since our last discussion, I have been able to confer with lenders about the design of the program and have made some adjustments, including:

- Separating working capital and equipment expenses for different loan terms.
- Lessening the standard length of loan terms per lender recommendations.
- Clarifying that the program is a pilot to be initiated in, and focused on, Downtown Stevens Point.
- Allowing for up to a maximum of 20% of the fund balance to be allocated outside of the Downtown District.

In addition to the modifications, I would like to respond to a question that was asked at our most recent meeting. Chairman Schlice had asked if the projects that the Downtown Development Fund would support could also be supported by tax increment financing. I was incorrect in my response. While some projects may be supported by tax increment financing, majority of projects that would be supported by the Downtown Development Fund would not meet the “but, for” argument. For example, I have been in contact with three property owners that would likely utilize this revolving loan – one that would accelerate their business expansion to Q1 2026 or earlier, one that would begin a significant redesign of their building exterior (a repair that could use the façade grant program, but would be unreasonably expensive to do and not generate any increment), and another business owner that would expand their storefront to their basement and implement repairs that would allow them to occupy their second floor. None of these projects would satisfy the “but, for” argument, nor generate a significant amount of increment to warrant a development agreement for tax increment financing.

Staff have continued to evaluate an interest-buy down program for loans generated through the Central Wisconsin Economic Development Fund (CWED) as we’ll discuss later in this meeting. Our request will be reviewed by CWED next week Wednesday, May 21st. We believe this should be an additional service, not something that would replace the Downtown Development Fund. CWED loans cannot be accessed by property owners, unless the business owns the property itself. We have several property owners that do not operate the business in their space that could utilize these funds.

Because tax increment financing would not be appropriate for all of the potential projects within the district, and CWED programs are not accessible by general property owners who are actively trying to enhance their properties to support the district, and this fund could target other districts in the future, we believe this fund fills a gap in our tools to support local business and property owners.

We are officially requesting your approval of the loan program as presented, and to seed the program with \$250,000. Staff will begin constructing the loan review committee and soliciting for private partnership to expand the fund immediately following approval.

Cheers,

A handwritten signature in cursive script, appearing to read "Christopher Klesmith", with a long horizontal flourish extending to the right.

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point



Downtown Development Fund

Please read and fill out the application in its entirety, ensuring all relevant attachments are included upon submittal. Questions about the application process and pre-application meeting requests may be sent via email to cklesmith@stevenspoint.com or by calling the office at (715) 341-4171 any time M-F, 7:30am-4:00pm. Completed applications and attachments may be sent to cklesmith@stevenspoint.com or mailed to **Community Development Department, 1515 Strongs Avenue, Stevens Point, WI 54481.**

Program Overview

This program is pilot program designed to provide property owners and business owners in Downtown Stevens Point with a lower cost alternative to improve their buildings, invest in new equipment and technology, and enhance their businesses. Funds are designated for real estate rehabilitation, development, business expansion, and investments in businesses to keep them competitive. Loans are made at a 2.5-3.5% rate over a maximum of a 5-year term for working capital, 10-year term for equipment purchases, or a maximum 20-year term for real estate rehabilitation and development. A limited amount of funds is available to businesses and property owners outside of the district.

Loan applications are reviewed and approved by a committee of local professionals. Applicants are required to demonstrate their business plan and/or financial performance to be approved.

Eligible Projects

Due to the nature of Downtown development, a large variety of projects are supported through the Downtown Development Fund, including:

- Renovations of existing buildings in Downtown Stevens Point to address:
 - Necessary building structure and mechanicals replacements/improvements
 - Improvements to assist with energy efficiency
 - Expansion of business that utilizes vacant space in existing building
 - Enhancement of an existing building to generate or improve housing units
 - Repairs to preserve historic features of Downtown buildings
- Working capital to expand business inventory or equipment to enhance product lines and offerings or improve workflow efficiency
- Real estate redevelopment and construction loans to advance the Downtown Targeted Area Master Plan, including:
 - Hotels
 - Conference and arts centers
 - Residential or mixed-use properties
 - Office development or redevelopment

Eligible Properties

Projects within the Downtown Business Improvement District are eligible to receive assistance from the Downtown Development Fund. No more than 20% of the fund may be used for projects outside of this district. A map of this district is included in Appendix A. Projects outside of the district must meet all other eligibility requirements.



Total Financing, Loan Term, and Payments

The Downtown Development Fund will support projects up to 50% of the total fund or 50% of the total project costs, whichever is less. The applicant must provide equity in the project or finance the remainder of the project on their own accord. Other financiers are allowed to be in first position.

Loans may be repaid over a maximum of a 5-year term for working capital, 10-year term for equipment purchases, or a maximum 20-year term for real estate rehabilitation and development. Loan term may be negotiated to adequately support monthly repayment schedules. Loan payments will be withdrawn through ACH withdrawals, agreed to by the borrower.

Collateral

Borrowers must supply adequate collateral to cover the total of the loan. Borrowers must complete and submit a complete UCC1 Financing Statement with their loan application with collateral sufficient to cover one hundred percent of the loan value.

Approval by Committee

Downtown Development Fund Applications are reviewed by professional staff and a committee comprised of economic development and community professionals. Loans are reviewed at first available opportunity.

Fees

The following fees apply to loans made through the Downtown Development Fund. Filing, review, and recording fees are added to the value of the loan:

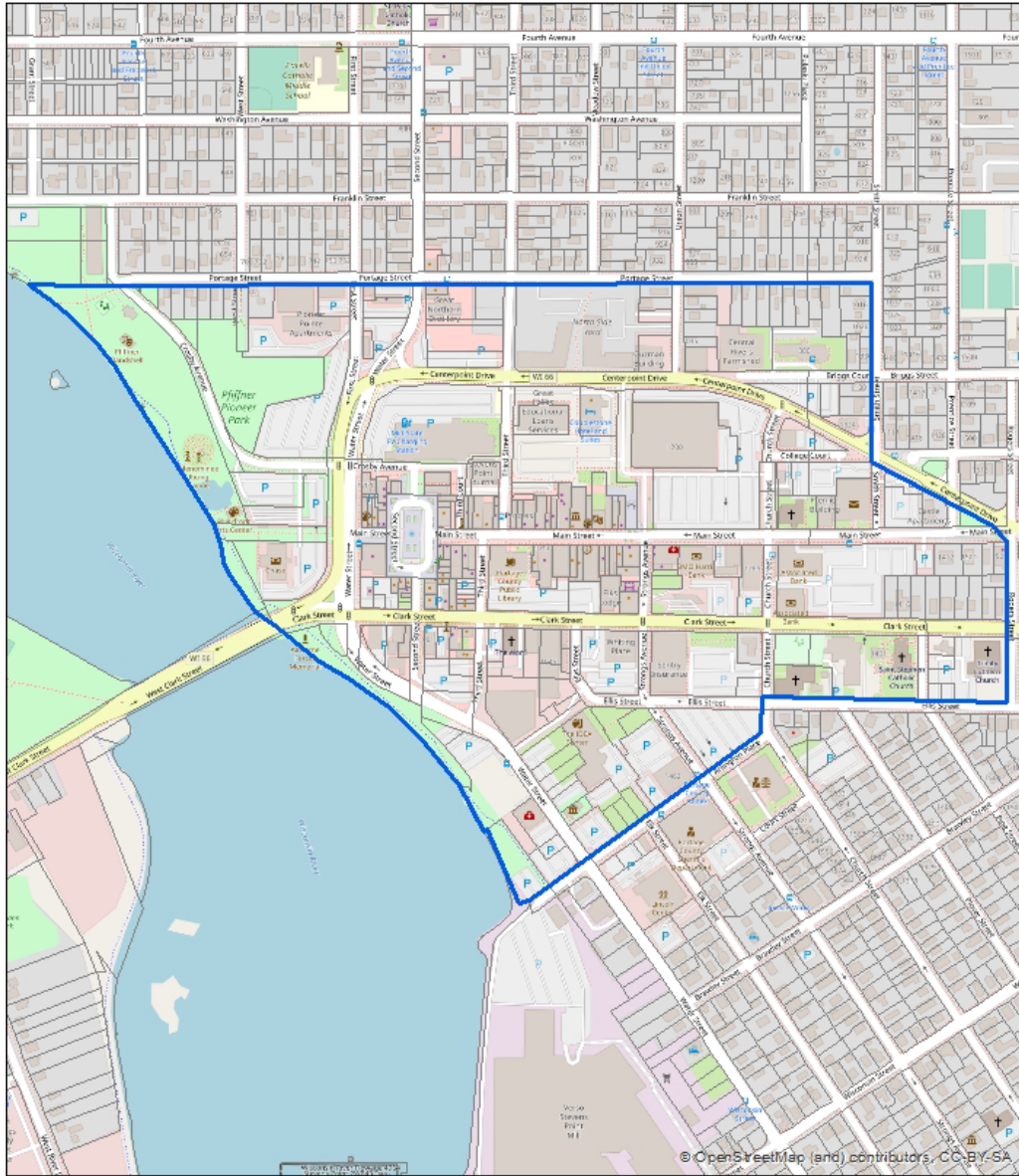
Fee Name	Amount	Notes
NSF Fee	\$50 each	Non-sufficient fund charges result in a one-time fee to re-process payments.
Late Fee	\$50 each	Late fees are applied after a 10-day grace period.
UCC Filing Fee	\$10	UCC filing fees are required to document collateral.
Title Review Fee	\$100 each	Title reviews are required for any real estate project or when real estate is provided as collateral.
Recording Fee	\$30 each	Recording fees are applied whenever a lien is placed on real estate.

The Loan Review Committee may grant exceptions to eligibility criteria at its discretion.

Appendix A

Map of Downtown Business Improvement District

2024 Downtown Business Improvement District Boundary



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Department of Community Development

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, City of Stevens Point cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. City of Stevens Point makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

Legend

Downtown BID Boundary





Loan Application

Business Information	
Type of Business:	
Legal Name:	
Trade Name:	
Mailing Address:	
City, State, Zip:	
Physical Address:	
County:	State of Organization:
FEIN:	
Phone:	Email:
CEO Name, Title:	
Date Business Established:	
SIC and/or NAICS Codes:	
Primary product or service:	
Current Employment (Total FTE's, and number of employees):	
Primary Contact Regarding This Project	
Contact Name and Title:	
Email Address:	
Phone:	
Address (City, State, Zip):	

Ownership Information			
Name (First, Middle Initial, Last)	Phone Number	Personal Financial Statement Attached	Ownership %
All Others:			
			100%



Project Information

Project Address:			
Project Type (Check all that apply):			
Working Capital		Business Expansion	
Equipment		Furniture & Fixtures	
Property Rehabilitation			
Property Development			
Project Summary:			

Project Timeline

Financing Secured By:	Begin Construction / Purchase By:
Achieve Occupancy By:	Full Utilization/Production By:

Projected Impact

Change in usable property:	
Change in total employment:	FTE:
	Part-Time:
Change in wages:	

Legal Information

Yes/No

Has the business, any owner, officer, subsidiary, or affiliate been involved in any lawsuits in the last 5 years or have any lawsuits pending?	
Has the business, any owner, officer, subsidiary, or affiliate ever been involved in any bankruptcy or insolvency proceedings or have any proceedings pending?	
Has the business, any owner, officer, subsidiary, or affiliate had any civil or criminal charges in the last 5 years that could have a material adverse impact on the project or have any charges pending?	
Does the business, any owner, officer, subsidiary or affiliate have any outstanding tax liens?	
Please attach a detailed explanation of any "Yes" responses.	

I certify that the information provided in this application is true and complete. I authorize Lender or its agents to verify the information obtained in this statement and to obtain additional information concerning my financial condition, including, without limitation, consumer credit reports, although Lender may rely on this financial statement without any further verification. I authorize Lender to furnish such information and any other credit experiences with me to others and to answer any questions about my credit experience and other financial relationships with Lender. I agree to notify Lender, in writing, of any change that materially affects the accuracy of this statement. Lender may share information bearing on my credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics or mode of living with its affiliates unless I direct Lender at the address above that such information if unrelated to my transactions or experiences with Lender may not be shared by Lender with its affiliates.

It may be a federal crime punishable by a fine of not more than \$5,000 or imprisonment for not more than two years or both to knowingly make false statements concerning any of the above information, under provisions of Title 18, United States Code, Section 1014.

(Date Signed)

Applicant Signature

Co-Applicant Spouse Signature

For married Wisconsin resident. I understand Lender may be required by law to give notice of any credit transaction to my spouse. The credit applied for, if granted, will be incurred in the interest of my marriage or family.

Applicant Signature



Loan Materials

Please fill out the table below, totaling all project costs and indicating which funding sources will be used for each use.

Uses of Funds	
Use	Amount
Land / Building Acquisition	
New Building Construction	
Machinery / Equipment	
Working Capital	
Other (Please Specify)	
Total Cost:	

Sources of Funds			
Bank	Owner	Development Fund	Other (Specify)
Total Sources:			

Financing Terms

Bank / Credit Union	
Amount	
Interest Rate	
Years	
Monthly Payment	
Collateral Pledged	

Other Financer 1	
Amount	
Interest Rate	
Years	
Monthly Payment	
Collateral Pledged	

Downtown Development Fund	
Amount	
Interest Rate	
Years	
Monthly Payment	
Collateral Pledged	

Other Financer 2	
Amount	
Interest Rate	
Years	
Monthly Payment	
Collateral Pledged	

New Financing Contacts				
Source	Source Name	Contact Name	Phone	Email
Bank / CU				
Other 1				
Other 2				



Personal Financial Statement						
<i>Please complete a form for each owner with 20% or more interest.</i>						
Name				Social Security Number		
Address				Date of Birth		
City		State		Zip		Phone

Assets	Amount	Liabilities	Amount
Cash		Credit Accounts, Bills Due	
Listed Securities		Short term notes to Financial Institutions	
Unlisted Securities		Short term notes to Others	
Homestead		Home Mortgage(s)	
Other Real Estate		Mortgages on other Real Estate	
Retirement Accounts, including IRAs		Real Estate Taxes	
Vehicles		Other Debts (list below)	
Personal Property			
Cash Value Life Insurance			
Other Assets (list below)			
Total Assets:		Total Liabilities:	
		Total Equity:	

Annual Income		Contingent Liabilities	
Salaries & Bonuses		Endorser/Guarantor	
Dividends & Interest		Legal Claims	
Other		Other	
Total		Total	

Cash and Cash Equivalents				
Type	Financial Institution	Amount	Account Name	Pledged to:



Listed Securities				
Cost	Description	Market Value	Account Name	Pledged to

Unlisted Securities				
Cost	Description	Market Value	Account Name	Pledged to

Real Estate Owned				
Property Type & Address	Cost	Market Value	Mortgage Amount	Pledged as Collateral

Notes Payable				
Secured?	Financial Institution	Original Balance	Current Balance	Date Due

Legal Information	Yes/No
Have you been involved in any lawsuits in the last 5 years or have any lawsuits pending?	
Have you ever been involved in any bankruptcy or insolvency proceedings or have any proceedings pending?	
Have you had any civil or criminal charges in the last 5 years that could have a material adverse impact on the project or have any charges pending?	
Do you have any outstanding tax liens?	
Please provide detail on any "Yes" response:	

I hereby certify that to the best of my knowledge and belief, this represents a full and accurate disclosure of my assets and liabilities as of the date signed below. I also understand submitting false or misleading information in connection with an application may result in the applicant being found ineligible for financial assistance under the funding program and may be subject to civil and/or criminal prosecution.

Signature

Date



Memo

Chris Klesmith
**Neighborhood Planner / Economic
Development Specialist**

City of Stevens Point
1515 Strongs Avenue

Stevens Point, WI 54481

(715) 341-4171 | cklesmith@stevenspoint.com

To: Redevelopment Authority
From: Chris Klesmith
CC: Jarod Kivela
Date: May 7th, 2025
Subject: Pre-approval to Sell 217 Second Street

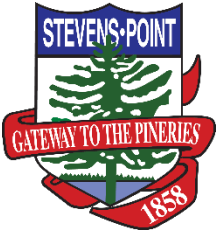
Commissioners,

Staff had been contacted by the owner of New Leaf Building and Remodeling, a reputable home builder in the region with active listings in Wausau, to acquire and build a single-family residence on 217 Second Street. Staff had hoped to receive an official offer to purchase the property prior to this meeting, but unfortunately we have yet to receive it.

In preparation for an incoming offer, staff are seeking pre-approval from the Redevelopment Authority to sell 217 Second Street at the advertised listing price (\$25,000) to New Leaf Building and Remodeling in order to accelerate the construction on the lot.

Cheers,

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point



Memo

Chris Klesmith
**Neighborhood Planner / Economic
Development Specialist**

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
(715) 341-4171 | cklesmith@stevenspoint.com

To: Redevelopment Authority
From: Chris Klesmith
CC: Jarod Kivela
Date: May 7th, 2025
Subject: Central Wisconsin Economic Development Fund Buy-Down

Commissioners,

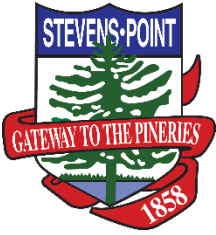
Attached to this memo is the request which has been delivered to the Central Wisconsin Economic Development Fund to discuss at our upcoming meeting on Wednesday, May 21st. The administrators of the fund have expressed that they would like firm details on the operations of the program, which are included in the request.

Please take note of these details and should this body recommend any changes to this request be made prior to the upcoming meeting, staff will relay those changes at the meeting.

We look forward to discussion about this program as another way to support business development in Stevens Point, and may find that other communities in the region may consider this option.

Cheers,

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point



Memo

Chris Klesmith
Neighborhood Planner / Economic
Development Specialist

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
(715) 341-4171 | cklesmith@stevenspoint.com

To: Central Wisconsin Economic Development Fund
From: Chris Klesmith
CC: Jarod Kivela, John Gardner, John Schlice
Date: May 5, 2025
Subject: Requests to Support CWED Lending

To the members of CWED -

Earlier this year, Director Kivela and I had evaluated the recently approved targeted area master plan for Downtown Stevens Point and began seeking solutions to propel this community development goal. The plan incorporates a significant amount of multifamily residential, mixed-use residential and retail construction, expansion of entertainment venues, and expansion of public spaces. Acknowledging that CWED does not currently loan to residential or mixed-use projects, we hypothesized establishing our own revolving loan fund to accelerate downtown development with the support of our Redevelopment Authority. We have had significant interest in our downtown business and property owners in accessing lower interest rate loans to implement their projects.

The members of our Redevelopment Authority asked that we explore alternatives before establishing our own program, namely ways in which we all may be able to increase the utilization of CWED's loan programs. First, they had requested we explore an interest buy-down program. Below would be the proposed structure of such a program:

- The Redevelopment Authority would support any gap-financing or microloan application within the city limits of the City of Stevens Point.
- The Redevelopment Authority would purchase up to 2% of the interest annually for a loan applicant, up to \$20,000 per year, for the length of the loan, paid directly to CWED or reimbursed to the business.
- The Redevelopment Authority would make the annual payment through the initial term of the loan. If the borrower requires a loan extension, the Redevelopment Authority will discuss extending the annual payment with the borrower and CWED.

The Redevelopment Authority feels this buy-down program would be sufficient to enhance the distribution of CWED funds. However, this method still leaves one major component of our economic development strategy unaddressed: housing. We may continue to explore our own lending efforts to support second floor housing options in our commercial districts because of their direct impact on the commercial district. We hope lending for housing may be of interest to other representatives in Central Wisconsin and due for discussion at a later date.

We are committed to enhancing the use of these funds for regional impact and believe there may be opportunities in each of our communities to use this strategy as well. Should you have any questions about the proposal from our Redevelopment Authority please reach out at any time.

Cheers,

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point



MEMORANDUM

To: Redevelopment Authority of Stevens Point
From: Jarod Kivela, Director of Community Development
Date: May 5, 2025
RE: **Transfer Center Location**

As requested during the last RDA meeting, city staff have evaluated the alternative Main Street location (off of Main St. to the west of Strongs Ave.) for the transfer center. Through discussions with various departments, moving the transfer center to this location is **not** recommended. Below is a list of reasons to accompany this recommendation.

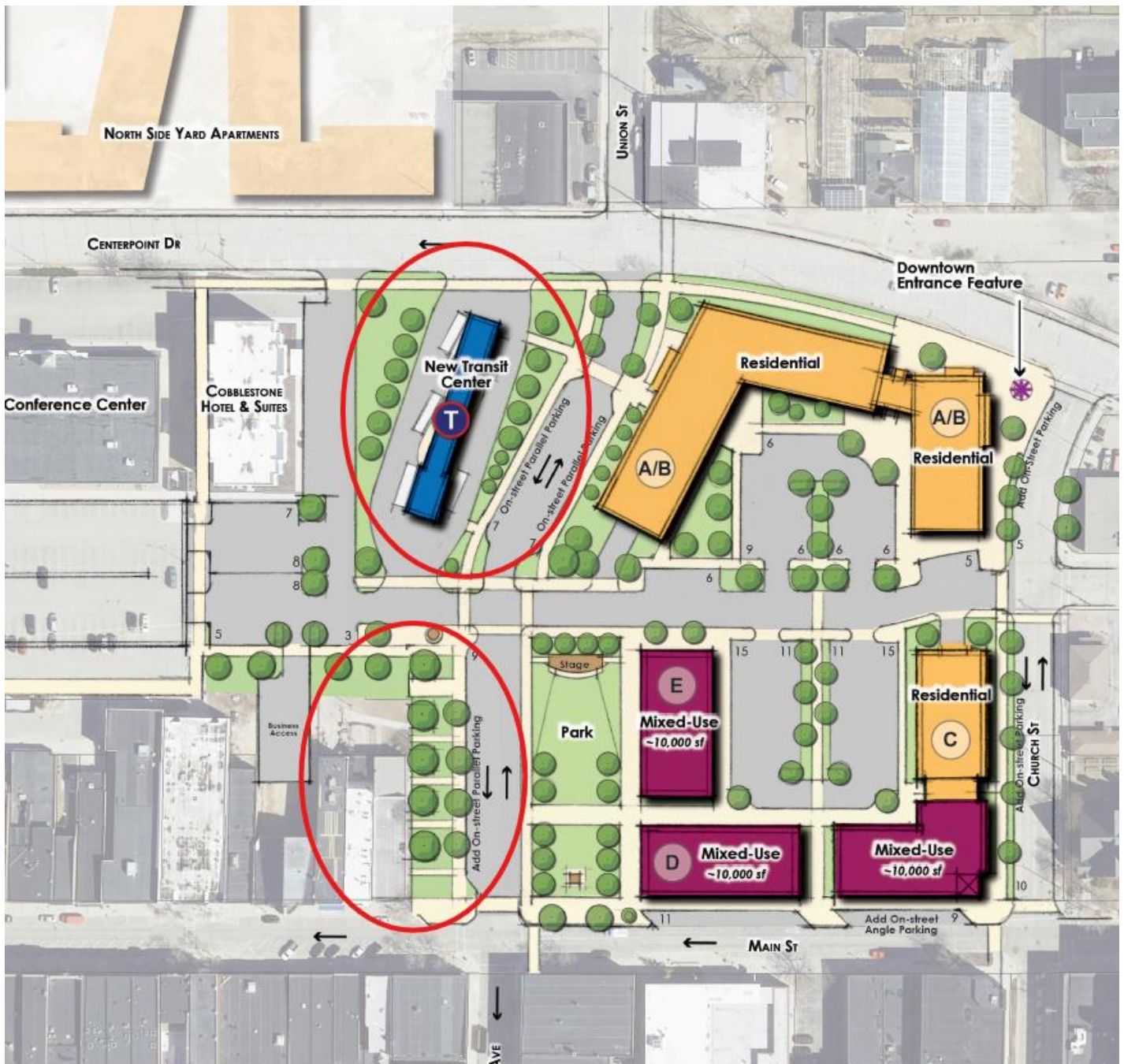
- **Central location without disrupting Main Street development.** The currently proposed Centerpoint location sits just off Main Street (1 block), keeping the transfer center centrally located and accessible, while preserving Main Street frontage for private development and more pedestrian-focused uses. Site lines to the station will remain highly visible, and the site design of green space and pedestrian pathways will make it easy to get from the setback Centerpoint location to Main Street.
- **Decreased Safety.** By bringing the transfer center into the more pedestrian-focused area (Main Street location), additional conflict points are created, which may result in additional vehicle-to-pedestrian accidents.
- **Excellent route connectivity.** The currently proposed Centerpoint location provides strong access to and from major corridors like Union, Main Street, Strongs Avenue, and Centerpoint Drive. This supports efficient routing and minimizes unnecessary turns or delays. If the transfer center were to be moved to the Main Street location, the design of the center would have to be significantly modified and would become less efficient.
- **Character and green space.** The site enhances the area by maintaining green space and fitting well with the surrounding downtown environment. It helps create a welcoming, functional space that aligns with the character of Stevens Point. Removing a structure adjacent to our historic Main Street and replacing it with a transfer station would

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significantly diminish the character of the area and the goals of keeping the main street corridor historic in looks and feel.

- **Developable land.** While moving the transfer center to the Main Street location would open up a parcel for development, staff does not feel the benefit would outweigh the cost. This relocation would result in a building needing to be demolished, additional work (wall and foundation) with the remaining structure that is adjacent, and additional stormwater requirements. A significant amount of evaluation work and planning would need to occur prior to an official decision to move the transfer station to this location, further delaying this development.
- **Environmental and infrastructure considerations.** While we'll continue to look into this further, this site appears to pose fewer concerns related to stormwater runoff, especially compared to the alternate site that would require demolition and redevelopment of existing structures.





Memo

Chris Klesmith
**Neighborhood Planner / Economic
Development Specialist**

City of Stevens Point
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Stevens Point, WI 54481
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To: Redevelopment Authority
From: Chris Klesmith
CC: Jarod Kivela
Date: May 7th, 2025
Subject: Report of Downtown Parking, Shopko Site Workshop

Commissioners,

When discussing the amendments to the Downtown Targeted Area Master Plan at our last meeting, parking considerations were a frequent discussion topic. Staff are preparing a public information meeting and planning workshop for the right of way design surrounding the Shopko parking lot for 6-7:30PM on Wednesday, May 28th, in the Community Engagement Room of Midstate Technical College's downtown campus (1001 Centerpoint Drive).

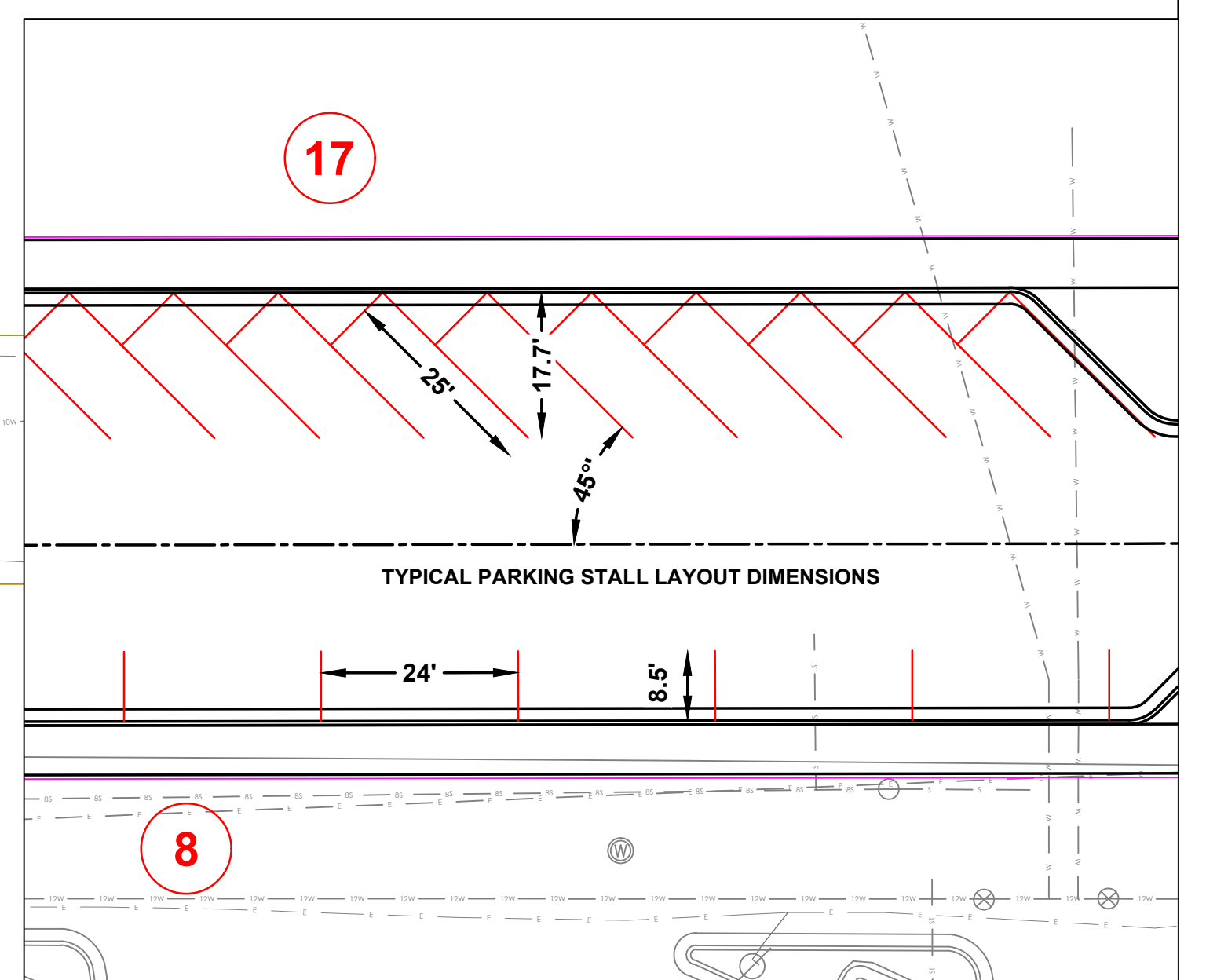
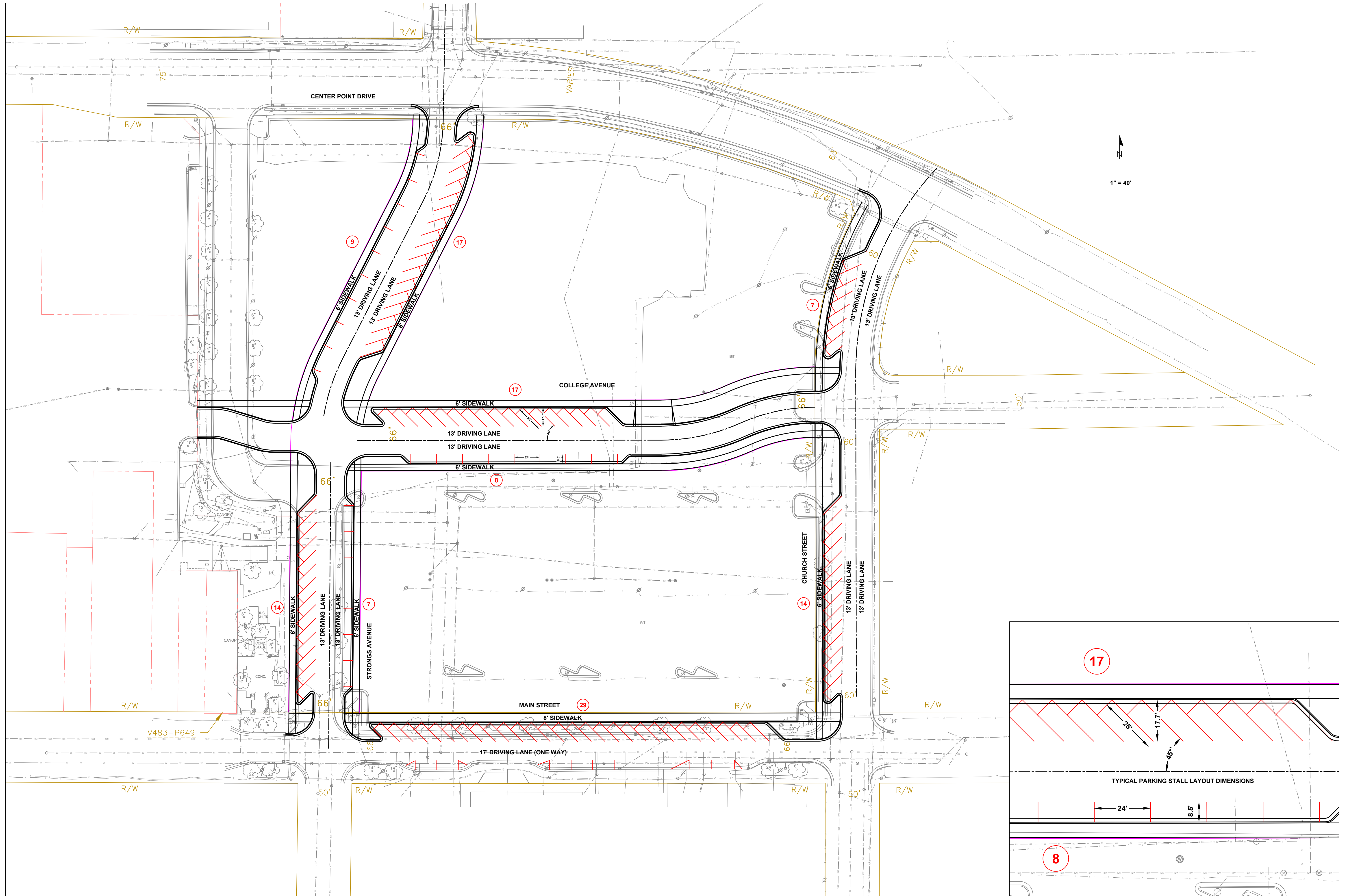
Reviews of previous parking studies show that the Shopko parking lot is comprised of 437-442 stalls currently, which includes stalls along the northern border of the site along Centerpoint Drive. Please note that this lot is not fully utilized – there are only 306 stalls south of the former building, and this quantity of parking is reported to be only half utilized on a regular basis. Lot 11 to the northeast of the Shopko parcel is also being evaluated for its vacancy. Lot 11 is comprised of 76 stalls, with frequent reports that the lot is less than half utilized on a regular basis, majority of the users being employees of the Stevens Point Housing Authority.

The workforce housing development currently being proposed for the northern half of the parcel includes 85 above-ground parking stalls. If EPA financing is secured, this could expand up to 140 stalls. The developer is still completing their parking study for the project, but believe that the 85 stalls would suffice for their project. Staff would propose that additional residential or permit parking be used for overflow in Lot 11, if needed. The conceptual plan for the south half of the Shopko parcel includes 52 surface parking stalls, and preliminary estimates from our right-of-way designs could add between 104 and 137 stalls in the right of way.

In total, if underground parking were secured through EPA support and forester recommendations are followed for street tree planting, the Shopko site would be reduced to a maximum of 296 stalls, plus the capacity to absorb parking in Lot 11, which would be in line with the reported usage of the Shopko lot. Attached to this memo are draft plans for the right of way and cross sections for discussion.

Cheers,

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point





MEMORANDUM

To: Redevelopment Authority of Stevens Point

From: Jarod Kivela, Director of Community Development

Date: May 7, 2025

RE: **Update on 1101 Centerpoint Drive (Former Great Lakes Loan Servicing Building)**

Purpose:

To provide the RDA with an initial update on the status and future considerations regarding the building at **1101 Centerpoint Drive**, formerly occupied by Great Lakes Loan Servicing.

Background:

Staff has been evaluating potential options for the future use of the building at 1101 Centerpoint Drive. Since the departure of the Great Lakes Loan Servicing operation, the building has remained largely vacant aside from limited uses such as serving as a polling location.

Recently, a few interested parties have approached the City regarding potential use of the building, prompting staff to conduct additional research to clarify the building's current ownership status and related obligations.

Key Findings:

1. Ownership and Control

- The building is currently owned by the Centerpoint Mall Corporation (CMC) under a lease-to-own arrangement with the RDA/City.
- Once the lease payments are completed, the property title will transfer to the City's Redevelopment Authority (RDA).

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- At that time, the RDA will serve as the deciding entity regarding the property's future—whether to sell, lease, and at what terms.
- Staff plans to bring **a closed session item** forward at a future meeting to discuss proposals from two interested parties: one interested in leasing the building and another seeking to purchase it.

2. **City Financial Contribution**

- The City has been making lease payments for the building out of Tax Increment District (TID) funds.
- It is the City's intention to recoup a portion of any future sale or lease proceeds in order to reimburse the TID and potentially apply those funds toward other development efforts.
- This financial discussion will be brought forward at a later date when specific proposals are under consideration.

3. **Potential for Early Transfer**

- The Centerpoint Mall Corporation has indicated a willingness to consider an early payoff and transfer of ownership to the RDA if it intends to sell or start leasing the building earlier than mid-2026 (when the lease-to-own is finalized).
- In exchange, the City would need to cover the fees associated with the payoff, legal documentation, and redrafting of agreements.
- Discussions between staff and CMC are ongoing, and no final terms have been reached at this time.

Next Steps:

This memo serves as a starting point for ongoing conversations regarding the future of 1101 Centerpoint Drive. Staff will return with further updates and formal items for Council consideration, including potential real estate transactions, financial arrangements, and development opportunities.