



Our intention is to have in-person meetings going forward. The Business Park Business Improvement District Board meeting will be held at the Stevens Point Transit Center located at 2700 Week Street. This in-person location will meet the legal requirement for our open meetings.

Members

- Jim Anderson
- Jeff Ramlow
- Mike Trzinski
- Debra Marten
- Chase Rettler
- Director Jarod Kivela
- Alderperson Steinmetz

AGENDA

BUSINESS PARK BUSINESS IMPROVEMENT DISTRICT BOARD MEETING

Date and Time:	August 21, 2025 9:00 AM	Location:	Conference Room Stevens Point Transit Center 2700 Week Street Stevens Point WI 54481
-----------------------	----------------------------	------------------	--

Opening Section:

1. Roll Call.
2. General Reports and Updates
 - A. City Staff Updates
 - B. Executive Director Report
 - C. Board Chair Report
 - D. Treasurer Report

Discussion and Possible Action on:

1. Approve Meeting Minutes from May 16th, 2025 Portage County Business Park Business Improvement District Meeting
2. Presentation by and possible discussion with Andrew Beveridge, City Attorney, on proper meeting rules, governmental body regulations, and general governmental processes
3. Discussion on the latest Owners Association meeting and outcome
4. Discussion on the current process for amending the Deed Restrictions and Protective Covenants and Dissolving the Owners Association meeting
5. Discussion on the next steps for additional amendments to the Deed Restrictions and Protective Covenants

6. Discussion on the budget process, identification of needs, and necessary preparations for the 2026 BID Operational Planning
7. Discussion and action on the process of transferring ownership of BID-owned parcels to the City and the creation of a maintenance agreement for transferred parcels
8. Discussion on upcoming BID BOD appointments
9. Discussion on 2027 Revaluation
10. Discussion on future meeting times and days
11. 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 Downtown Manager, Chloe Kreuser, 1105 Main Street Suite A, Stevens Point, WI 54481, or by calling (715) 496-0823, during normal business hours.

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

BUSINESS PARK BUSINESS IMPROVEMENT DISTRICT BOARD MEETING

May 16, 2025

9:00 AM

Conference Room
Stevens Point Transit Center
2700 Week Street
Stevens Point WI 54481

1. Roll Call

Present — Jim Anderson, Jeff Ramlow, Mike Trzinski, Debra Marten, Chase Rettler, Dale Steinmetz, Dir. Kivela, Chloe Kreuser

Excused — N/A

Others Present — Associate Planner/Zoning Administrator Kuhn

2. General reports and updates

A. City staff updates

Dir. Kivela - Any other businesses in the area looking for a smaller spaces?

Kuhn - Cell tower, nothing new to report.
PIM for BID 6/4/25 — zoning code rewrite.

B. Executive director report

Kreuser - 65:35 split is accurately accounted.
Mechanism in flag off of HH is not working, quote to come.
Card for flag volunteers. Flags were budgeted for 2 years, in other's experience lifespan is closer to 6 months (with scotch guard applied).
Way finding sign, 105k to redo all.
Jay's lawn care is handling pond water level.
5/27 heartland trail closure — remains walking accessible.

C. Board chair report

N/A

D. Treasurer report

N/A

Discussion and Possible action on:

1. Approve meeting minutes from April 4, 2025.

Steinmetz moved, Ramlow seconded
Ayes: Unanimous
Nays: N/A

2. Upcoming years maintenance projection and deferred maintenance review

Boards on bridge will need to be replaced eventually.
Flag budget will need to be increased.
Discussed future donation to the VFW &/or piece in the Metro Wire.

3. Anderson O'Brien Updates

Laid out steps to dissolve current organization, transfer assets, and amend terms of protective covenants.
Different benchmarks for representation requirements, based on acreage.
Proxy's are allowed.
Chamber of commerce might send a letter advising that BID letter is legitimate.
30-90 days notice needed for meeting of stakeholders.
Personal touch with high-acreage properties might be a good idea to ensure sufficient representation to hold meeting. Petition to hold meeting must be completed first.

July 11th, 9 AM meeting at PCBC. Secondary date 7/18.

Letter should be sent early June.

4. Lake and Pond Solutions Updated Contract

Deferment schedule for ponds. Sticking with Lake and Pond Solutions, not putting out RFP.

5. Adjournment



MEMORANDUM

To: City of Stevens Point Common Council

From: Jarod Kivela, Director of Community Development

Date: August 19, 2025

RE: **Process for Amending Deed Restrictions and Protective Covenants – Portage County Business Park Owners Association**

Background

For several months, the Portage County Business Park Owners Association has been engaged in a process to amend the existing deed restrictions and protective covenants governing the Business Park. The effort required significant coordination between association members, staff, and the board.

Process Undertaken

1. Petition to Call Special Meeting

- In order to initiate the amendment process, a petition drive was organized to collect the required number of signatures from association members.
- Campaigning efforts, including direct outreach, were undertaken to ensure adequate support for calling a special meeting.

2. Preparation and Distribution of Meeting Materials

- Once the necessary petition signatures were obtained, staff coordinated the scheduling and setup of the special meeting.
- A full suite of supporting documents was prepared, including:
 - Draft amendments to the restrictive covenants
 - Meeting agenda

www.stevenspoint.com

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

- Proxy forms
- Notice of meeting
- Additional explanatory documents as necessary
- All documents were mailed via certified mail to each member of the Owners Association to ensure receipt.

3. Communication and Outreach

- The intent of the certified mailing and proxy process was to provide members with clear information about the purpose of the meeting, and to allow participation either through direct attendance or by returning signed proxy forms.
- Campaigning efforts, including door-to-door outreach, were conducted to secure sufficient member participation and proxy support.

4. Special Meeting

- Prior to the meeting, it was believed that well over the required number of votes had been secured through a combination of in-person attendance commitments and proxies.
- However, on the day of the meeting, several last-minute no-shows resulted in the vote threshold being missed by approximately 10 votes.

5. Next Steps and Motion

- Recognizing that an alternative method exists to secure the remaining votes, and that the board and staff were confident these could be obtained, the membership considered next actions.
- A motion was made to proceed with the dissolution of the Owners Association once the required number of votes are secured and the deed restrictions are amended in accordance with the originally drafted amendments.

Conclusion

The process undertaken reflects substantial effort by the Owners Association, staff, and board members. While the initial meeting narrowly missed the required threshold, there was a clear and confident path forward to securing the necessary votes. Once accomplished, the Association would be able to proceed with the amendment of deed restrictions and subsequent dissolution of the Owners Association as outlined.



MEMORANDUM

To: City of Stevens Point Common Council

From: Jarod Kivela, Director of Community Development

Date: August 19, 2025

RE: **Completion of Petition Process and Execution of Amendment – Portage County Business Park Owners Association / BID**

Background

Following the initial efforts to amend the deed restrictions and protective covenants of the Portage County Business Park, and consistent with the motion made at the special Owners Association meeting, City staff and members of the Business Improvement District (BID) board pursued the alternative method of securing approval through petition.

Petition Campaign and Vote Collection

- The Chair of the BID led the petition effort, engaging directly with members through door-to-door visits, phone calls, and email correspondence.
- The campaign prioritized outreach to the largest voting members first, ensuring that their support was obtained early in the process.
- Through these targeted efforts, the necessary number of petition votes was successfully secured, allowing the amendment to proceed in accordance with the previously adopted motion.

Execution of Documents

- Following the successful petition process, the next steps required formal execution of the amendment documents.
- The Owners Association/BID Chair signed the amendment to the restrictive covenants, which will be recorded with the Portage County Register of Deeds.

www.stevenspoint.com

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

- At the same time, the deeds conveying Association-owned real estate to the BID were prepared for signature. Staff arranged for the execution and notarization of these deeds to ensure proper recording.

Status Update

- The BID Chair completed the necessary signatures last week.
 - Staff will now finalize notarization and submit the amendment and deeds for recording with the Register of Deeds.
-

Conclusion

With the successful completion of the petition campaign, execution of the amendment, and signing of the real estate conveyance deeds, the process to amend the deed restrictions and dissolve the Owners Association is now moving into its final administrative phase. Recording these documents with the Register of Deeds will complete the actions previously authorized by the membership.



MEMORANDUM

To: City of Stevens Point Common Council

From: Jarod Kivela, Director of Community Development

Date: August 19, 2025

RE: **Completion of Petition Process and Execution of Amendment – Portage County Business Park Owners Association / BID**

Background

With the recent amendment to the Deed Restrictions and Protective Covenants recorded and adopted, the Owners Association/BID has the opportunity to consider further updates to the governing documents. These additional amendments are intended to ensure that the restrictions remain relevant, practical, and reflective of the current governance structure and future vision for the Portage County Business Park.

Proposed Process

1. Formation of Subcommittee

- Establish a subcommittee to review and draft proposed amendments.
- Suggested composition:
 - One member of the Board of Directors
 - Three to five other members representing different stakeholder perspectives (e.g., a vacant land owner, an existing business owner, a recently developed business, etc.).
- **Discussion Point:** Do we have recommendations for potential subcommittee members, and is this the direction the Board wishes to take?

www.stevenspoint.com

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

- While not urgent, it is recommended that the subcommittee be formed soon to maintain momentum.
-

Amendments Already Incorporated

- All references to “County,” “Portage County,” or “Owners Association” have been updated to “BID.”
 - Percentage thresholds for modifying the document were revised in the most recent amendment.
-

Additional Amendments to Consider

The following potential changes have been identified for review:

- **Removal of County’s First Right of Refusal** for properties being sold.
- **Board- or BID-driven suggestions**, including those from members, staff, and other stakeholders (e.g., zoning staff input).
- **Legal review** to ensure consistency and compliance with applicable law.
- **Adjustment to membership/voting rights**, specifically:
 - Remove the City as a voting member.
 - Add a new representative to maintain balanced governance.
- **Prohibition on camping** within the Business Park.

Direction Requested

This item is **not an action item** at this time. Instead, staff is requesting direction from the Board on whether to proceed with the subcommittee approach and what other amendments may be desired.

If Board members would like additional time, they may review the current Deed Restrictions and Protective Covenants and submit comments or proposed changes directly to staff. Those suggestions can then be compiled and prepared for discussion at a future meeting.

Conclusion

By moving forward with a structured amendment process, the BID can ensure that the Deed Restrictions and Protective Covenants remain current and supportive of the Business Park’s long-term goals. Establishing a subcommittee is one option for facilitating diverse stakeholder input, but other approaches may be considered based on Board direction.



MEMORANDUM

To: City of Stevens Point Common Council

From: Jarod Kivela, Director of Community Development

Date: August 19, 2025

RE: **Discussion and Action – Transfer of BID-Owned Parcels to City and Creation of Maintenance Agreement**

Background

Each year, the BID must adopt an operational plan and budget that reflect the goals, priorities, and needs of the district. This process is structured across several months to allow for early identification of needs, review of financial impacts, and final approval prior to submission to the City Council.

Attached to this agenda item is the 2025 Real Estate Assessment Roll for the district. This provides the current valuation of each parcel within the BID, which is used to determine the tax rate (per \$1,000 of value) necessary to fund the BID's operations and identified projects.

Budget Process and Timeline

August – Identification of Needs and Desired Projects

- Board discussions will focus on identifying what is needed and desired for the district in 2026.
- Examples include:
 - Fountains
 - Bridge improvements
 - Branding initiatives
 - Additional landscaping
 - Lighting
 - Trail enhancements
 - Signs and flags
 - Special events

www.stevenspoint.com

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

- Estimated costs for each identified item will be considered during this phase.
- Board members should also express expectations for the part-time employee funded by the BID, ensuring roles and responsibilities align with district goals.
- Using the attached assessment roll, parcel valuations will be reviewed to understand the overall tax base and provide an early indication of the potential tax rate necessary to meet identified needs.

September – Drafting Amendments

- Staff will utilize the August discussions and input gathered throughout the year to draft proposed amendments to the BID financials and operations plan.
- The BID Board will review the draft operational plan and provide further direction or suggested amendments.

October – Final Review and Approval by BID Board

- All input will be incorporated into a final version of the operational plan.
- The BID Board will review and take action to approve the plan, including the proposed tax rate and budget.

November – Presentation to City Council

- Staff will present the approved operational plan and tax rate to the City Council for final approval.
- The timeline allows adequate opportunity for council review and, if needed, any changes to be addressed and returned to the BID Board for consideration. However, substantial revisions are not anticipated.

Discussion Points for August

- Identification of 2026 needs and priorities.
- Estimated costs for potential projects or improvements.
- Expectations for the part-time BID employee.
- Review of parcel valuations and preliminary discussion of the tax rate required to meet operational and project goals.

Action Requested

This item is for **discussion only**. Staff seeks Board input on district priorities, desired projects, and budget needs to guide preparation of the 2026 BID Operational Plan.

City of Stevens Point, Portage County
2025 Completed Real Estate Assessment Roll

Districts: BID Business Park
Sorted by tax key number

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0801120005 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	E M Copps Dr Lot 2, CSM 11262-52-92 BNG PRT FRACL NWNE S1 T23 R8 3.104A 854856 Section: 1 Acres: 3.104	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				X4 Totals	3.104 3.104	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0801120007 LINEAGE LOGISTICS LLC 46500 HUMBOLDT DR NOVI MI 48377	E M Copps Dr Lot 2, CSM #011506 DOC-876025 BNG PRT FRAC'L NWNE S1 T23 R8 2.435A 885533 Section: 1 Acres: 2.435	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	2.435 2.435	\$1,200 \$1,200	\$0 \$0	\$1,200 \$1,200
281-23-0801130001 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	Old Highway 18 W 1/2 FRAC SWNE S1 T23 R8 19.92A M/L 854856 Section: 1 Acres: 19.920	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				X4 Totals	19.920 19.920	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0801210007 RUSSELL GYMNASTICS LLC 5717 E M COPPS DR STEVENS POINT WI 54482	5717 E M Copps Dr L1 CSM#11102-51-82 BNG PRT FRAC NENW S1 T23 R8 2.00A 777336ANNX;778831AOC 790298CSM;839742CSM;841020 Section: 1 Acres: 2.000	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014	G2	New 2400 sf addition	2	G2 Totals	2.000 2.000	\$55,000 \$55,000	\$1,206,500 \$1,206,500	\$1,261,500 \$1,261,500
281-23-0801210008 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	E M Copps Dr L1 CSM#11083-51-63 BNG PRT FRAC NENW S1 T23 R8 3.07A 777336ANNX;778831AOC 788532;838981CSM Section: 1 Acres: 3.064	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				X4 Totals	3.064 3.064	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0801210010 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	E M Copps Dr L2 CSM#11102-51-82 BNG PRT FRACL NENW S1 T23 R8 1.64A 777336ANNX;778831AOC 788532;790298CSM;839742CSM Section: 1 Acres: 1.640	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				X4 Totals	1.640 1.640	\$0 \$0	\$0 \$0	\$0 \$0

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0801210011 LINEAGE LOGISTICS LLC 46500 HUMBOLDT DR NOVI MI 48377	5700 E M Copps Dr LOT 1 CSM#011916 DOC-906941 BNG PRT FRACL NWNW & FRACL NENW S1 T23 R8 SUBJ AGMT-818368 53.586A 839984;857076;885533 Section: 1 Acres: 53.586	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014	G2 G2	New parcel due to combination	-5 -4	G2 Totals	53.586 53.586	\$1,604,900 \$1,604,900	\$59,742,400 \$59,742,400	\$61,347,300 \$61,347,300
281-23-0801220002 PORTAGE COUNTY BUSINESS PARK O ATTN MIKE TRZINSKI 3100 BUSINESS PARK DR STEVENS POINT WI 54482	E M Copps Dr LOT 1 CSM #7501- 27-181 BNG PRT FRAC NWNW SUBJ TO RC-695/7 & 757204 S1 T23 R8 4.06A 676/933;676/852-3 682/16-20 ANNXD; 909152 Section: 1 Acres: 4.006	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014	G2	Shift from exempt to taxable.	4	G2 Totals	4.006 4.006	\$2,500 \$2,500	\$0 \$0	\$2,500 \$2,500
281-23-0801220003 BARON INVESTMENTS LLC 2724 SANDY CREEK RD MOSINEE WI 54455-8000	5601 E M Copps Dr L1 CSM#10949-50-79 BNG PRT FRAC NWNW S1 T23 R8 SUBJ TO RC-695/7 & 757204 3.15A 682/16ANNX;CSM 50/77 828262;834851UTIL Section: 1 Acres: 3.148	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	3.148 3.148	\$198,900 \$198,900	\$834,000 \$834,000	\$1,032,900 \$1,032,900
281-23-0801220004 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	2700 Week St LOT 1 CSM#10055-44 44-85 BNG PRT FRAC NWNW SUBJ TO RC-695/7 & 757204 S1 T23 R8 682/16-20 ANNEX 757094 Section: 1 Acres: 18.610	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				X4 Totals	18.610 18.610	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0801220006 DAVID L LADICK SURVIVORS TRUST 4517 NICOLET AVE STEVENS POINT WI 54481	E M Copps Dr LOT 1 CSM#10422-47-2; BNG PRT FRAC NWNW S1 T23 R8 3.37A M/L 879353 Section: 22 Acres: 3.371	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	3.371 3.371	\$169,800 \$169,800	\$0 \$0	\$169,800 \$169,800
281-23-0801220008 DAVID L LADICK SURVIVORS TRUST 4517 NICOLET AVE STEVENS POINT WI 54481	E M Copps Dr LOT 3 CSM#10422-47-2 BNG PRT FRAC NWNW S1 T23 R8 3.39A 879353 Section: 1 Acres: 3.392	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	3.392 3.392	\$170,800 \$170,800	\$0 \$0	\$170,800 \$170,800
281-23-0801230002 PORTAGE COUNTY BUSINESS PARK O ATTN MIKE TRZINSKI 3100 BUSINESS PARK DR STEVENS POINT WI 54482	Brilowski Rd LOT 2 CSM #7448-27-128- BNG PRT SWNW SUBJ TO RC 695/7 & 757204 S1 T23 R8 4.24A 676/933;676/852-3:909152 Section: 1 Acres: 4.240	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014	G2	Shift from exempt to taxable	4	G2 Totals	4.240 4.240	\$2,600 \$2,600	\$0 \$0	\$2,600 \$2,600

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0801230004 LANDS END INC MFG 1 LANDS END LN DODGEVILLE WI 53595-0001	5700 Lands' End Way L1 CSM#7448-27-128 BNG PRT S1/2 NW S1 T23 R8 EXC L3 CSM 51/63 SUBJ RC 576163 & 757204 68.068A 576160 (MFG) Section: 1 Acres: 68.068	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G3 Totals	68.068 68.068	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0801300001 MEIJER STORES LP 2929 WALKER AVE NW GRAND RAPIDS MI 49544	5640 Carrie Frost Dr PT SWSW SEC 1 & PT NWNW S12 T23 R8 AS DES IN DOC#687350 EX CSM 38/118 EX DOC#747357 & 747432 SUBJ RC-832156 687072ANNX;832289 Section: 12 Acres: 28.406	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	28.406 28.406	\$4,242,600 \$4,242,600	\$0 \$0	\$4,242,600 \$4,242,600
281-23-0801300003 HAI-III LLC 1620 S ASHLAND AVE GREEN BAY WI 54304	5600 Carrie Frost Dr LOT 10 CSM#9188-38 38-118 A&B BNG PRT SWSW S1 T23 R8 687072-ANNEX 695554 Section: 1 Acres: 1.541	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	1.541 1.541	\$250,400 \$250,400	\$602,200 \$602,200	\$852,600 \$852,600
281-23-0801300004 MOUNTAIN PORTIFOLIO OWNER WI M 150 N RIVERSIDE PLAZA 37TH FL CHICAGO IL 60606	5601 Carrie Frost Dr LOT 1 CSM#011604 DOC-883989 BNG PRT SWSW S1 T23 R8 SUBJ ESMT RC-832156 & 885424 1.786A (900122)NDS CRCN Section: 1 Acres: 1.786	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	1.786 1.786	\$348,300 \$348,300	\$1,014,000 \$1,014,000	\$1,362,300 \$1,362,300
281-23-0801300005 STEVENS POINT 5609 CARRIE FROS 2201 MADISON ST STEVENS POINT WI 54481	5609 Carrie Frost Dr LOT 2 CSM#011604 DOC-883989 BNG PRT SWSW S1 T23 R8 SUBJ ESMT-RC 832156& 884278 &885424AOC .745A 695887;700990;884277;911607 Section: 1 Acres: 0.745	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	0.745 0.745	\$121,100 \$121,100	\$0 \$0	\$121,100 \$121,100
281-23-0801310002 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	Badger Ave FRAC NESW EXC W15' OF S15' & EXC CSM#011912 DOC-906712 S1 T23 R8 36.276A 840597 Section: 1 Acres: 36.276	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014		New parcel due to CSM #0115	0	X4 Totals	36.276 36.276	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0801340002 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	County Rd HH LOT 1 CSM#11117-51-97 BNG PRT FRAC SESW S1 T23 R8 19.86A 743392RO;777336ANNX 778831AOC;838810RES;838813- Section: 1 Acres: 19.860	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				X4 Totals	19.860 19.860	\$0 \$0	\$0 \$0	\$0 \$0

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0802100020 SKYGROUP LLC 2601 SKYWARD DR STEVENS POINT WI 54482	2601 Skyward Dr LOT 1 CSM #10442-47-22 BNG PRT NE 1/4 S2 T23 R8 43.36A 682/16ANNX;792589 810881ORD Section: 2 Acres: 43.357	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	43.357 43.357	\$2,491,100 \$2,491,100	\$30,615,900 \$30,615,900	\$33,107,000 \$33,107,000
281-23-0802100023 DEB & AL PROPERTY LLC MFG C/O DEB & AL PROPERTY LLC ATTN MARTEN MACHINING 3017 WORTH DR STEVENS POINT, WI 54482-5501	3017 Worth Dr LOT 1 CSM#10860-49 -140 BNG PRT FRAC NENE & FRAC SENE S2 T23 R8 11.51A 682/16-20ANNX 820561(MFG) Section: 2 Acres: 11.505	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G3 Totals	11.505 11.505	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0802100028 KOBLE PROPERTIES LLC 224770 ZINNIA DR WAUSAU WI 54401	5508 Clem's Way L1 CSM#8780-36-10 & OL1 CSM#10796-49-76 BNG PRT FRAC SENE S2 T23 R8 SUBJ RC -695/7 & 757204 2.51A 888299;900611900629 Section: 2 Acres: 2.510	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	2.510 2.510	\$161,700 \$161,700	\$1,543,700 \$1,543,700	\$1,705,400 \$1,705,400
281-23-0802100029 DELTA DENTAL OF WISCONSIN INC 3100 BUSINESS PARK DR STEVENS POINT WI 54482-8865	3100 Business Park Dr Lot 1, CSM# 011359 DOC-862799 BNG PRT SWNE S2 T23 R8 SUBJ RC-522959 & 757204 12.868A 852015 Section: 2 Acres: 12.868	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	12.868 12.868	\$1,349,400 \$1,349,400	\$26,044,900 \$26,044,900	\$27,394,300 \$27,394,300
281-23-0802100030 OM REAL ESTATE HOLDINGS LLC MF 540 W NORTHWEST HWY STE 200 BARRINGTON IL 60010	3017 Business Park Dr LOT 1 CSM#011781 DOC-898174 BNG PRT SWNE & SENE S2 T23 R8 SUBJ RC-522959 & 757204 13.946A 842929;898647 (MFG) Section: 2 Acres: 13.946	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G3 Totals	13.946 13.946	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0802100031 REALTY INVESTMENTS LLC 2917 BUSINESS PARK DR STEVENS POINT WI 54482	2917 Business Park Dr LOT 2 CSM#011781 DOC 898174 BNG PRT NE 1/4 S2 T23 R8 SUBJ RC 522959 & 757204 15.100A 662350;809416;566172 Section: 2 Acres: 15.100	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	15.100 15.100	\$764,000 \$764,000	\$6,610,800 \$6,610,800	\$7,374,800 \$7,374,800
281-23-0802100101 SESCO REALTY 222 N EMMBER LN MILWAUKEE WI 53233	3101 Business Park Dr LOT 1 CSM 6748-24-271 BNG PRT SW NE; SUBJ RC-695/7 & 757204 S2 T23 R8 2.36A 676/933;676/854 ANNXD 682/16-20;548810 Section: 2 Acres: 2.363	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	2.363 2.363	\$151,800 \$151,800	\$846,800 \$846,800	\$998,600 \$998,600

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0802100202 WRV LLC 1110 N OLD WRD TRD 610 MILWAUKEE WI 53203	2901 Business Park Dr LOT 1 CSM #7697-28-177 BNG PRT N 1/2 NE; SUBJ RC 695/7 & 757204 S2 T23 R8 6.52A 747828 Section: 2 Acres: 6.522	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	6.522 6.522	\$386,100 \$386,100	\$1,992,600 \$1,992,600	\$2,378,700 \$2,378,700
281-23-0802100203 ESSJAY WI TECH PROPERTIES LLC 4110 40TH STREET SOUTH SUITE 1 FARGO ND 58104	5517 E M Copps Dr LOT 1 & OUTLOT 1 CSM#9224-39-4 BNG PRT FRACL NENE SUBJ TO RC-695/7 & 757204 S2 T23 R8 2.78A 891679 Section: 2 Acres: 2.784	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	2.784 2.784	\$177,000 \$177,000	\$492,600 \$492,600	\$669,600 \$669,600
281-23-0802110001 STEVENS POINT PROPERTIES LLC 500 VINCENT ST STEVENS POINT WI 54481	5501 E M Copps Dr LOT 1 CSM #7838-29-118 BNG PRT FRAC NENE;SUBJ RC 695/7 & 757204 S2 T23 R8 3.64A 895120 Section: 2 Acres: 3.643	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	3.643 3.643	\$228,600 \$228,600	\$571,400 \$571,400	\$800,000 \$800,000
281-23-0802400004 PORTAGE COUNTY BANK 1155 COUNTY RD D ALMOND WI 54909-9777	5417 Vern Holmes Dr LOT 1 CSM 8593-34-123 BNG PRT SWSE;SUBJ RC 695/7 & 757204 S2 T23 R8 2.63A 691675 Section: 2 Acres: 2.628	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	2.628 2.628	\$419,200 \$419,200	\$2,288,400 \$2,288,400	\$2,707,600 \$2,707,600
281-23-0802400006 WI STATE OF DEPT OF TRANSPORTA 1681 SECOND AVE S WISCONSIN RAPIDS WI 54495	Vern Holmes Dr OUTLOT 1 CSM 35/52 BNG PRT SWSE;SUBJ RC 695/7 & 757204;ANNXD 682/16-20 797/27-9 ESMT 4.30A 670687 Section: 2 Acres: 4.302	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				X2 Totals	4.302 4.302	\$0 \$0	\$0 \$0	\$0 \$0
281-23-0802400010 BULLS EYE CREDIT UNION INC PO BOX 8026 WAUSAU WI 54402-8026	3316 Business Park Dr LOT 1 CSM 8726-35-106 BNG PRT SWSE;SUBJ TO RC 695/7 & 757204 S2 T23 R8 1.50A 670685 Section: 2 Acres: 1.500	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	1.500 1.500	\$195,000 \$195,000	\$909,500 \$909,500	\$1,104,500 \$1,104,500
281-23-0802400012 ASPIRUS WAUSAU HOSPITAL INC 333 PINE RIDGE BLVD WAUSAU WI 54401	5409 Vern Holmes Dr L1 CSM#8860-36-90 BNG PRT SWSE;SUBJ TO RC 695/7 & 757204 S2 T23 R8 5.80A 682875;819263AGMT 819867RES Section: 2 Acres: 5.801	BID Business Park Aldermanic 6 School 5607 TIF 07 Vtech School 0014				G2 Totals	5.801 5.801	\$628,100 \$628,100	\$16,464,200 \$16,464,200	\$17,092,300 \$17,092,300

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0802400015	3300 Business Park Dr	BID Business Park	G2	Revalued	-5	G2	21.415	\$2,007,000	\$14,624,700	\$16,631,700
TGG REAL ESTATE HOLDINGS LLC ATTN ACCOUNTS PAYABLE 3300 BUSINESS PARK DR STEVENS POINT WI 54482	LOT 1 CSM 9623-41-103 BNG PRT W1/2 SE & DRNG ESMT AGRMT 744968 S2 T23 R8 SUBJ RC 695/7&757204 21.42A 908562 Section: 2 Acres: 21.415	Aldermanic 6 School 5607 TIF 07 Vtech School 0014				Totals	21.415	\$2,007,000	\$14,624,700	\$16,631,700
281-23-0802400016	3209 Business Park Dr	BID Business Park				G2	3.102	\$196,100	\$1,416,900	\$1,613,000
LITTLE SCHOLARS ENTERPRISES L 3301 JOHN JOANIS DR STEVENS POINT WI 54482	LOT 1 CSM 9667-41-147 BNG PRT NWSE & NESE;SUBJ RC 695/7 & 757204 682/16-20 ANNX S2 T23 R8 3.10A 811971;811972;885492;885493;886000 Section: 2 Acres: 3.102	Aldermanic 6 School 5607 TIF 09 Vtech School 0014				Totals	3.102	\$196,100	\$1,416,900	\$1,613,000
281-23-0802400017	3125 John Joanis Dr	BID Business Park				G2	3.893	\$219,200	\$874,600	\$1,093,800
VIKING HOLDING II LLC 3201 STANLEY ST STEVENS POINT WI 54481	L1 CSM#11034-51-14 BNG PRT NESE S2 T23 R8 3.893A 836406 Section: 2 Acres: 3.893	Aldermanic 6 School 5607 TIF 09 Vtech School 0014				Totals	3.893	\$219,200	\$874,600	\$1,093,800
281-23-0802400019	3109 John Joanis Dr	BID Business Park	G2	Shift part to exempt	-4	G2	2.463	\$37,900	\$459,100	\$497,000
CAP SERVICES INC 2900 HOOVER AVE STEVENS POINT WI 54481	L1 & OL 1 CSM 9786-42-116 SUBJ TO RC 695/7 & 757204 BNG PRT NESE S2 T23 R8 2.46A 730890;730891 730964LSE;795277LSE907651LC Section: 2 Acres: 2.463	Aldermanic 6 School 5607 TIF 09 Vtech School 0014				Totals	2.463	\$37,900	\$459,100	\$497,000
281-23-0802400101	3201 John Joanis Dr	BID Business Park				G2	2.461	\$236,500	\$689,600	\$926,100
BREEZE BIKES LLC 5593 GRANT RD VESPER WI 54489	LOT 1 CSM 8802-36-32 BNG PRT NESE; SUBJ RC 695/7 & 757204 S2 T23 R8 2.46A 849568 Section: 2 Acres: 2.461	Aldermanic 6 School 5607 TIF 09 Vtech School 0014				Totals	2.461	\$236,500	\$689,600	\$926,100
281-23-0802400102	3217 John Joanis Dr	BID Business Park				G2	5.101	\$472,600	\$4,352,100	\$4,824,700
INNOVATION PROPERTIES LLC 907 3RD AVE HANCOCK WI 54943	L1 CSM 9166-38-96 BNG PRT NESE;SUBJ RC 695/7 & 757204 S2 T23 R8 5.10A 682/16-ANNEX;695026 Section: 2 Acres: 5.101	Aldermanic 6 School 5607 TIF 09 Vtech School 0014				Totals	5.101	\$472,600	\$4,352,100	\$4,824,700
281-23-0802400103	3301 John Joanis Dr	BID Business Park				G2	2.054	\$199,900	\$1,509,500	\$1,709,400
LITTLE SCHOLARS ENTERPRISES L 3209 OAK AVE STEVENS POINT WI 54481	L1 CSM 9167-38-97 BNG PRT NESE;SUBJ RC 695/7 & 757204 S2 T23 R8 2.05A 682/16-ANNEX;694578 Section: 2 Acres: 2.054	Aldermanic 6 School 5607 TIF 09 Vtech School 0014				Totals	2.054	\$199,900	\$1,509,500	\$1,709,400

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0802400204 SBG HOLDINGS LLC ATTN CHRISTOPHER MACKAY 1413 CHIPPEWA TRL MOSINEE WI 54455-9418	3200 Business Park Dr L1 CSM 9833-43-13 BNG PRT NWSE;SUBJ RC 695/7 & 757204 S2 T23 R8 3.35A 869626 Section: 2Acres: 3.345	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	3.345 3.345	\$210,700 \$210,700	\$0 \$0	\$210,700 \$210,700
281-23-0802400209 CHERRY TREE REAL ESTATE STEVEN ATTN JACK YOUNG 3942 GOTH RD VERONA WI 53593-9784	3216 Business Park Dr UNITS A & B OAKBRIDGE CONDOMINIUM BNG PRT NWSE SUBJ RC 695/7 & 757204 S2 T23 R8 1.80A 856841 Section: 2Acres: 1.800	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	1.800 1.800	\$117,000 \$117,000	\$1,270,500 \$1,270,500	\$1,387,500 \$1,387,500
281-23-0802400210 DELTA DENTAL OF WISCONSIN INC 3100 BUSINESS PARK DR STEVENS POINT WI 54482-8865	Business Park Dr Lot 1, CSM #11235-52-65 BNG PRT SWNE & NWSE S2 T23 R8SUBJ DRNG ESMT-7449682.144A 853496 Section: 2Acres: 2.144	BID Business Park Aldermanic 6 School 5607 TIF 07 Vtech School 0014				G2 Totals	2.144 2.144	\$171,500 \$171,500	\$0 \$0	\$171,500 \$171,500
281-23-0802400211 PORTAGE COUNTY BUSINESS PARK O ATTN MIKE TRZINSKI 3100 BUSINESS PARK DR STEVENS POINT WI 54482	Business Park Dr OUTLOT 1 CSM#6683-24-206 BNG PRT SWNE & NWSE S2 T23 R8 EX CSM'S 41/103 & 52/65; SUBJ RC 522959 & 757204; SUBJ DRNG ESMT-744968 16.637A Section: 2Acres: 16.637	BID Business Park Aldermanic 6 School 5607 TIF 07 Vtech School 0014	G2	Shift from exempt to taxable.	4	G2 Totals	16.637 16.637	\$256,700 \$256,700	\$0 \$0	\$256,700 \$256,700
281-23-0802400302 PORTAGE COUNTY BUSINESS PARK O ATTN MIKE TRZINSKI 3100 BUSINESS PARK DR STEVENS POINT WI 54482	Business Park Dr OL 1 CSM 9794-42-124 BNG PRT SWSE;SUBJ RC 695/7 & 757204;SUBJ DEED RES IN 670686 S2 T23 R8 1.40A 823321UTIL;909152 Section: 2Acres: 1.402	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014	G2	Shift from exempt to taxable	4	G2 Totals	1.402 1.402	\$900 \$900	\$0 \$0	\$900 \$900
281-23-0802400404 PORTAGE COUNTY BUSINESS PARK O ATTN MIKE TRZINSKI 3100 BUSINESS PARK DR STEVENS POINT WI 54482	John Joanis Dr LOT 1 CSM#8822-36- 52 BNG PRT SESE;SUBJ RC DES 695/7 & 757204;SUBJ LTD AMDMT TO PC DES 673508 S2 T23 R8 676/852-3 676/854 682/16-ANNX Section: 2Acres: 0.765	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014	G2	Shift from exempt to commerc	4	G2 Totals	0.765 0.765	\$42,300 \$42,300	\$0 \$0	\$42,300 \$42,300

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0802400405 FIRST STATE BANK INC 113 W NORTH WATER ST NEW LONDON WI 54961	5500 Carrie Frost Dr L2 CSM 8822-36-52 BNG PRT SESE;SUBJ TO RC 695/7 & SUBJ PC AMD 673508 S2 T23 R8 2.59A 869780 Section: 2Acres: 2.593	BID Business Park Aldermanic 6 School 5607 TIF 14 Vtech School 0014				G2 Totals	2.593 2.593	\$248,400 \$248,400	\$3,164,900 \$3,164,900	\$3,413,300 \$3,413,300
281-23-0802400408 PORTAGE COUNTY BUSINESS PARK O ATTN MIKE TRZINSKI 3100 BUSINESS PARK DR STEVENS POINT WI 54482	Business Park Dr OUTLOT 2 CSM#9794- 42-124 BNG PRT SE SE;SUBJ RC-695/7;SUBJ DEED REST- 670686 S2 T23 R8 676/852 676/884 676/854909152 Section: 2Acres: 1.682	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014	G2	Shift from exempt to taxable	4	G2 Totals	1.682 1.682	\$1,100 \$1,100	\$0 \$0	\$1,100 \$1,100
281-23-0802400409 PORTAGE COUNTY BUSINESS COUNCI 5501 VERN HOLMES DR STEVENS POINT WI 54482	5501 Vern Holmes Dr L1 CSM 8970-37-50 A&B BNG PRT SESE;SUBJ RC 695/7 S2 T23 R8 3.72A 682/16-20ANXD;706/999 737/86;756/38;592518;760572 AFF Section: 2Acres: 3.723	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	3.723 3.723	\$583,500 \$583,500	\$987,300 \$987,300	\$1,570,800 \$1,570,800
281-23-0802400410 ENT HOLDINGS LLC 512 S 28TH AVE WAUSAU WI 54401	5509 Vern Holmes Dr PRT LOT 3 CSM#8822-36 -52 LYG W CSM 10657-48-87 BNG PRT SESE & ESMT-(908367); SUBJ RC 695/5 & 673508;SUBJ TRL ESMT-757328 S2 T23 Section: 2Acres: 1.820	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014	G2 G2	New medical clinic, partial for :	2 2	G2 Totals	1.820 1.820	\$354,900 \$354,900	\$265,800 \$265,800	\$620,700 \$620,700
281-23-0802400411 INVESTORS COMMUNITY BANK 111 N WASHINGTON ST GREEN BAY WI 54301	5517 Vern Holmes Dr LOT 1 CSM#10657-48 -87 BNG PRT SESE SUBJ RC-695/7 & 673508;SUBJ TRL ESMT-757328 SUBJ ING/EGR ESMT-888903 &(908367) S2 T23 R8 2.75A Section: 2Acres: 2.748	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	2.748 2.748	\$524,600 \$524,600	\$2,705,500 \$2,705,500	\$3,230,100 \$3,230,100
281-23-0802400412 GROWTH HOTELS LLC PO BOX 165 EAU CLAIRE WI 54702	3317 John Joanis Dr PRT L3 CSM #8822- 36-52 LYG N CSM 48/87 BNG PRT SESE;SUBJ RC 695/7& 673508;SUBJ TRL ESMT-757328; ING/EGR ESMT-888903 S2 T23 R8 Section: 2Acres: 4.893	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014	G2	New hotel, 100% complete	2	G2 Totals	4.893 4.893	\$759,000 \$759,000	\$8,987,500 \$8,987,500	\$9,746,500 \$9,746,500
281-23-0802400501 STERLING PROPERTIES LLLP DBA STERLING MULTIFAMILY PROPE PO BOX 2108 FARGO ND 58107	3325 Business Park Dr L2 CSM 6722-24-245 BNG BNG PRT SESE;SUBJ TRAIL ESMT AGRMT 760913;SUBJ TO RC 695/7&757204 S2 T23 R8 2.97A 713036;873950 Section: 2Acres: 2.969	BID Business Park Aldermanic 6 School 5607 TIF 09 Vtech School 0014				G2 Totals	2.969 2.969	\$376,300 \$376,300	\$2,057,900 \$2,057,900	\$2,434,200 \$2,434,200

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0802400503	5516 Vern Holmes Dr	BID Business Park				X4	3.009	\$0	\$0	\$0
WI INTERSCHOLASTIC ATHLETIC AS	L1 CSM 6840-25-63 BNG PRT SESE;SUBJ RC 695/7 &	Aldermanic 6				Totals	3.009	\$0	\$0	\$0
5516 VERN HOLMES DR	757204;SUBJ TRAIL ESMT 757205 S2 T23 R8 3.01A	School 5607								
STEVENS POINT WI 54482	541652	TIF 09								
	Section: 2	Vtech School 0014								
	Acres: 3.009									
281-23-0802400504	3317 Business Park Dr	BID Business Park				G2	2.000	\$130,000	\$1,032,300	\$1,162,300
LA/E LLC	L1 CSM 7055-25-278 BNG PRT SESE;SUBJ RC 695/7	Aldermanic 6				Totals	2.000	\$130,000	\$1,032,300	\$1,162,300
3317 BUSINESS PARK DR	& 757204;SUBJ TRAIL ESMT 757206 S2 T23 R8 2.00A	School 5607								
STEVENS POINT WI 54482	876369; 876490AOC	TIF 09								
	Section: 2	Vtech School 0014								
	Acres: 2.000									
281-23-0802400507	3225 Business Park Dr	BID Business Park				G2	5.076	\$313,800	\$4,331,500	\$4,645,300
GIARE LLC	L1 CSM 38/1 BNG PRT NESE;SUBJ RC 695/7 & 757204	Aldermanic 6				Totals	5.076	\$313,800	\$4,331,500	\$4,645,300
411 WESTWOOD DR	S2 T23 R8 5.08A 878328	School 5607								
WAUSAU WI 54401-4152		TIF 14								
	Section: 2	Vtech School 0014								
	Acres: 5.076									
281-23-0802400508	Business Park Dr	BID Business Park	G2	Shift from exempt to taxable	4	G2	0.940	\$24,400	\$0	\$24,400
PORTAGE COUNTY BUSINESS PARK	LOT 2 CSM#9071-38-1;BNG PRT NESE S2 T23 R8;	Aldermanic 6				Totals	0.940	\$24,400	\$0	\$24,400
O	SUBJ RC 695/7 & 757204;SUBJ ESMT-689640 .94A M/L	School 5607								
ATTN MIKE TRZINSKI	676/852-3;676/884	TIF 14								
3100 BUSINESS PARK DR	Section: 2	Vtech School 0014								
STEVENS POINT WI 54482	Acres: 0.940									
281-23-0802400509	John Joanis Dr	BID Business Park				G2	2.324	\$149,400	\$0	\$149,400
OAKWOOD CENTER LLC	L3 CSM 9071-38-1 BNG PRT NESE;SUBJ TO RC 695/7	Aldermanic 6				Totals	2.324	\$149,400	\$0	\$149,400
5576 SHADY DR	S2 T23 R8 676/852 2.32A 876432	School 5607								
PLOVER WI 54467		TIF 14								
	Section: 2	Vtech School 0014								
	Acres: 2.324									
281-23-0802400511	3241 Business Park Dr	BID Business Park				G2	2.041	\$132,500	\$1,138,000	\$1,270,500
SSR ENTERPRISES LLC	L1 CSM 9558-41-38 BNG PRT NESE&SESE;SUBJ RC	Aldermanic 6				Totals	2.041	\$132,500	\$1,138,000	\$1,270,500
3241 BUSINESS PARK DR	695/7 & 757204 S2 T23 R8 2.04A	School 5607								
STEVENS POINT WI 54482	561004;704858;714054	TIF 09								
	Section: 2	Vtech School 0014								
	Acres: 2.041									
281-23-0802400512	3301 Business Park Dr	BID Business Park				G2	2.043	\$132,600	\$0	\$132,600
SIMPLICITY CREDIT UNION INC	LOT 1 CSM #9610-41-90 BNG PRT NESE & SESE;	Aldermanic 6				Totals	2.043	\$132,600	\$0	\$132,600
222 E UPHAM ST	SUBJ RC-695/7 & 757204 S2 T23 R8 2.04A 900801	School 5607								
MARSHFIELD WI 54449		TIF 14								
	Section: 2	Vtech School 0014								
	Acres: 2.043									

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
281-23-0802400513	John Joanis Dr	BID Business Park				G2	5.801	\$350,100	\$0	\$350,100
INNOVATION PROPERTIES LLC	LOT 1 CSM 9437-40-67 BNG PRT NESE&SESE;SUBJ	Aldermanic 6				Totals	5.801	\$350,100	\$0	\$350,100
907 3RD AVE	RC 695/7 & 757204;TRAIL ESMT 757329 S2 T23 R8	School 5607								
HANCOCK WI 54943	5.80A 712868	TIF 14								
	Section: 2 Acres: 5.801	Vtech School 0014								
281-23-0802400514	3233A Business Park Dr	BID Business Park				G2	1.109	\$72,100	\$1,766,200	\$1,838,300
OAKWOOD CENTER LLC	UNIT 1 3233 BUSINESS PARK DR CONDO 50% INT	Aldermanic 6				Totals	1.109	\$72,100	\$1,766,200	\$1,838,300
PO BOX 103	COMM ELMTS-766223 BNG PRT NESE;SUBJ TO	School 5607								
PLOVER WI 54467-0103	CROSS ESMT-766225;SUBJ RC-695/7& 757204 S2	TIF 09								
	Section: 2 Acres: 1.109	Vtech School 0014								
281-23-0802400515	3233B Business Park Dr	BID Business Park				G2	0.985	\$64,000	\$921,000	\$985,000
OAKWOOD CENTER LLC	UNIT 2 3233 BUSINESS PARK DR CONDO & 50% INT	Aldermanic 6				Totals	0.985	\$64,000	\$921,000	\$985,000
PO BOX 103	COMM ELMTS-766223 BNG PRT NESE;SUBJ CROSS	School 5607								
PLOVER WI 54467-0103	ESMT-766225;SUBJ RC-695/7& 757204 S2 T23 R08	TIF 09								
	Section: 2 Acres: 0.985	Vtech School 0014								

Total properties listed: 71	Total acres and values by class:	G2	328.989	\$23,058,000	\$207,827,100	\$230,885,100
		G3	95.869	\$0	\$0	\$0
		X2	4.302	\$0	\$0	\$0
		X4	120.059	\$0	\$0	\$0



MEMORANDUM

To: City of Stevens Point Common Council

From: Jarod Kivela, Director of Community Development

Date: August 19, 2025

RE: **Discussion and Action – Transfer of BID-Owned Parcels to City and Creation of Maintenance Agreement**

Background

As discussed during the creation of the BID, there has been a longstanding interest in transferring ownership of BID-owned parcels within the Business Park to the City. This concept was first raised by the previous BID Director and has been under discussion since that time.

The parcels in question are primarily used for stormwater management and recreational purposes. These parcels were previously owned by Portage County and, as such, have never been on the tax roll. By transferring them to the City, there will be no substantial change to the historical tax roll records.

The intent of this transfer is to relieve the BID of the stress and burden of holding these parcels in its name while still ensuring they remain a vital component of the Business Park. Maintenance responsibilities would remain with the BID, consistent with the purpose of these parcels, but ownership would shift to the City as a tax-exempt entity.

Proposed Approach

1. Transfer of Ownership

- The BID would convey ownership of all BID-owned parcels within the Business Park to the City of Stevens Point.
- Because the parcels were never taxable, this action will not alter historical tax records or result in any reduction of the tax base.

www.stevenspoint.com

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

2. Creation of Maintenance Agreement

- Concurrent with the transfer, the City and BID would enter into a formal agreement outlining responsibilities.
- The City would serve solely as the property owner of record.
- The BID would assume responsibility for all maintenance and operational tasks related to the parcels, including but not limited to:
 - Stormwater pond maintenance
 - Landscaping, mowing, and general upkeep
 - Recreational use oversight and upkeep of related amenities

3. Legal Document Preparation

- To ensure the agreements are properly structured, the BID would engage Anderson O'Brien to draft the necessary documents, including:
 - Deeds conveying ownership of the parcels to the City.
 - A formal maintenance agreement between the City and the BID.

Financial and Operational Impact

- Because the parcels were never on the tax roll, this transfer will not create any measurable change in the tax base.
- The BID will be relieved of the burden of property ownership and associated stress, while continuing to fund and manage maintenance through BID assessments.
- A formal maintenance agreement will provide clarity of responsibilities and accountability for ongoing upkeep.

Action Requested

The BID Board is asked to:

1. Discuss the process for transferring ownership of BID-owned parcels to the City of Stevens Point.
2. Authorize engaging Anderson O'Brien to draft the necessary deeds and maintenance agreement.
3. Provide any specific direction to staff and legal counsel on the scope of the maintenance responsibilities to be included in the agreement.

City staff will begin the conversation at the City level for this to be completed.

Conclusion

Transferring BID-owned parcels to the City ensures they remain exempt from taxation without altering historical tax rolls, while relieving the BID of the burden of ownership. The parcels will continue to serve as essential stormwater and recreational amenities within the Business Park, with

the BID retaining full responsibility for their maintenance. Engaging Anderson O'Brien will ensure the transfer and maintenance agreement are prepared in a legally sound and efficient manner.

Proposed Motion

"Motion to engage Anderson O'Brien to draft all documents necessary to transfer ownership of BID-owned parcels to the City of Stevens Point and to prepare a maintenance agreement under which the BID will remain responsible for ongoing maintenance of said parcels."



MEMORANDUM

To: City of Stevens Point Common Council

From: Jarod Kivela, Director of Community Development

Date: August 19, 2025

RE: Upcoming BID Board Appointments

Background

Per the 2025 Operating Plan, the BID Board is comprised of seven (7) voting members, including five (5) real property owners or representatives within the district, one (1) Alderperson representing the 6th District, and the City's Director of Community Development or designee. Terms are staggered, with appointments made by the Mayor and confirmed by the City Council approximately 30 days prior to the expiration of an existing member's term.

Current Board Members and Term Expirations

- **Alderperson Dale Steinmetz** – Term concurrent with Alder term (expires 04/20/2026)
- **Director Jarod Kivela** – 1-year term (expires 12/31/2025)
- **Jim Anderson** – 1-year term (expires 12/31/2025)
- **Jeff Ramlow** – 2-year term (expires 12/31/2026)
- **Mike Trzinski** – 2-year term (expires 12/31/2026)
- **Debra Marten** – 3-year term (expires 12/31/2027)
- **Chase Rettler** – 3-year term (expires 12/31/2027)

www.stevenspoint.com

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Considerations for Upcoming Appointments

1. Expiring Terms:

- Two positions will expire on **December 31, 2025**:
 - Director Jarod Kivela
 - Jim Anderson

Current members should consider whether they desire reappointment. If a member does not plan to seek reappointment, it is encouraged that they identify a recommended replacement to help ensure continuity.

2. City Staff Membership:

- City staff is recommending a change to transition from a **voting role to a nonvoting (advisory) role**.
- If this change is approved, it will be necessary to add at least one new voting member to maintain the seven-member structure.

3. Recruitment of New Members:

- Given the potential transition of the City seat, at least one new member should be identified.
- Recruitment efforts should prioritize representation from a diverse cross-section of Business Park stakeholders, including property owners, business operators, and recently established businesses.

Timeline for Appointments

- **By End of September 2025** – Current members with expiring terms should notify the Chair and City staff of their interest in reappointment. Any new member recommendations should also be submitted by this date.
- **October 2025** – BID Board reviews reappointment interests and new member recommendations; discussion on City staff role transition.
- **November 2025** – Formal recommendations for reappointments and new members prepared for submission to the Mayor.
- **December 2025** – Mayor's appointments presented to City Council for confirmation.
- **January 2026** – New/renewed terms begin.

Conclusion

The upcoming term expirations provide an opportunity to strengthen and diversify the BID Board. Staff seeks Board direction on reappointments, the role of the City seat, and recruitment of new members to ensure the BID continues to represent the interests of all stakeholders within the Business Park.



MEMORANDUM

To: City of Stevens Point Common Council

From: Jarod Kivela, Director of Community Development

Date: August 19, 2025

RE: **2027 Citywide Revaluation – Potential Impacts on Businesses and the BID**

Background on Revaluation

The City of Stevens Point is planning a **citywide revaluation in 2027**, as recommended by the Assessor's Office. A revaluation is the process of inspecting, listing, modeling, and revaluing all properties within the municipality to ensure equitable assessments at market value. This is necessary when market conditions, inequities between property classes, or outdated assessment records create disparities in the property tax burden.

The City's last revaluation occurred in 2023. Since then, property values have continued to rise, and the estimated level of assessment is projected to fall near or below 80% by 2026. To bring assessed values back in line with market value, the revaluation will be scheduled for the 2027 assessment year.

What This Means for Businesses

- **Alignment with Market Value:** Businesses should anticipate that their assessed property values will be brought up to reflect more current market conditions. For some, this may mean an increase in assessed value and, potentially, higher property taxes.
- **Equity Across Property Types:** The revaluation is designed to ensure fairness across property classes. This means commercial properties will be evaluated relative to residential and other classes, reducing disparities.
- **Tax Burden Shifts:** Even if the City's overall tax levy does not change, revaluation may shift how the tax burden is distributed between property owners. Businesses in areas where values have grown more significantly may see larger impacts.

www.stevenspoint.com

Open Records Information: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

What This Means for the BID

- **BID Assessments:** Because BID assessments are tied to underlying property values, increases in commercial property values within the district will likely result in higher overall BID revenue.
- **Budgeting and Planning:** This adjustment could provide the BID with additional resources but may also generate concern among members facing higher tax bills. Early communication and planning will be important.
- **Representation and Feedback:** As part of the revaluation process, businesses will receive updated assessment notices and will have the opportunity to attend “Open Book” sessions and the Board of Review in 2027 to ask questions or challenge their assessments if they believe they are inaccurate.

Timeline

- **August – December 2026:** Data review, sales analysis, and updates to property records.
- **January – March 2027:** Calibration and valuation of all properties.
- **April 2027:** Final review.
- **May – June 2027:** Notices mailed, Open Book sessions held, and Board of Review conducted.

Conclusion

The 2027 revaluation is a standard and necessary step to ensure fairness in property taxation across Stevens Point. While individual impacts will vary, BID members should be aware that updated assessments may affect both their property tax bills and the BID's overall levy. Staff will continue to provide updates as the process moves forward and will work with the BID to help communicate these changes to members.