



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: July 31, 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 July 8th, 2025, meeting of the Redevelopment Authority
2. Public Hearing and Action on a Determination of Blighted Properties – Parcels 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814
3. Discussion and Possible Action on an Interest Buy Down Program with the Central Wisconsin Economic Development Fund (Commercial Revolving Loan Program)
4. Summary of Development Discussions and Interest - Shopko Redevelopment
5. 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:	July 8, 2025 3:00 PM	Location:	Stevens Point Police Department Community Room 933 Michigan Avenue Stevens Point, WI 54481
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Opening Section:

1. Roll Call.
 - Meeting called to order at 3:00PM.
 - Members Present: Schlice, Kneebone, Cooper, Kemmeter, Ladick, Barrett
 - Members Excused: Gardner
 - Members Absent:
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.
 - No registered speakers.
3. Public comment for pre-registered individuals for matters appearing on the agenda.
 - No registered speakers.

Discussion and Possible Action on the Following:

1. Approval of Minutes from the May 15th, 2025, meeting of the Redevelopment Authority.
 - Background: Minutes from the May 15th, 2025 meeting of the Redevelopment Authority are included in the agenda packet.
 - Motion: Ladick moves to approve the minutes from the May 15th, 2025, meeting of the Redevelopment Authority.
 - Second: Kemmeter seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
2. Easement Request – 1124 Main Street (Opera House Development)

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- Background: Director Kivela provides background information regarding the request and the existing electrical easements and utilities on the property.
 - Motion: Kemmeter moves approval of the easement request as presented.
 - Second: Ladick seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
3. Amendment to Restrictive Covenants - Shopko Parking Lot Parcel
- Background: Director Kivela and Neighborhood Planner / Economic Development Specialist Klesmith provide background information regarding the proposed amendment to the restrictive covenants placed on the Shopko Parking Lot Parcel.
 - Motion: Cooper moves approval of amendment as presented.
 - Second: Kneebone seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
4. Contract with Stantec Consulting Services Inc. for a Phase 1 Environmental Assessment
- Background: Klesmith and Kivela provide background information on the need for the environmental site assessment prior to acquisition.
 - Motion: Kemmeter moves approval of the contract with Stantec Consulting Services Inc. for a Phase I Environmental Site Assessment.
 - Second: Kneebone seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
5. Updated Listing Contract with First Weber - Third St and Portage St
- Background: Director Kivela provides background information on the parcel and listings through the proposed listing agent.
 - Motion: Ladick moves to approve the listing contract.
 - Second: Kemmeter seconds.
 - Discussion:
 - Schlice clarifies that the sale will require the new owner to complete a project by a due date.
 - Kivela clarifies that any offer to purchase, should it differ from the listing price, will be brought before the Redevelopment Authority.
 - Vote: Unanimous approval.
6. Adjournment
- Meeting adjourned at 3:23 PM.

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



Memo

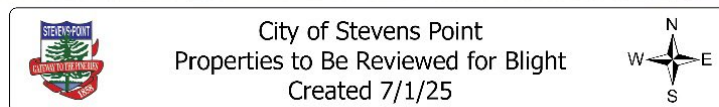
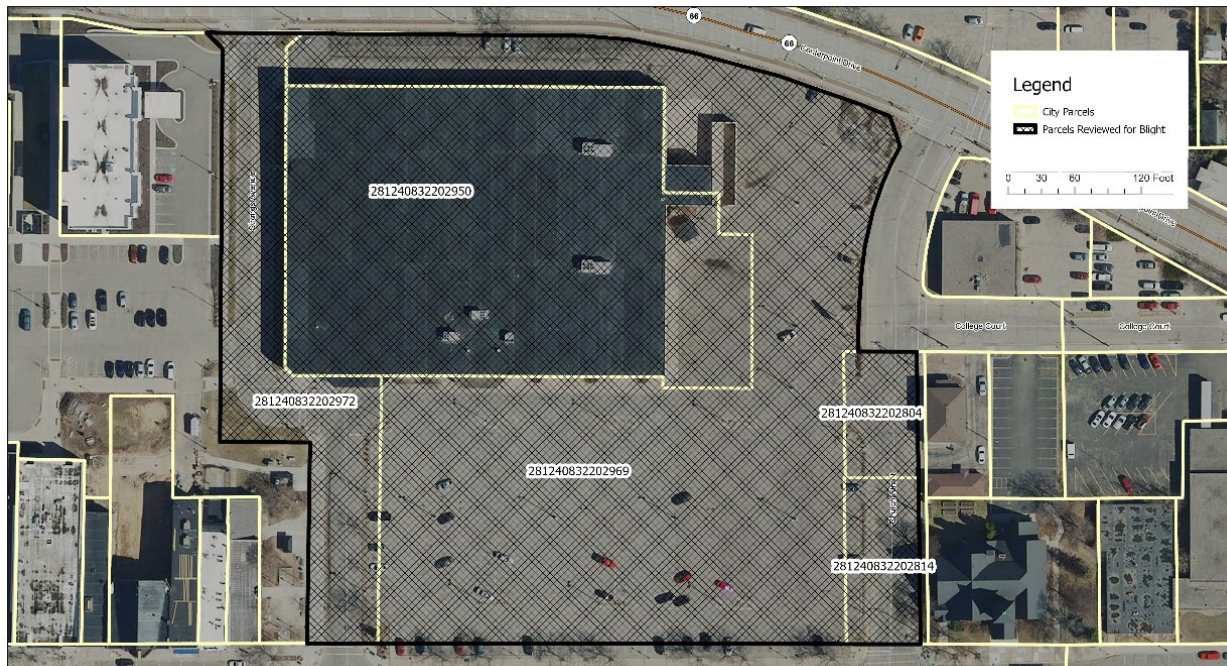
Chris Klesmith
**Neighborhood Planner / Economic
Development Specialist**

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: July 25, 2025
Subject: Public Hearing and Action on the Determination of Blighted Properties, Parcels
281240832202950, 281240832202969, 281240832202972, 281240832202804, and
281240832202814

Commissioners,

In order for the Redevelopment Authority of the City of Stevens Point to properly acquire the Shopko Parcels for redevelopment according to Wis Stats 66.1333 and to meet Wisconsin Department of Natural Resource (WDNR) standards to qualify for assistance to remediate contaminated soils for redevelopment, acquisition of the parcels needs to be for one of several reasons (e.g. condemnation, properties located in a “blighted” tax increment financing district (TID), properties determined to be blighted by a city’s redevelopment authority). When reviewing the Shopko parcels and the associated Bureau for Remediation and Redevelopment Tracking System (BRRTS) case, #02-50-586653, with WDNR staff, there had been no determination of blight or condemnation of some of the parcels. Additionally, because TIDs 6 and 10 were established as “rehabilitation” and “rehabilitation – conservation” districts, the WDNR did not recognize the purpose of these districts as “blight elimination” districts.



As previously shared with this commission, there is significant shallow soil contamination throughout and around the Shopko parcels that will need to be addressed while executing the redevelopment plan outlined in the Downtown Targeted Area Master Plan, and working with the WDNR to secure additional financial support through the Ready for Reuse program and the Wisconsin Economic Development Corporation's Brownfield Cleanup grant relies on their support and approval.

According to Wis Stats 66.1333(2m)(bm), "Blighted property" means "any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community."

Upon review, staff believe the properties meet the definition of 66.1333(2m)(bm) for several reasons:

- The presence of environmental contamination documented in the Site Investigation Report completed on August 30, 2024 for the City of Stevens Point plays a role in prohibiting redevelopment of the site. Exhibits from the report will again be referenced during the public hearing, and the full report is available upon request.
- The properties are predominantly open, consisting of a parking lot, closed demolition site, and roadways. Recent photo review of the parking lot shows anywhere from 103 to 134 stalls of the lot being occupied at any point in time during weekday working hours. This equates to an occupancy rate of 23-30%.
- The lot layout or platting is not conducive for development projects. Parcel 281240832202950 is not technically accessible via right-of-way and is predominantly surrounded by parcel 281240832202969. Furthermore, parcel 281240832202969 contains sections that would not support a building that would be comparable to the historic district *or* recent developments.
- Lack of development on the parcels is contributing to a significant loss of tax revenue to the City and constitutes an economic and social liability. The average tax value per acre in the downtown business improvement district calculated in the 2024 assessment levy was \$2,374,189. The size of the parking lot alone is 3.5 acres, resulting in an approximate loss of \$73,706 annually. Newer developments produce a higher value per acre.
- A total of 94 independent emergency responses were made to the property address of 1200 Main Street from 1/1/24 to 7/24/25.

Furthermore, to qualify for certain state and federal economic assistance for brownfield redevelopment, programs such as the Environmental Protection Agency's Brownfield Cleanup grant require that all land considered in a grantable project are owned by the same entity.

It is staff recommendation that, based on the reasons listed above and others that may be discussed at the public hearing, the Redevelopment Authority determine the Shopko properties, parcels 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814, are blighted properties according to Wis Stats 66.1333(2m)(bm) and recommend the attached blight determination resolution be approved by the Common Council.

If you have any questions about the information presented in this memo or the attachments, please call me or email me and Director Kivela, jkivela@stevenspoint.com, in advance of the public hearing.

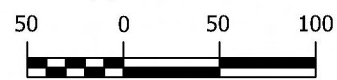
Cheers,

A handwritten signature in cursive script, appearing to read "Christopher Klesmith".

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



SCALE IN FEET



LEGEND

- APPROXIMATE PROPERTY LINE
- ESTIMATED EXTENT OF RCRA METALS IN SOIL EXCEEDING WDNR RCL FOR PROTECTION OF GROUNDWATER AND/OR BTV
- SOIL BORING LOCATION
- SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
- SOIL BORING LOCATION (SHOPKO BUILDING INVESTIGATION)
- SOIL BORING AND TEMPORARY MONITORING WELL LOCATION (SHOPKO BUILDING INVESTIGATION)
- VAPOR MONITORING POINT (SHOPKO BUILDING INVESTIGATION)



1165 Scheuring Road, Green Bay, Wisconsin 54115
 Phone: 920-592-8400 Fax: 920-592-8444

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DATE: 04/02/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707942	FIGURE 4a
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ESTIMATED EXTENT OF RCRA METAL CONTAMINATION IN SOIL

ADJACENT PARKING LOT
 0 MAIN STREET
 STEVENS POINT, WISCONSIN



LEGEND

- APPROXIMATE PROPERTY LINE
- ESTIMATED EXTENT OF PAHs IN SOIL EXCEEDING WDNR INDUSTRIAL AND/OR NON-INDUSTRIAL DIRECT CONTACT RCL
- ESTIMATED EXTENT OF PAHs IN SOIL EXCEEDING WDNR RCL FOR PROTECTION OF GROUNDWATER
- SB3 SOIL BORING LOCATION
- SB1/TW1 SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
- SB32 SOIL BORING LOCATION (SHOPKO BUILDING INVESTIGATION)
- SB34/TW12 SOIL BORING AND TEMPORARY MONITORING WELL LOCATION (SHOPKO BUILDING INVESTIGATION)
- VP-1 VAPOR MONITORING POINT (SHOPKO BUILDING INVESTIGATION)



SCALE IN FEET



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DATE: 04/02/24 DRAWN BY: JRB PROJECT MANAGER: LPC PROJECT NUMBER: 193707942 FIGURE 4b

ESTIMATED EXTENT OF PAH CONTAMINATION IN SOIL

ADJACENT PARKING LOT
 0 MAIN STREET
 STEVENS POINT, WISCONSIN

**RESOLUTION DECLARING PROPERTY TO BE BLIGHTED
AND AUTHORIZING THE REDEVELOPMENT AUTHORITY TO ASSIST THE
REDEVELOPMENT OF THE PROPERTY; AND DECLARING INTENT TO PURSUE
TECHNICAL AND FINANCIAL ASSISTANCE TO REDEVELOP THE PROPERTY**

WHEREAS, Section 66.1333, Wisconsin Statutes, as amended (the "Act"), states that it is the policy of this state to protect and promote the health, safety and general welfare of the people of the state in which blighted areas exist by the elimination and prevention of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well- planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and

WHEREAS, this Common Council created a Redevelopment Authority (the "Authority") to eliminate or prevent substandard, deteriorated, obsolete and blighted areas in the City of Stevens Point, Wisconsin (the "City"); and

WHEREAS, the properties in the City which are described as parcel numbers 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814 (collectively, the "Shopko Properties") were determined by Stantec to have recognized environmental conditions that present a threat to human health or the environment in a Site Investigation Report prepared for the City in August 2024; and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Shopko Properties will protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, the Authority proposes to acquire the Shopko Properties for the purpose of carrying out blight elimination and urban renewal projects and, as required by Section 66.1333(5)(c)2., Wisconsin Statutes, certain procedures must be followed to acquire property for such purposes; and

WHEREAS, the City is the owner of the Properties; and

WHEREAS, Section 5(c)1g. of the Act provides that the Authority may acquire blighted property without designating a redevelopment area or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council by at least a two-thirds vote; and

WHEREAS, on July 31, 2025 the Authority conducted a duly-noticed public hearing at which all interested parties were afforded a full opportunity to express their views respecting the determination of blight for the Shopko Properties; and

WHEREAS, Section 66.1333(5)(c)2., Wisconsin Statutes requires that notice of the public hearing, describing the time, date, place and purpose of the hearing and generally identifying the properties involved be given to each owner of the properties at least 20

days prior to the date set for the hearing, by certified mail with return receipt requested; and

WHEREAS, the City received notice of the public hearing on July 3, 2025; and

WHEREAS, after the public hearing the Authority (i) found the Shopko Properties to be "blighted properties" within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes, and (ii) submitted the blight determination and proposed acquisition of the Shopko Properties for the purpose of carrying out blight elimination and urban renewal projects to this Common Council for approval; and

WHEREAS, in accordance with the Act, this Common Council now finds it necessary and in the public interest that the Authority undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of the Shopko Properties and to promote redevelopment and urban renewal on the Shopko Properties; and

WHEREAS, this Common Council has studied the facts and circumstances relating to the Shopko Properties and the proposed acquisition of the Shopko Properties, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section (2m)(bm) of the Act, (ii) the Stantec Site Investigation Report and Staff Report to the Authority with respect to the existence of blight on the Shopko Properties in the context of the Act, (iii) the past and existing condition of, and the proposed uses of, the Shopko Properties as previously approved in the Downtown Targeted Area Master Plan, and (iv) the goals and objectives of the proposed acquisition of the Shopko Properties; and

WHEREAS, the City favors the construction of affordable housing on parcels identified for Residential development on the Shopko Properties; and

WHEREAS, to remedy the blighting conditions on the Shopko Properties, the Authority plans to negotiate development agreements in partnership with the City to fulfill the Downtown Targeted Area Master Plan; and

WHEREAS, the Authority intends to apply for technical and financial assistance through the Wisconsin Department of Natural Resources, the Wisconsin Economic Development Corporation, the United States Environmental Protection Agency, the United States Department of Agriculture, and other agencies to remedy the blighting conditions and the City may authorize the Authority and City staff to apply for such assistance.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Stevens Point as follows:

1. The Common Council hereby finds, determines and declares that the Shopko Properties are blighted properties as of the times described in the Stantec Site Investigation Report and Staff Report to the Redevelopment Authority within the meaning of Section (2m)(bm) of the Act which substantially impair or arrest the sound growth of the community.

2. The Common Council finds that designating a boundary or adopting a redevelopment plan is not necessary to determine the need for the acquisition of the Shopko Properties, the uses of the Shopko Properties after acquisition, and the relation of the acquisition to other property redevelopment by the Authority. The Downtown Targeted Area Master Plan as amended on May 19, 2025 shall provide sufficient direction.

3. The Common Council hereby finds that it is in the best interest of the City to have the Authority acquire the Shopko Properties and jointly negotiate for the redevelopment of the Shopko Properties.

4. The Common Council hereby finds that the staff of the City and Authority are authorized to continue to pursue technical and financial assistance for the redevelopment of the Shopko Properties provided by the Wisconsin Department of Natural Resources, Wisconsin Economic Development Corporation, the United States Environmental Protection Agency, United States Department of Agriculture, and other organizations. All actions taken in connection with acquiring such assistance are hereby ratified.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated:

Adopted:

Drafted by: Christopher Klesmith

Return to: City Clerk



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 of the City of Stevens Point
From: Chris Klesmith
CC: Jarod Kivela
Date: July 25, 2025
Subject: CWED Interest Rate Buy Down Program

Commissioners -

The Central Wisconsin Economic Development Fund (CWED) board and executive committee had reviewed the request of the Redevelopment Authority of the City of Stevens Point to establish an interest rate buy down program with the initially presented structure of:

- 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 CWED board recommended that the Authority deliver payment directly to the borrower, and that the City of Stevens Point representative for CWED be involved in the underwriting process for applicants from the City. A separate agreement would be made between the Authority and the borrower.

Staff would recommend that the Authority give due consideration to approving this program as it has the potential to expend funds with no mechanism of return. As outlined by Comptroller/Treasurer Ladick's projections, Authority funds have the potential to be expended in approximately 18 years if program utilization remains constant. Staff would recommend placing a conservative limit to the total amount of funds that can be expended through this program annually, and considering if there are any eligibility requirements separate from the CWED underwriting process.

Cheers,

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