

CITY OF STEVENS POINT  
REGULAR COUNCIL MEETING MINUTES

Community Room  
933 Michigan Avenue, Stevens Point, WI

March 23, 2026  
6:00 PM

OR

Zoom Teleconferencing

**Agenda**

**1. Roll Call.**

**Present:**

Ald. Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Morrow.

Ald. Buse arrived at 6:03 p.m.

Ald. Christianson arrived at 6:53 p.m.

**2. Salute to the Flag and Mayor's opening remarks.**

**3. Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.**

**4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.**

Andrea Olson, 410 Franklin Street, spoke about their candidacy running for Alderperson District 4.

Bruce Woboril, 710 Fourth Street, Plover, spoke about ATV/UTV routes. Mr. Woboril handed out a document, and it is to be placed within minutes.

Matt Moldenhaur, 3101 Whiting Avenue D, spoke about their candidacy running for Alderperson District 10.

Ray Reser, 1501 County Road ZZ, Amherst Junction, spoke about their candidacy running for Portage County Executive.

Sal Cuomo, 5657 LaSalle Avenue, spoke about their candidacy running for Alderperson District 6.

David Crueger, 440 Walker Street, spoke about their candidacy running for Alderperson District 4.

**5. Presentation to the Mayor and Council: Jerry Gargulak-Wisconsin Challenge Academy overview.**

**Consideration and Possible Action on the Following:**

**6. Consent Agenda:**

**a. Minutes of the Common Council Meeting of February 16, 2026.**

**b. Minutes and Actions of the Plan Commission meeting of March 2, 2026:  
2. Report of the January 26 and February 2, 2026 meeting of the**

**City Plan Commission.**

**7. Director's Report.**

- c. **Actions of the Transportation Commission of March 9, 2025:**
  - 2. **Approval of the January 12, 2026 Minutes.**
  - 3. **Approval of the January and February 2026 Financial/Claims Reports.**
- d. **Minutes and Actions of the Public Policy and General Government meeting of March 9, 2026:**
  - 2. **License List.**
  - 3. **Request to Hold Event/Street Closing.**
  - 4. **Beekeeper Permits.**
- e. **Minutes and Actions of the Finance Committee meeting of March 9, 2026:**
  - 3. **Approval of lease of City-owned land (Old Hwy 18) for farming purposes.**
  - 4. **Approval of funding for a wetland impact fee for the Door 2 Dreams/Sisters Meadow Subdivision project in TIF District 11.**
  - 6. **Approval of Claims Paid.**
  - 7. **Presentation from Victor Baeten, representing Source Commercial Real Estate, LLC, on the development proposal for the former Edgewater Site.**
  - 9.B. **Negotiating the acquisition of real estate and easements related to the Business 51 project.**
- f. **Statutory Monthly Financial Report by Comptroller/Treasurer.**

C/T Ladick spoke on a point of clarification on item 6e regarding the revenue on the lease which will go into a city property fund.

Ald. Morrow moved, Ald. Steinmetz seconded, to approve the consent agenda.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie.

Nays: None. Motion carried.

**7. Discussion and possible action on a Grant to Partnering Together Portage County for the purchase of 2854 Church Street for the purpose of operating a Homeless Shelter/Resource Center.**

Attorney Beveridge requested the body to approve with the ability to continue to make minor alterations to the agreement to maximize the amount of charitable donations.

Mayor Wiza clarified that if the building is not operated as a shelter, the building would revert to the city and the shelter standard of operations would be contingent on a conditional use permit.

Ald. Lang moved, Ald. Buse seconded, to approve the grant contingent upon the offer to purchase being executed.

Call for the vote: Ayes: Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.

Nays: None. Motion carried.

**8. Ordinance Amendment - Section 10.20: Bukolt Skatepark.**

Director Kremer gave a brief overview of the ordinance amendment.

Ald. Kneebone spoke about a typo and requested the "in like" be changed to "in-line".

Ald. Morrow moved, Ald. Buse seconded, to approve the amendment.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie.

Nays: None. Motion carried.

**9. Ordinance Amendment - Section 10.21: Zenoff Park Infield Turf Regulation.**

Director Kremer gave a brief overview of the ordinance amendment.

Ald. Birr moved, Ald. Broderick seconded, to approve the amendment.

Call for the vote: Ayes: Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda Lang, Buse, Morrow.

Nays: None. Motion carried.

**10. A request from the City of Stevens Point to enter into an easement agreement with the Wisconsin Public Service Corporation for portions of the properties located at 325 Division Street (Parcel ID 281240829400210) and an unaddressed parcel bounded by Division Street (Parcel ID 281240829400211).**

Ald. Lang moved, Ald. Morrow seconded, to approve the agreement.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie.

Nays: None. Motion carried.

**11. A request from the City of Stevens Point to enter into a temporary limited easement agreement with the Wisconsin Department of Transportation for portions of properties along State Highway 66 (Parcel IDs 281240831101402, 281240832100501, 281240831101302, 281240831101401, 281240832202651, 281240832202629, 281240832103401, 281240832200911, 281240833200107, 281240834200601, 281240833100701 & 281240831101301).**

Ald. Keymer moved, Ald. Lang seconded, to approve the agreement

Call for the vote: Ayes: Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda Lang, Buse, Morrow.

Nays: None. Motion carried

**12. A request from the City of Stevens Point to recommend the sale of properties along Water Street (Parcel IDs 281240832201937 and 281240832201938).**

Elizabeth Trzebiatowski, 3262 Sunflower Road, spoke against the request.

Andrea Olson, 410 Franklin Street, spoke against the request.

Victor Baeten spoke in favor of the request.

Director Kivela spoke about the request, timeline of the project, why this proposal was chosen, and recommendation of the sale of the property.

Attorney Beveridge spoke about the request as a means for the city to commit to keeping this parcel from being developed and to allow time for the developer to present a more developed concept. Attorney Beveridge also clarified that the request does not commit the city to the agreement and that the city can still back out.

Mayor Wiza clarified that the city will retain the waterfront portion of the parcel.

Ald. Keymer moved, Ald. Morrow seconded, to approve the request.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.

Nays: Kneebone. Motion carried.

**13. Approval of development agreement with Arc Central for a development in Tax Incremental Financing (TIF) District 10.**

Andrea Olson, 410 Franklin St, spoke in favor with concerns.

Director Kivela gave a brief overview.

Ald. Morrow moved, Ald. Christianson seconded, to approve the agreement.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda Lang, Buse, Morrow.

Nays: None. Motion carried.

**14. Approval of a development agreement with Source Commercial Real Estate, LLC for a development in Tax Incremental Financing (TIF) District 10 (former Edgewater Site).**

Elizabeth Trzebiatowski, 3262 Sunflower Road, spoke against.

Andrea Olson, 410 Franklin Street, spoke against.

Victor Baeten spoke in favor.

Ald. Steinmetz moved, Ald. Lang seconded, to approve the development agreement with Source Commercial Real Estate, LLC with the amendment that any language within the agreement shall not compel the city to sell the property and, if there is any language that would compel the city, it shall be null and void.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.

Nays: Kneebone. Motion carried.

**15. Adjournment.**

Meeting adjourned at 7:39 p.m.

**City of Stevens Point  
Transportation Commission Meeting  
March 9, 2026 - 5:00 PM**

2700 Week Street, Stevens Point, Wisconsin  
or via Zoom Teleconferencing

**Minutes**

**1. Roll Call**

Present: Karalyn Peterson

Present via Zoom: Nichole Lysne, Tom Bertram, Ald. Jacqui Guthrie, Heidi Oberstadt, Neil Prendergast

Not Present: Ald. Allison Birr

Others Present: Talin Scheuermann, Tom Carroll

**2. Approval of the January 12, 2026 Minutes**

Motion made by Ald. Jacqui Guthrie seconded by Tom Bertram to approve the January 12, 2026 minutes. All in favor; none opposed. Motion carried.

**3. Approval of the January and February 2026 Financial/Claims Reports**

Motion made by Karalyn Peterson, seconded by Neil Prendergast to approve the January and February 2026 Financial/Claims Reports. All in favor; none opposed. Motion carried.

**4. Central Transportation Update/Report**

Talin Scheuermann provided an overview of current ridership trends, staffing, project planning, and overall system status.

**5. Future Route Planning Discussion**

Discussion on potential minor route adjustments, UWSP partnership opportunities, and ideas for special event service.

**6. Next Meeting Date**

May 11, 2026 – 5:00 PM

**7. Adjournment**

Meeting adjourned at 5:15 PM.



**ADDENDUM C**  
**BARGAIN SALE / CHARITABLE CONTRIBUTION**

Property Address: 2854 Church Street, Stevens Point Wisconsin  
Offer Dated: March 17, 2026

This Addendum C is made part of the WB-15 Commercial Offer to Purchase between Buyer and Seller regarding the Property (the "Offer"). Capitalized terms used but not defined in this Addendum have the meanings given to them in the Offer.

1. BUYER'S REPRESENTATIONS. Buyer represents and warrants to Seller that:

- (a) Buyer is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("IRC"), and is exempt from federal income tax under IRC § 501(a);
- (b) Buyer is a public charity and is not a private foundation within the meaning of IRC § 509(a);
- (c) Buyer's tax-exempt status has not been revoked or, to Buyer's knowledge, threatened to be revoked by the Internal Revenue Service; and
- (d) Buyer intends to use the Property in furtherance of Buyer's exempt charitable purposes and not for any unrelated trade or business activity within the meaning of IRC § 513.

Buyer shall promptly deliver written notice to Seller in accordance with lines 647–665 of the Offer if any of the foregoing representations ceases to be accurate prior to Closing.

2. BARGAIN SALE ACKNOWLEDGMENT. The Parties acknowledge that the purchase price stated at lines 9–10 of the Offer is less than the fair market value of the Property, and that the difference between such fair market value and the purchase price is intended to constitute a charitable contribution by Seller to Buyer pursuant to IRC § 170 and the bargain sale rules of Treasury Regulation § 1.1011-2. The Parties agree that the fair market value of the Property is the value produced by the qualified appraisal being prepared for the property which shall be completed prior to Closing.

3. COOPERATION. Each Party shall cooperate reasonably with the other, at no material out-of-pocket expense to the cooperating Party, in connection with any tax filing, audit, examination, or proceeding arising from or relating to this transaction. Without limiting the foregoing, and in addition to Seller's obligations under lines 536–542 of the Offer regarding distribution of information, Buyer shall, upon reasonable written notice from Seller delivered in accordance with lines 647–665 of the Offer:

(a) provide a written contemporaneous acknowledgment of the bargain sale transaction satisfying the requirements of IRC § 170(f)(8);

(b) confirm in writing Buyer's 501(c)(3) and public charity status as of the date of Closing;

(c) provide Seller with a copy of Buyer's current IRS determination letter; and

(d) for a period of three (3) years following Closing, provide reasonable written confirmation that the Property is being used in furtherance of Buyer's charitable purposes.

4. FORM 8283. Buyer's duly authorized representative shall execute IRS Form 8283 (Noncash Charitable Contributions) within ten (10) Business Days of Seller's written request, delivered in accordance with lines 647–665 of the Offer.

5. SURVIVAL. The representations, warranties, and obligations of the Parties set forth in this Addendum shall survive Closing and the conveyance of the Property, consistent with the survival provision at lines 688–689 of the Offer.

## GRANT AGREEMENT

This Grant Agreement (the "Agreement") is entered into effective as of the last signature date below (the "Effective Date") by and between the City of Stevens Point, a Municipal corporation with primary offices located at 1515 Strongs Avenue, Stevens Point, WI 54481 (the "City") and the Partnering Together of Portage County, Inc., a Wisconsin non-stock corporation with primary address located at 3524 Regent Street, Stevens Point, WI 54481 ("PTPC")

### RECITALS

1. PTPC wishes to acquire the property located at 2854 Church Street, Stevens Point WI 54481 (the "Property") for purposes of converting it into a year-round residential shelter for unhoused individuals (the "Shelter").
2. PTPC will fund and undertake the work needed to modify and remodel the Property to be suitable for use as the Shelter (the "Renovations").
3. Subsequent to completion of the Renovations, PTPC will operate the Shelter indefinitely.
4. PTPC is unable to fund the acquisition of the Property from its current owner, Elodin Holdings LLC ("Elodin").
5. The City is willing to fund PTPC's acquisition of the Property in exchange for PTPC's agreement to operate the Shelter indefinitely.

### TERMS

NOW, THEREFORE, for the mutual promises and consideration contained herein, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

- I. Offer to purchase:** PTPC has or will execute an offer to purchase ("Offer") the Property from Elodin for the sum of \$150,000.00 (one hundred and fifty thousand dollars). A copy of the Offer is attached as **Exhibit A**.
- II. City to Provide Purchase Money:** At the time, date, and location selected for closing on PTPC's purchase of the Property from Elodin, the City shall provide payment to Elodin in the amount of \$150,000.00 to satisfy the purchase price of the Property. PTPC shall be responsible for any closing costs or other fees necessary to acquire the Property which exceed the \$150,000.00 threshold.
- III. Commitment to Operate as Shelter:** In consideration of City's obligation to fund the purchase of the Property under Section II, PTPC agrees to operate the Shelter at the Property indefinitely. The City shall have no obligation to provide assistance or resources of any type to PTPC in furtherance of operating the Shelter, but may elect to do so from time to time as determined by City staff and the Common Council. Subsequent to taking ownership of the Property, PTPC shall undertake renovations of the Property as necessary

to permit its use as the Shelter. PTPC agrees that it expects to commence operation of the Shelter by approximately May 1, 2026.

- IV. Right of City to Take Ownership of the Property:** In the event that PTPC ever ceases operation of the Shelter for a period of time longer than 12 months, the City shall have the right to take ownership of the Property. If the City elects to do so by affirmative vote of the Common Council, it shall notify PTPC by certified mail sent to the registered agent of PTPC or its successor or assign indicating its intent to take ownership of the Property. Upon receipt of such notice, PTPC or its successor or assign shall execute within 30 days a quitclaim deed for the Property transferring its ownership to the City.
- V. Mortgages, Deeds, Transfers, and Other Encumbrances of the Property:** PTPC shall not mortgage, pledge, or otherwise encumber the Property without written permission from the City. PTPC shall not deed, lease, or otherwise transfer ownership or possession of the Property to any other party without written permission from the City.
- VI. Permits, Inspections, and Other Regulatory Approvals:** PTPC shall be responsible for acquiring all permits, inspections, and regulatory approvals necessary for converting the Property to a shelter type use and for operating the Property as the Shelter. Nothing contained herein shall in any way waive, grant, condition, or otherwise affect the procedures established under applicable law or ordinance for the review and granting of such permits and approvals.
- VII. Successors, Assignment, or Delegation.** PTPC may not assign, or otherwise transfer, its rights or delegate any of its obligations under this Agreement without prior written approval from the City, which will not be unreasonably withheld. All obligations of PTPC arising under this Agreement shall transfer to any successor or assign of PTPC in the event that the City agrees to such assignment.

The undersigned representatives certify that they are authorized to make, execute and deliver this Grant Agreement.

CITY OF STEVENS POINT

PARTNERING TOGETHER PORTAGE COUNTY, INC.

By:

By:

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Name: Mike Wiza  
Title: Mayor  
Date:

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Name: Gregg Hansel  
Title:  
Date:

CITY OF STEVENS POINT

PARTNERING TOGETHER PORTAGE COUNTY, INC.

By:

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Name: Sue Pagel

Title: City Clerk

Date:

By:

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Name:

Title:

Date:

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