



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 31, 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 3:00 P.M.
- Members Present: Schlice, Gardner, Cooper, Kemmeter, Ladick
- Members Excused: Kneebone, Barrett
- 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 July 8th, 2025, meeting of the Redevelopment Authority

- Background: Minutes from the July 8th, 2025 meeting of the Redevelopment Authority are included in the agenda packet.
- Motion: Ladick moves to approve the minutes from the July 8th, 2025, meeting of the Redevelopment Authority.

- Second: Kemmeter seconds.
- Discussion: None.
- Vote: Unanimous approval.

2. Public Hearing and Action on a Determination of Blighted Properties – Parcels 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814

- Background: Neighborhood Planner / Economic Development Specialist Klesmith explained parcels under consideration met statutory definitions of blight due to environmental contamination, underutilization, loss of tax revenue, limited access, and documented emergency calls.
- Public Hearing: Declared open. No public comments received in person, by phone, or email. Declared closed.
- Motion: Kemmeter moves to designate the listed Shopko parcels as blighted and recommend approval of the blight resolution to the Common Council.
- Second: Cooper seconds.
- Discussion: None.
- Vote: Unanimous approval.

3. Discussion and Possible Action on an Interest Buy Down Program with the Central Wisconsin Economic Development Fund (Commercial Revolving Loan Program)

- Background: Neighborhood Planner / Economic Development Specialist Klesmith outlined proposed program parameters to allow the Redevelopment Authority to buy down CWED loans. Discussion emphasized focusing assistance on smaller businesses and limiting program exposure. Staff recommended capping total allocations at \$100,000 for the program.
- Action: No action taken. Direction given to staff to restructure the proposal to target smaller businesses and return with revisions.

4. Summary of Development Discussions and Interest - Shopko Redevelopment

- Background: Neighborhood Planner / Economic Development Specialist Klesmith reported seven firms expressed interest in the Shopko site, with four firms continuing discussions. Three firms are expected to submit proposals for redevelopment of the south half of the site, with potential for full-site proposals. Firms have been informed of site contamination and development constraints. Some developers also expressed interest in the Edgewater Manor site.
- Next Steps: Staff will conduct an internal review of proposals in mid-August and bring results to the Redevelopment Authority.

5. Adjournment

- Meeting adjourned at 3:22 P.M.