



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

Opening Section:

1. Roll Call

- Meeting called to order at 3:00 P.M.
- Members Present: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett
- Members Excused: None
- Members Absent: None

Chairperson Schlice noted that Commissioner Dave Cooper will be retiring at the end of December at the conclusion of his term, recognizing his 17 years of community service and thanked him for his contributions.

- 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**
- Public comment for pre-registered individuals for matters appearing on the agenda**

Staff noted that Andrea Olson was registered to speak during the public hearing and had also requested to comment on Item 3 as it relates to the same project.

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

- Background: Minutes from the July 31st, 2025 and October 14th, 2025 meetings of the Redevelopment Authority were included in the agenda packet.
- Motion: Kemmeter moves to approve the minutes from the July 31st, 2025 and October 14th, 2025 meetings of the Redevelopment Authority.
- Second: Cooper seconds the motion.
- Discussion: None.
- Vote: Unanimous approval.

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).

- Background: Director Kivela gave a brief presentation regarding the results of the common council meeting that reviewed the financial aspects of the project. Commonwealth Development Corporation provided additional information on the revised proposal.
- Public Hearing: Chairperson Schlice opened the public hearing on the proposal and reminded speakers to limit comments to the proposed development and the Shopko site, and to keep remarks to approximately three to five minutes.

Jenny Burton, 5718 Sandpiper Drive, said that she has attended all public meetings on the project and appreciates the public input gathered. She praised the way the City, developers, and downtown stakeholders worked together and described the revised proposal as a “win-win-win” for the City, the downtown, and residents.

Keith Pilger, 733 Ridge Road, and on behalf of Anderson O'Brien, 1257 Main Street, acknowledged improvements to the parking plan but remained concerned that 76 stalls would not be sufficient for a 50-unit building. He noted that the current Targeted Area Master Plan appears to allocate parking primarily to the new developments and does not adequately address parking needs for existing downtown businesses. He urged the RDA to require staff to bring back a plan with dedicated parking for existing businesses.

Jerold Fahrner, 12315 Acadia Lane, Lac du Flambeau, stated that when the Executive Place project was approved, they received access to City parking (excluding 60 stalls immediately adjacent to Shopko) prior to obtaining a building permit and that downtown businesses rely on that parking. He expressed concern that the current master plan shows no dedicated area for existing public parking and emphasized that parking has been a long-standing issue downtown. He urged the RDA to honor existing understandings about access to parking, develop a comprehensive plan for the entire Shopko area, and consider alternative locations for the daycare to reduce costs.

Deb Knipple, representing Frame Memorial Presbyterian Church (1300 Main Street) and as a resident, 611 Soo Marie Avenue, spoke in support of the inclusion of mixed-income housing and a daycare center, calling housing a fundamental human need and a key tool in addressing systemic poverty. She cited information from a 2025 housing affordability report indicating that a substantial share of Stevens Point renters are housing-cost burdened. She stated that mixed-income housing and accessible childcare can help reduce poverty and improve living conditions, and expressed support for the project.

Bob Butt, 1434 Clover Heights, owner of 944 Main Street, said he has compiled a list of potential negative impacts on downtown from the project. He emphasized that while he considers it a good project, he believes it is in the wrong location. He described the downtown as a central business district that should prioritize commercial activity rather than large-scale residential development and expressed concerns about the financial structure, cost per unit, parking, and the location of the project. He argued that affordable housing could be sited in other locations in the community.

Andrea Olson, 410 Franklin Street, said that she believes the current proposal will leave insufficient space for additional mixed-use buildings and limit future development options on the remaining portions of the site. She said that any future developments on the site may struggle with sufficient parking, leaving little opportunity for more commercial spaces. She expressed concerns about the current daycare's rules and its ability to address broader citywide needs. In reference to Item 3 (development agreement and TIF), she questioned why the City is committing this level of TIF support in the downtown district rather than exploring similar projects in other TIF districts and encouraged the City to reconsider the location.

Troy Hojnacki, 217 Hummel Lane, owner of 912 Main Street, stated that he is not opposed to affordable housing or the project concept, but doesn't agree with the location. He said that downtown is a central business district. He noted that there is no finalized agreement yet with UWSP for the proposed daycare and recommended postponing the project until there is a clearer plan for parking and remaining parcels.

After all speakers were heard, Chairperson Schlice asked twice for any additional comments. Hearing none, he closed the public hearing.

No action taken under Item 2. Public input received and entered into the record for consideration under Item 3.

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).

- Background: Staff summarized and clarified issues raised during the public hearing and earlier discussions. Staff and Commonwealth Development Corporation answered questions from the commissioners. Controller/Treasurer Ladick answered financial questions from commissioners.
- Motion: Kneebone moves to approve the 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 the former Shopko site, with

an amendment to replace Exhibit F with the version that incorporates the base value calculation as discussed.

- Second: Kemmeter seconds the motion.
- Discussion: Brief discussion confirmed that the amendment to Exhibit F would reflect the more conservative financial analysis, including base value, and that Council had already been apprised of that range.
- Call for the vote: Ayes: Schlice, Kneebone, Kemmeter, Barrett.

Nays: Gardner, Cooper, Ladick. Motion carried.

4. Approval of a Dumpster and Parking Agreement with Point Housing LLC for the Purpose of Facilitating a Downtown Dumpster Program

- Background: Staff presented an updated Dumpster and Parking Agreement with Point Housing LLC to continue the downtown shared dumpster program.
- Motion: Gardner moves approval of the updated Dumpster and Parking Agreement with Point Housing LLC as amended.
- Second: Ladick seconds the motion.
- Discussion: None.
- Vote: Unanimous approval.

5. Adjournment

- Meeting adjourned at 4:16 P.M.