



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:	October 14, 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, Kneebone, Cooper, Kemmeter, Barrett
- Members Late: Ladick (arrived later in the meeting)
- Members Absent:

Chairperson Schlice noted that the standard public comment sign-in sheet had been inadvertently omitted from the agenda materials. Individuals wishing to speak would still be accommodated. He also explained that while three development proposals would be reviewed, the RDA may or may not take action because the proposals are still in negotiation and not finalized. A public hearing will be scheduled once a preferred development direction is identified.

Discussion and Possible Action on the Following:

2. Introduction and Review of Targeted Area Master Plan.

Background: Neighborhood Planner / Economic Development Specialist Klesmith outlined the plan that was adopted in 2024 and updated in 2025 to shift the proposed transit center to the northern portion of the Shopko site. The plan calls for a mix of residential and commercial uses, a small park, and overall improvements to enhance downtown as a neighborhood and destination. Staff held public information meetings regarding the Shopko right-of-way design, including parking concerns. Modifications have been made in response to public feedback. The current design anticipates 120–135 on-street parking stalls, which staff believes will meet downtown demand. The Shopko site shows roughly 25–33% utilization of existing parking at any given time.

Staff displayed the site map identifying residential building locations (Buildings A/B on the north; C/D/E on the south). The original RFP was issued only for the southern half, but due to new developer interest, the entire site is now potentially available.

No action taken.

3. Presentation of a Proposal from KCG Companies for Development of the Shopko Parking Lot.

Megan Shoots, VP of Development, presented virtually on behalf of KCG.

No action taken.

4. Presentation of a Proposal from Commonwealth Development Corporation of America for Development of the Shopko Parking Lot.

Tyler Sheeran (Managing VP) & Sam Warshauer (Development Associate) from Commonwealth Development Corporation gave a presentation about the Development of the Shopko Parking Lot.

No action taken.

5. Presentation of a Proposal from Volker for Development of the Shopko Site.

Travis Fouch from Volker Development gave a presentation of his proposal for the development of the Shopko site.

No action taken.

Lori Rasmanson, 2167 Elk Street, stated that all three development proposals were strong and well-presented. She urged the RDA to identify the features they value most, such as underground parking, energy-efficient upgrades, or other amenities, and give all three developers an equal opportunity to revise their proposals to include those elements, along with cost information. She also recommended that each developer provide a video walkthrough or a comparable project tour to help the RDA better visualize the developments.

Mark Christensen, speaking as a City Council member, said he was impressed with all three proposals and noted that while they share similarities, each has distinct strengths. He encouraged the RDA to evaluate how each proposal aligns with the long-term vision for the full Shopko site and which option would best support future phases of redevelopment. He also expressed appreciation for the inclusion of community-oriented services within the proposals.

Jenny Burton, 5718 Sandpiper Drive, said she was very impressed with all three development proposals and saw strong opportunities for partnership with the City. She especially appreciated the ideas involving UW–Stevens Point, the inclusion of nonprofit space, and the commitment to affordable housing. Drawing on her work with the Laundry Love program, she spoke about the increasing challenges faced by low-income and unhoused residents and the shrinking stability of the middle class. She urged the RDA to consider increasing the number of deeply affordable units and expressed concern that none of the proposals addressed the needs of unhoused individuals. She

concluded by thanking the board and commending them for showing a growing sense of compassion toward vulnerable community members.

- 6. Adjourn into closed session (approximately 4:00 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:**
 - A. Negotiating Potential Redevelopment of Parcels 281240832202950, 281240832202969, 281240832202804, and 281240832202814 (former Shopko Properties).**
 - B. Negotiation of the Sale of Redevelopment Authority Property within TID 6.**

Motion: Cooper moved to adjourn into closed session.

Second: Barrett seconds.

Discussion: None.

Vote: Unanimous approval.

7. Reconvene for Possible Action on the above-referenced closed session items.

The Redevelopment Authority remained in closed session for the duration of the meeting and did not return to open session before adjourning.

8. Adjournment

The body adjourned in closed session.