



## 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

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<b>Date and Time:</b>	December 2, 2025 3:00 PM	<b>Location:</b>	Stevens Point Police Department Community Room 933 Michigan Avenue Stevens Point, WI 54481
			OR
			Zoom Meeting: <a href="#">Zoom Link</a> Meeting ID: 826 1361 9246 Passcode: 814159 Phone: +1 312 626 6799 US (Chicago)

#### 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 31, 2025 and October 14, 2025, meetings of the Redevelopment Authority
2. Presentation and Public Hearing on a proposal from Commonwealth Development Corporation for the redevelopment of a portion of the former Shopko site (Parcels 281240832202950, 281240832202969, 281240832202804, and 281240832202814).
3. Discussion and Possible Action on a Development Agreement between the City of Stevens Point, the Redevelopment Authority of the City of Stevens Point, and Commonwealth Development Corporation for the redevelopment of a portion of 0 Main Street (former Shopko site, PIDs 281240832202950, 281240832202969, 281240832202804, 281240832202814).
4. Approval of a Dumpster and Parking Agreement with Point Housing LLC for the Purpose of Facilitating a Downtown Dumpster Program
5. Adjournment

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**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.

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

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**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

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<b>Date and Time:</b>	July 31, 2025 3:00 PM	<b>Location:</b>	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.



# 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

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<b>Date and Time:</b>	October 14, 2025 3:00 PM	<b>Location:</b>	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.



## MEMORANDUM

To: Redevelopment Authority

CC: Jarod Kivela

From: Christopher Klesmith, Neighborhood Planner & Economic Development Specialist

Date: November 25, 2025

**RE: Discussion and Possible Action on a Development Agreement between the City of Stevens Point, the Redevelopment Authority of the City of Stevens Point, and Commonwealth Development Corporation for the redevelopment of a portion of 0 Main Street (former Shopko site, PIDs 281240832202950, 281240832202969, 281240832202804, 281240832202814).**

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**Background:** Enclosed are two versions of a proposed development agreement between the City of Stevens Point, the Redevelopment Authority of the City of Stevens Point, and Commonwealth Development Corporation (the "Developer") for the redevelopment of 0 Main Street (former Shopko site). The original proposal has been moved to an alternative location on the former Shopko site, increasing the land utilized for the project, potentially reducing the upfront support requested of the City, and modifying the amount of parking created on the site specifically for the development.

The Common Council will be reviewing the development agreements in closed session on 12/2/25 prior the meeting of the Redevelopment Authority to deliberate on which proposal to carry forward. The following are the major points and differences in site planning:

- 1) Both proposals:
  - a. The Developer intends to apply for housing tax credits and additional grant sources to support the construction of this project, resulting in 50 residential units reserved for residents earning 30%, 50%, and 80% of the area median income. A 6,000 sq ft childcare facility is also proposed for the site, likely to be staffed by the University of Wisconsin Stevens Point's University Child Learning and Care Center (UCLCC).

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- b. The proposed development would utilize roughly 1.3 acres of the ~6.94 acres that will be redeveloped at the Shopko site, which is referenced as a portion of "Building A/B" in the conceptual site plan for Shopko redevelopment in the Downtown Targeted Area Master Plan. The Developers conceptual site plan is included in Exhibit D of the agreement.
  - c. If the Developer secures all financing for the project, Developer will commence construction no later than September 1, 2027, and will complete the project no later than January 1, 2029. The developer currently has successful projects under construction in the cities of Oshkosh and Wausau.
  - d. There is estimated to be an additional 52 to 60 on-street, angled and parallel parking stalls created on the planned extension of College Avenue and Strongs Avenue from College Avenue to Centerpoint Drive. The completion of Commonwealth's project alone would have no impact on the existing Shopko parking lot.
- 2) Proposal 1: First Floor Parking Included (Figure 2, below).
- a. The changes to the site plan result in an increase in total parking stalls available on the development pad to 76 total parking stalls, and reduce the amount of on-street parking.

3) Proposal 2: No First Floor Parking (Figure 3, below).

- a. Removing first floor parking results in a total of 44 on-site parking stalls for the 50 residential units.
  - i. Staff are aware of the significant amount of concern placed on parking and multifamily residential projects. It is not a like-for-like comparison to compare this project to Northside Yard since residents earning 30% of the AMI are less likely to own a vehicle. However, if the comparison is made, Northside Yard included 210 residential units, and 114 on-site parking stalls for a ratio of .54 stalls per unit and did not properly plan for on-street parking. Commonwealth's proposal includes 50 residential units and 44 on-site parking stalls for a ratio of .88 stalls per unit, with an additional 52 to 60 on-street, angled and parallel parking stalls that could support the childcare center and residents.

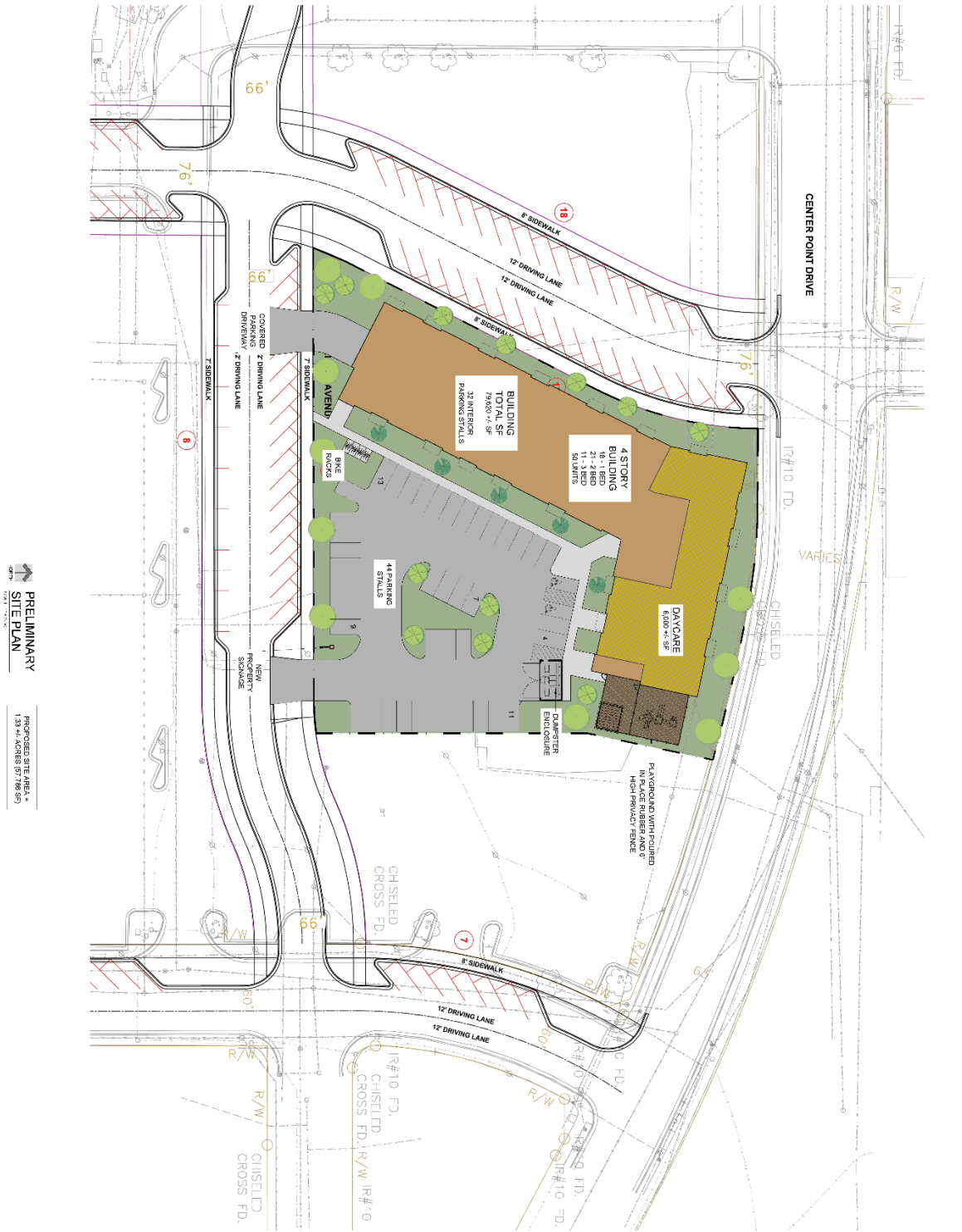
**Other Considerations:** Execution of this agreement will advance aspects of the former Shopko site redevelopment and the Downtown Targeted Area Master Plan while providing housing options to residents earning at or below 30%, 50%, and 80% the area median income. The proposed unit counts, unit sizes, income limits, and rents are included in Figure 1 below. Staff expect this project to support both the student and non-student populations and to ensure that residents of varying income levels can participate in the Downtown economy, while providing necessary services in the district. Committing to a development agreement now may increase the likelihood grant funds are secured through the WEDC and EPA for the redevelopment of the Shopko block.

**Staff Recommendation:** Staff recommends **APPROVAL** of the attached development agreement that is approved by the Common Council in their meeting preceding the RDA. Please note that site plan documents and building plans will be added, and the approved agreement will be amended at a later date to include these documents.

**Figure 1:  
Estimated Rents**

Unit Type	Income	Unit Size	Number of Units	Contract Rent		2024 Table
				Rate	Monthly Gross Rent	
1 Bed/ 1 Bath	30% AMI  26%	697	5	\$ 437	\$	550
2 Bed/ 1 Bath		850	4	519		660
3 Bed/ 2 Bath		1,150	4	594		763
4 Bed/ 2 Bath		-	0	-		-
1 Bed/ 1 Bath	40% AMI  0%	697	0	\$ -	\$	-
2 Bed/ 1 Bath		850	0	-		-
3 Bed/ 2 Bath		1,150	0	-		-
4 Bed/ 2 Bath		-	0	-		-
1 Bed/ 1 Bath	50% AMI  50%	697	8	\$ 804	\$	917
2 Bed/ 1 Bath		850	12	959		1,100
3 Bed/ 2 Bath		1,150	5	1,103		1,272
4 Bed/ 2 Bath		-	0	-		-
1 Bed/ 1 Bath	60% AMI  0%	697	0	\$ -	\$	-
2 Bed/ 2 Bath		850	0	-		-
3 Bed/ 2 Bath		1,150	0	-		-
4 Bed/ 2 Bath		-	0	-		-
1 Bed/ 1 Bath	70% AMI  0%	697	0	\$ -	\$	-
2 Bed/ 1 Bath		850	0	-		-
3 Bed/ 2 Bath		1,150	0	-		-
4 Bed/ 2 Bath		-	0	-		-
1 Bed/ 1 Bath	80% AMI  24%	697	5	\$ 1,207	\$	1,320
2 Bed/ 1 Bath		850	5	1,443		1,584
3 Bed/ 2 Bath		1,150	2	1,662		1,831
4 Bed/ 2 Bath		-	0	-		-
1 Bed/ 1 Bath	Market  0%	697	0	\$ 1,166	\$	1,166
2 Bed/ 1 Bath		850	0	1,399		1,399
3 Bed/ 2 Bath		1,150	0	1,618		1,618
4 Bed/ 2 Bath		-	0	-		-
Average/Total		861	50	\$ 933	\$	1,070

**Figure 2:  
Proposal 1 Site Plan**



PRELIMINARY  
SITE PLAN  
PROPOSED SITE AREA:  
1.33 AC (58,500 SQ. FT.)

DATE: 02/14/2025  
SHEET: C1.1

**MULTI-FAMILY APARTMENTS:  
SHOPKO REDEVELOPMENT PROJECT**  
MAIN STREET AND CHURCH STREET  
STEVENS POINT, WI

**COMMONWEALTH COMPANIES**  
24 SOUTH BRIDGE STREET  
FOURTH FLOOR  
STEVENS POINT, WI 53480  
(920) 922-8170 FAX: (920) 922-8177

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**M+A**  
24 SOUTH BRIDGE STREET  
FOURTH FLOOR  
STEVENS POINT, WI 53480  
jzere@madesigninc.net (920) 922-8170

PRELIMINARY  
SHEET DATES:

**Figure 3:**

# Proposal 2 Site Plan



PRELIMINARY  
SITE PLAN  
SCALE: 1" = 20'

PROPOSED SITE AREA =  
1.33 +/- ACRES (57,706 SQ')

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

DATE: 02/14/2025  
SHEET: C1.0

MULTI-FAMILY APARTMENTS:  
**SHOPKO REDEVELOPMENT PROJECT**  
MAIN STREET AND CHURCH STREET  
STEVENS POINT, WI



**COMMONWEALTH COMPANIES**  
24 SOUTH BROOKE STREET  
FOONDUN, WISCONSIN 54908  
(920) 322-9110 FAX: (920) 322-9111

**M A**  
24 SOUTH BROOKE STREET  
FOONDUN, WISCONSIN 54907  
1.661.623.5693  
1.661.623.5693

PRELIMINARY  
SHEET DATES



To: City of Stevens Point Redevelopment Authority

From: Jarod Kivela, Director of Community Development

Date: November 21, 2025

**RE: Request for Renewal of Dumpster & Parking License Agreement with Point Housing, LLC**

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In 2023, the Redevelopment Authority (RDA) and Point Housing, LLC agreed to an extension of an ongoing Dumpster and Parking License Agreement. This agreement governs shared refuse enclosure management, more specifically, allowing the use of ten (10) parking stalls in Municipal Lot 17 for the purpose of supplying a cooperative dumpster opportunity for downtown businesses. The agreement carries a three-year term and allows renewal upon mutual agreement.

Point Housing has formally requested renewal of the agreement for the next three-year period. Although the current term does not expire until 2026, Point Housing is seeking approval so it can finalize contracts and pricing for the 2026 service year.

Providing this shared dumpster service is a significant benefit to downtown businesses. The City is not required, and is not equipped, to service private commercial dumpsters, and without this coordinated arrangement, each business would otherwise need its own individual refuse containers. This would create clutter throughout the downtown (blight), reduce available space, and increase operational challenges (more expensive) for businesses and the City alike.

By consolidating services into managed enclosures, the program offers a convenient, cost-effective, and well-organized solution. A private entity, Point Housing, is willing to administer the service fairly, maintain the enclosures, and streamline billing and oversight. This partnership ensures that downtown businesses have reliable access to refuse service while maintaining a clean, orderly, and visually appealing downtown environment.

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## **Summary of Proposed Agreement Updates**

The renewal agreement remains substantively the same as the existing agreement. Apart from date updates, minor grammatical corrections, and formatting refinements, only three changes have been proposed. These changes are highlighted in the updated draft agreement and summarized below.

### **1. Reduction in Number of Violations Required for Removal of a Participant**

(Section 3(a)(i))

The previous agreement required three violations and three written notices before Point Housing could remove a business from using the shared dumpster enclosures. It is being requested this be reduced to two violations with two written notices within a 12-month period.

Rationale:

- Three violations have proven excessive and create unnecessary administrative burden.
- Two violations provide an appropriate balance, allowing reasonable flexibility for occasional mistakes while reinforcing responsibility among users of the enclosures.
- This change is expected to improve operational efficiency without negatively impacting participating businesses.

### **2. Addition of a Removal Clause for Non-Payment**

(Section 3(a)(ii))

A new subsection establishes a clear, transparent process for addressing non-payment of shared refuse service fees. If a business fails to submit payment within 30 days of billing, a \$50 late fee is assessed, followed by a 7-day grace period. Failure to pay after that point may result in removal from participation.

Rationale:

- Aligns with Point Housing's established billing practices.
- Provides consistent expectations for business owners.
- Clarifies consequences for chronic non-payment and reduces disputes.

### **3. Clarification of Appeal Rights and Administrative Review**

(Section 3(a)(iii))

The updated agreement clarifies that participants removed due to violations or non-payment may appeal Point Housing's decision to the RDA Executive Director, who has authority to overturn removals.

Although this has been the practical process, codifying it ensures transparency and reinforces the oversight role of city staff and the RDA.

Additionally, it is understood that the Executive Director will coordinate with Point Housing, the impacted business, and the RDA Chair to ensure fairness and consistency in case reviews.

## **Staff Recommendation**

Staff recommends **approval** of the renewal agreement as presented.

The proposed updates are minor, improve clarity, and reduce administrative burden while also ensuring consistent and transparent standards for enclosure management and payment compliance. Renewal at this time will also allow Point Housing to timely finalize 2026 service contracts.

**DUMPSTER AND PARKING  
LICENSE AGREEMENT**

Document Number

Document Title

This Parking Agreement (“Agreement”) is made by and among Point Housing, LLC (“Point Housing”) and the Redevelopment Authority of the City of Stevens Point (“RA”), as of the 1st day of December, 2025 (“Effective Date”).

Recording Area

Name and Return Address:

Jarod Kivela  
Executive Director  
Redevelopment Authority  
1515 Strongs Avenue  
Stevens Point, WI 54481

PIN: 281240832201530

RECITALS

- A. RA owns certain property adjacent to 1221 Second Street, Stevens Point, WI 54481 that is used as a municipal parking lot (“Municipal Lot 22”).
- B. 1616 Main Street LLC owns the property at 1221 Second Street, Stevens Point, WI 54481.
- C. 1616 Main Street LLC is part of the Point Housing, LLC ownership and management.
- D. Point Housing LLC owns the property at 1052 Main Street, Stevens Point, WI 54481.
- E. RA owns certain property near 1052 Main Street used as a municipal parking lot (“Municipal Lot 17”).
- F. Point Housing desires to utilize ten (10) parking spaces on Municipal Lot 17, as part of the management of dumpster enclosures located within Municipal Lot 16 and Municipal Lot 22, requiring this Agreement.
- G. RA is willing to join in this Agreement and grant certain occupancy limitations on the RA Parcel to Point Housing, based on the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, POINT HOUSING and RA, in consideration of the covenants herein contained, the receipt and sufficiency of which is hereby mutually acknowledged by each party hereto, do hereby covenant and agree as follows:

1. GRANT OF LICENSE.

a. RA hereby grants to POINT HOUSING an exclusive license and right of use of portions of the Municipal Lot 17 depicted in Exhibit A (the "Licensed Area") for parking purposes. Such license area is for ten (10) parking spaces.

b. RA further grants to POINT HOUSING a right to enter upon other portions of Municipal Lot 17 for the purpose of accessing such parking spaces from time to time.

c. POINT HOUSING acknowledges that any improvements above and beyond what is typically required or installed regarding identifying parking spaces for POINT HOUSING's sole use shall be at the sole expense of POINT HOUSING, and if this Agreement is terminated for any reason, POINT HOUSING shall not be compensated for the cost of such improvements and/or any loss.

d. RA acknowledges that standard improvements such as maintenance of asphalt, paint, signage, snow removal, and other mutually agreed upon improvements are the sole responsibility of the RA.

e. The license herein granted shall be at the sole and unfettered discretion of the RA, and may be revoked or terminated with a one (1) year notice to POINT HOUSING, unless POINT HOUSING is in default of this Agreement, then this Agreement may be terminated with a thirty (30) day notice if such default is not cured by POINT HOUSING.

2. REFUSE AND RECYCLING. POINT HOUSING agrees to maintain and operate the dumpster enclosure areas identified in Exhibit A ("Enclosures") within Municipal Lot 16 and Municipal Lot 22. The following terms apply to POINT HOUSING's obligations under this paragraph:

a. POINT HOUSING shall execute a contract for recycling and disposal services for the removal of refuse and recyclable materials from the Enclosures on an as-needed basis.

b. POINT HOUSING shall keep the area in and around the Enclosures free of debris.

c. POINT HOUSING shall not have the exclusive right to use the Enclosures. It shall act as the RA's agent for executing and administering contracts with other businesses ("Enclosure Participants") in the adjoining buildings of the Enclosures, as reasonably based on the capacity of the Enclosures, which wish to utilize the Enclosures for disposal of waste and recyclables.

d. POINT HOUSING shall have the right to charge other businesses for use of the Enclosures, but such charge shall not exceed the actual costs incurred by POINT HOUSING for carrying out its responsibilities under this paragraph by more than ten (10) percent.

3. AUTHORITY PROVIDED TO POINT HOUSING. POINT HOUSING, as part of this agreement, shall have the authority to enforce the provisions of this agreement as it relates directly to Section 2 of this agreement.

a. POINT HOUSING shall have the right to remove any business as part of the Enclosures provided that:

i. If a Business or Business' tenants as part of the Enclosures Participants violate proper use of the Enclosures (including, but not limited to excess disposal, large-item disposal, improper placement of disposal, or construction disposal) more than two (2) times within a twelve (12) month period, AND POINT HOUSING has provided two (2) written notices to the impacted business of the violations within said twelve (12) months.

ii. If a Business or Business' tenants fail to submit payment of any fees related to the trash service (including, but not limited to, lock fees, improper dumping fees, snow removal fees, or other biannual charges). Businesses shall have thirty (30) days from the date of issuance to remit full payment. If full payment is not received within thirty (30) days, a late fee of fifty dollars (\$50) shall be assessed, and the Business shall have seven (7) additional calendar days to remit all outstanding amounts, including the late fee. Failure to remit full payment within this seven-day period may result in removal of the Business from participation in the Enclosures and the locks to the Enclosures being changed. Adjoining property owners removed from participation may petition POINT HOUSING to rejoin the Enclosures at the next annual cycle beginning January 1; non-adjoining users may not be afforded this opportunity. POINT HOUSING shall retain full discretion to determine whether a removed Business may rejoin participation.

iii. If a Business or Business' tenants who are removed as a Enclosure Participant by POINT HOUSING may appeal their decision to the Executive Director of the Redevelopment Authority. Any removal may be overturned by the Executive Director.

b. POINT HOUSING shall have the right to charge fees relating to removing excess trash, refuse, and debris outside of the commercial garbage containers within the dumpster enclosures within Municipal Lot 16 and Municipal Lot 22. Such fees shall not exceed twenty-five dollars (\$25) per hour and shall include a minimum hourly rate not to exceed two (2) hours of work. POINT HOUSING shall also have the authority to charge for associated costs such as disposal fees and transportation fees if necessary.

c. POINT HOUSING shall have the authority to assign License Area parking stalls to Businesses located adjacent to the License Area AND part of the Enclosure Participants of the Enclosure within Municipal Lot 16. The RA acknowledges that POINT HOUSING may charge Businesses for said assignment of License Area.

4. DEFAULT. In the event POINT HOUSING fails or refuses to keep and perform any of the terms, covenants, or conditions herein required of POINT HOUSING and such default is not cured within thirty (30) days after the RA gives POINT HOUSING written notice of such default, then POINT HOUSING shall be deemed "Default" under the terms of this Agreement. Provided, however, if the Default cannot reasonably be cured within thirty (30) days, then POINT HOUSING shall be deemed to have complied with such notice so long as it has commenced to comply with the notice within the period set forth in the notice and thereafter is proceeding to cure the Default with all possible diligence. Upon the occurrence of a Default, the RA may declare this

Agreement terminated and institute action to expel POINT HOUSING from the premises. In such event, POINT HOUSING shall pay to the RA a sum sufficient to restore the Enclosure to a clean and well maintained state. Furthermore, the RA shall be permitted any other right or remedy allowed to it by law.

5. LIABILITY. POINT HOUSING shall not be responsible for the costs of repairing any damage to items located within the Licensed Premises unless caused by its own negligence. RA shall indemnify and hold POINT HOUSING harmless from any claims, actions, and liabilities arising from any injury that may occur on the Licensed Premises, unless and only if caused by the wrongful act or gross negligence of an employee or other agent of POINT HOUSING.

6. ASSIGNMENT AND SUBLETTING. POINT HOUSING shall not assign or transfer this Agreement without consent of the RA.

7. TERM. The Term of this agreement shall be for a period of three (3) years from the Effective Date, and from thereafter be renewable for subsequent three-year terms upon mutual agreement of POINT HOUSING and the RA.

8. MISCELLANEOUS.

a. If any term or condition of this Agreement or part thereof is held invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

b. This Agreement may only be further modified or amended by written instrument, signed by all parties hereto.

c. This Agreement shall be construed under the laws of the State of Wisconsin.

9. NOTICE. Any notice, consent or other communication given pursuant to this Agreement shall be in writing and shall be given by personal delivery or mailed to the address designated below, or such other address as they may designate in writing, mailed by registered or certified mail, return receipt requested, with postage prepaid. Notices shall be deemed effective when personally delivered or when deposited in the United States mail in the manner described above.

If to the RA:

Redevelopment Authority  
Attn: Executive Director  
1515 Strongs Avenue  
Stevens Point, WI 54481

If to POINT HOUSING:

POINT HOUSING, LLC  
Attn: Mike Beacom  
1052 Main Street, Suite 203  
Stevens Point, WI 54481

This Agreement is made as of the Effective Date.

**POINT HOUSING:  
POINT HOUSING, LLC**

By: \_\_\_\_\_  
\_\_\_\_\_, Member

**ACKNOWLEDGMENT**

STATE OF WISCONSIN     )  
  ) SS.  
COUNTY OF PORTAGE     )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2025, the above-named \_\_\_\_\_, as a member of POINT HOUSING, LLC, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

\_\_\_\_\_  
Notary Public, Wisconsin  
My Commission expires \_\_\_\_\_.

[ADDITIONAL SIGNATURES/ACKNOWLEDGMENTS ON FOLLOWING PAGES]



**EXHIBIT A**

**DEPICTION OF LICENSED AREA AND  
DEPICTION OF REFUSE AND RECYCLING CORRAL AREA**



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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.



**DUMPSTER AND PARKING  
LICENSE AGREEMENT**

Document Number

Document Title

This Parking Agreement ("Agreement") is made by and among Point Housing, LLC ("Point Housing") and the Redevelopment Authority of the City of Stevens Point ("RA"), as of the 10 day of APRIL, 2023 ("Effective Date").

Recording Area

Name and Return Address:

Ryan J. Kernosky  
Executive Director  
Redevelopment Authority  
1515 Strongs Avenue  
Stevens Point, WI 54481  
PIN: 281240832201530

RECITALS

- A. RA owns certain property adjacent to 1221 Second Street, Stevens Point, WI 54481 that is used as municipal parking lot ("Municipal Lot 22").
- B. 1616 Main Street LLC owns the property at 1221 Second Street, Stevens Point, WI 54481 .
- C. 1616 Main Street LLC is part of the Point Housing, LLC ownership and management.
- D. Point Housing LLC owns the property at 1052 Main Street, Stevens Point, WI 54481.
- E. RA owns certain property near 1052 Main Street used as a municipal parking lot ("Municipal Lot 17").
- F. Point Housing desires to utilize ten (10) parking spaces on Municipal Lot 17, as part of the management of dumpster enclosures located within Municipal Lot 16 and Municipal Lot 22, requiring this Agreement.
- G. RA is willing to join in this Agreement and grant certain occupancy limitations on RA Parcel to Point Housing, based on the terms and conditions of this Agreement.

AGREEMENT

NOW, THEREFORE, POINT HOUSING and RA, in consideration of the covenants herein contained, the receipt and sufficiency of which is hereby mutually acknowledged by each party hereto, do hereby covenant and agree as follows:

1. GRANT OF LICENSE.

a. RA hereby grants to POINT HOUSING an exclusive license and right of use of portions of the Municipal Lot 17 depicted in Exhibit A (the "Licensed Area") for parking purposes. Such license area is for ten (10) parking spaces.

b. RA further grants to POINT HOUSING a right to enter upon other portions of the Municipal Lot 17 for the purpose of accessing such parking spaces from time to time.

c. POINT HOUSING acknowledges that any improvements above and beyond what is typically required or installed regarding identifying parking spaces for POINT HOUSING's sole use shall be at the sole expense of POINT HOUSING, and if this Agreement is terminated for any reason, POINT HOUSING shall not be compensated for the cost of such improvements and/or any loss.

d. RA acknowledges that standard improvements such as maintenance of asphalt, paint, signage, snow removal and other mutually agreed upon improvements is the sole responsibility of the RA.

e. The license herein granted shall be at the sole and unfettered discretion of the RA, and may be revoked or terminated with a one (1) year notice to POINT HOUSING, unless POINT HOUSING is in default of this Agreement, then this Agreement may be terminated with a thirty (30) day notice if such default is not cured by POINT HOUSING.

2. REFUSE AND RECYCLING. POINT HOUSING agrees to maintain and operate the dumpster enclosure areas identified in Exhibit A ("Enclosures") within Municipal Lot 16 and Municipal Lot 22. The following terms apply to POINT HOUSING's obligations under this paragraph:

a. POINT HOUSING shall execute a contract for recycling and disposal services for the removal of refuse and recyclable materials from the Enclosures on a as needed basis.

b. POINT HOUSING shall keep the area in and around the Enclosures free of debris.

c. POINT HOUSING shall not have the exclusive right to use the Enclosures. It shall act as the RA's agent for executing and administering contract with other businesses ("Enclosure Participants") in the adjoining buildings of the Enclosures, as reasonable based on the capacity of the Enclosures, which wish to utilize the Enclosures for disposal of waste and recyclables.

d. POINT HOUSING shall have the right to charge other businesses for use of the Enclosures, but such charge shall not exceed the actual costs incurred by POINT HOUSING for carrying out its responsibilities under this paragraph by more than ten (10) percent.

3. AUTHORITY PROVIDED TO POINT HOUSING. POINT HOUSING, as part of this agreement, shall have the authority to enforce the provisions of this agreement as it relates directly to Section 2 of this agreement.

- a. POINT HOUSING shall have the right to remove any business as part of the Enclosures provided that:
  - i. If a Business or Business' tenants as part of the Enclosures Participants violate proper use of the Enclosures (including, but not limited to excess disposal, large-item disposal, improper placement of disposal, or construction disposal) more than three (3) times within a twelve (12) month period, AND POINT HOUSING has provided three (3) written or emailed notices to the impacted business of the violations within said twelve (12) months.
  - ii. If a Business or Business' tenants who are removed as a Enclosure Participant by POINT HOUSING may appeal their decision to the Executive Director of the Redevelopment Authority.
- b. POINT HOUSING shall have the right to charge fees relating to removing excess trash, refuse, and debris outside of the commercial garbage containers within the dumpster enclosures within Municipal Lot 16 and Municipal Lot 22. Such fees shall not exceed twenty-five dollars (\$25) per hour and shall include a minimum hourly rate not to exceed two (2) hours of work. POINT HOUSING shall also have the authority to charge for associated costs such as disposal fees and transportation fees if necessary.
- c. POINT HOUSING shall have the authority to assign License Area parking stalls to Businesses located adjacent to the License Area AND part of the Enclosure Participants of the Enclosure within Municipal Lot 16. The RA acknowledges that POINT HOUSING may charge Businesses for said assignment of License Area.

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5. **LIABILITY.** POINT HOUSING shall not be responsible for the costs of repairing any damage to items located within the Licensed Premises unless caused by its own negligence. RA shall indemnify and hold POINT HOUSING harmless from any claims, actions, and liabilities arising from any injury that may occur on the Licensed Premises, unless and only if caused by the wrongful act or gross negligence of an employee or other agent of POINT HOUSING.

6. **ASSIGNMENT AND SUBLETTING.** POINT HOUSING shall not assign or transfer this Agreement without consent of the RA.

7. TERM. The Term of this agreement shall be for a period of three (3) years from the Effective Date, and from thereafter be renewable for subsequent three-year terms upon mutual agreement of POINT HOUSING and the RA.

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If to the RA:


Redevelopment Authority  
Attn: Executive Director  
1515 Strongs Avenue  
Stevens Point, WI 54481

If to POINT HOUSING:

POINT HOUSING, LLC  
Attn: Mike Beacom  
1052 Main Street  
Suite 203  
Stevens Point, WI 54481

This Agreement is made as of the Effective Date.


**POINT HOUSING:  
POINT HOUSING, LLC**

By:   
Mike Beacom, Member

**ACKNOWLEDGMENT**

STATE OF WISCONSIN     )  
  ) SS.  
COUNTY OF PORTAGE     )

Personally came before me this 10<sup>th</sup> day of April, 2023, the above-named Mike Beacom, as a member of POINT HOUSING, LLC, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.

  
Portage County  
Notary Public, Wisconsin  
My Commission expires 12-12-2025.



[ADDITIONAL SIGNATURES/ACKNOWLEDGMENTS ON FOLLOWING PAGES]

RA:  
REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

By: [Signature]  
John Schlice, Chairman

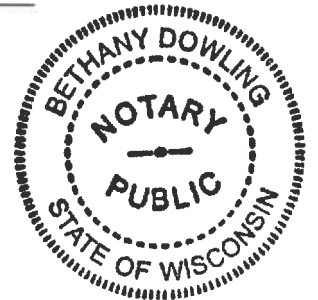
Attest: [Signature]  
Ryan J. Kernosky, Executive Director

**ACKNOWLEDGMENT**

STATE OF WISCONSIN     )  
  ) SS.  
COUNTY OF PORTAGE    )

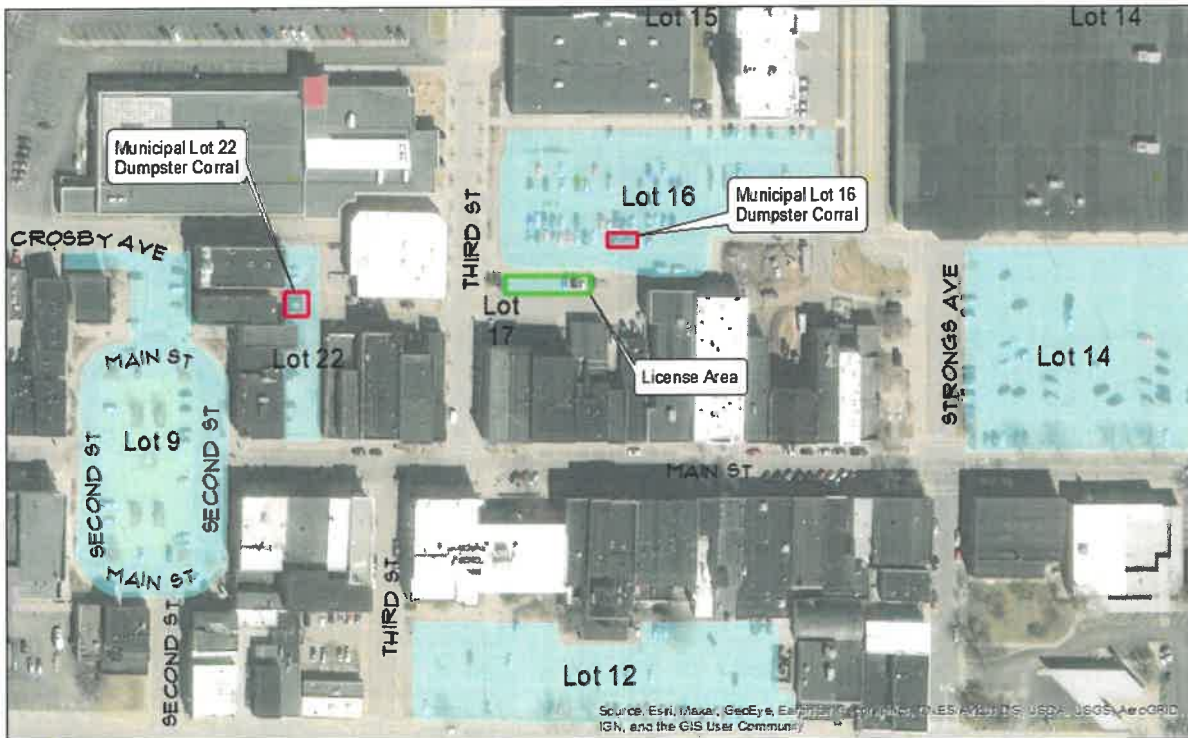
Personally came before me this 10 day of APRIL, 2023, the above-named John Schlice and Ryan J. Kernosky, as the Chairman and Executive Director of the Redevelopment Authority of the City of Stevens Point, to me known to be the persons who executed the foregoing instrument in such capacities and acknowledged the same.

[Signature]  
Portage County  
Notary Public, Wisconsin  
My Commission expires 12-12-2025



# EXHIBIT A

## DEPICTION OF LICENSED AREA AND DEPICTION OF REFUSE AND RECYCLING CORRAL AREA



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