

**BUSINESS PARK BUSINESS IMPROVEMENT DISTRICT BOARD  
MEETING**

**May 8, 2026 - 8:00 AM  
Conference Room  
Stevens Point  
Transit Center  
2700 Week Street  
Stevens Point WI 54481**

**MINUTES**

**Opening Section:**

**1. Roll Call.**

The meeting was called to order at approximately 8:05 a.m. Members present: Jeff Ramlow, Mike Trzinski, Chase Rettler, and Alderperson Joe Donahue. Excused: Heidi Charlesworth, Erik Carlson, and, Debra Marten.

**2. General Reports and Updates**

**A. City Staff Updates**

**Deed Restrictions and Protective Covenants (DRPC) Work Group Update**

The work group has completed its review of all pages of the existing deed restrictions and protective covenants. Adam will compile edits and distribute a redlined document to the group. One additional work group meeting will be held before the final product comes to the full board. The one area requiring board input before edits are finalized is the buyback rules previously established by the county. Maps and the revised document will be distributed ahead of that meeting.

**Public Utilities Second Pressure Zone Project Update**

Joel Lemke presented a proposal to create a second water pressure zone serving the business park and areas to the east. Due to rising ground elevation, current pressure in the park (~50 psi) is significantly lower than downtown (~68–72 psi), which limits fire flow capacity and constrains future development.

The proposal involves isolating the eastern distribution system at three points and constructing small pump stations at each, paired with a new water tower sited on the business park. This would raise pressure in the zone to approximately 80 psi. Each pump station would be a small utility building with two pumps and space for a third.

Three pump station locations were identified: the retention pond (BID-owned), the Skyward/county-city parcel, and the County Highway HH corridor. No firm construction timeline exists — key triggers would be a major East Park development or a planned debt retirement around 2030–31. Joel will work with BID staff and individual property

owners on parcel needs, building dimensions, and aesthetics as planning advances.

### **DRPC Work Group Update**

#### **B. Executive Director Report**

##### Branding and Identity

Nine members participated in the naming poll. Stevens Point Business Park was the clear top choice. East Point Business Park and Point Business Park tied for second. All three have been submitted to Avilla for logo development. A branding work group meeting will follow, with a final recommendation coming to the full board.

##### Maintenance and Infrastructure

Wetland Waters completed spring pond startup; most fountains are running. Two outstanding issues require repair: a corroded electrical panel and inoperable sprinkler system near the center area (Roberts Irrigation has provided an estimate), and a separate pump issue on another pond (Jay's Lawn Care estimate received). The access road serving the center area has significant potholes; the City confirmed it will not maintain it as it is not a public road. The gazebo needs a new roof, and the flagpole lacks functioning lighting.

Chris Klesmith (City) flagged that the entire business park is eligible for a 40% federal tax credit for solar installations (rooftop, ground-mount, or parking canopy). Credits are set to expire end of year. The board discussed scheduling a North Wind Solar presentation at an upcoming meeting.

##### Center Area Parcel

The parcel near the GI/Oakwood Center — including the gazebo, small pond, and access road — warrants a dedicated future agenda discussion. Options include transferring ownership or easements to GI, or restructuring maintenance responsibilities. The board agreed to take a minimal-investment posture on this area until that discussion occurs.

### **Branding Work Group Update**

#### **C. Board Chair Report**

No report.

#### **D. Treasurer Report**

April expenses were on budget, including invoices from Jay's Lawn Care and Lake and Pond Solutions. The board is managing a backlog of deferred maintenance including fountains, trails and flags. Approximately \$20,000 is budgeted for trail/pathway improvements that could be spent this year. Jay's has been asked to provide a 1- and 5-year maintenance outlook for the park to support future planning that should help with future planning and budgeting.

#### **Discussion and Possible Action on:**

##### **1. Approve Meeting Minutes from April 10, 2026.**

Motion: Chase Rettler moves to approve the April 10, 2026 Meeting Minutes

Second: Jeff Ramlow seconds that motion.

Vote: Unanimous approval.

**2. Approve Jay's Lawn Care estimate #1095 for repair to pump electrical box for \$1,620.**

Jays Lawn Care provided an original quote for this work totaling \$1,620. After further evaluation, an additional \$750 of electrical work will also be required due to rodent damage to get the equipment operational. The new total for this work is \$2,370. The original estimate was provided in the agenda packet and the updated quote was provided via physical copy during the meeting.

Motion: Chase Rettler moves to approve both the original quote and updated quote with the additional electrical work to total \$2,370.

Second: Jeff Ramlow seconds that motion.

Vote: Unanimous approval.

**3. Approve Asphalt Maintenance Estimate from Arrow Precision Asphalt Maintenance, LLC for \$3,360.**

Motion: Chase Rettler moves to approve the asphalt maintenance estimate of \$3,360 with Arrow Precision.

Second: Jeff Ramlow seconds that motion.

Vote: Unanimous approval.

**4. Approve proposal from Jay's Lawn Care for median project for \$3,500.**

Tabled from April meeting. Board elected to defer pending the broader discussion on the future of the center area parcel. No action taken.

**5. Adjournment**

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**RE: Solar Incentive Unique to Central WI**

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**From** Chris Klesmith <cklesmith@stevenspoint.com>  
**Date** Wed 5/6/2026 11:24 AM  
**To** Karen Margelofsky <kmargelofsky@stevenspoint.com>  
**Cc** Jarod Kivela <jkivela@stevenspoint.com>

I can touch base with Jarod, but all folks really need to know is that the entire business park is eligible for an additional 10% tax credit (40% total tax credit) to install solar on their facilities. This could include ground mount, parking lot covered, or roof-mounted systems. Northwind does a site assessment as a part of their process to recommend the best fitting system for their needs so they aren't overproducing and get the best cost-benefit. I would highly encourage folks to reach out to Northwind or their solar installer of choice to take advantage of the credits because they expire at the end next year and they could potentially save a significant amount of funding *and* support local energy production / economic growth since power is a high-demand utility. We have historically had little interest.

If folks are curious about how much power we can tap into now, we only have about ~5MVA or 5MW to tap into without big infrastructure improvements. A typical residential system produces 7 kW, whereas your typical commercial system produces anywhere between 50-500 kW, so there's a lot more benefit to our commercial/industrial partners to make the jump.

Again, I'd recommend they reach out directly to Northwind (our partner with Grow Solar: Central Wisconsin) or their contractor of choice to evaluate the proper system size and maximize their benefit.

Cheers,

**Chris Klesmith (he/him)**

Neighborhood Planner / Economic Development Specialist  
City of Stevens Point  
1515 Strongs Ave, Stevens Point WI  
O: (715) 341-4171  
C: (715) 496-0164

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**From:** Karen Margelofsky <kmargelofsky@stevenspoint.com>  
**Sent:** Wednesday, May 6, 2026 10:18 AM  
**To:** Chris Klesmith <cklesmith@stevenspoint.com>  
**Cc:** Jarod Kivela <jkivela@stevenspoint.com>  
**Subject:** Re: Solar Incentive Unique to Central WI

Yes, I can add it to the board packet today. Is this something Jarod or Adam can explain a little better at the board meeting or should I know a little bit more about the program so that I can explain it better?

Warmly,

**Karen Margelofsky** *(She/Her)*  
BID-Executive Director

Stevens Point Downtown &  
Portage County Business Park  
Business Improvement Districts (BIDs)

[kmargelofsky@stevenspoint.com](mailto:kmargelofsky@stevenspoint.com) | [Website](#) | [Facebook](#) | [Instagram](#) | [City Public Meeting Postings](#)

Office: 715-344-2556

Mobile: 715-496-0823

*Please update your records: The contact email for the Stevens Point Business Improvement District (BID) has changed. Kindly replace [ckreuser@stevenspoint.com](mailto:ckreuser@stevenspoint.com) with [kmargelofsky@stevenspoint.com](mailto:kmargelofsky@stevenspoint.com), as I've stepped into this role. Thank you!*

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**From:** Chris Klesmith <[cklesmith@stevenspoint.com](mailto:cklesmith@stevenspoint.com)>

**Sent:** Tuesday, May 5, 2026 3:47 PM

**To:** Karen Margelofsky <[kmargelofsky@stevenspoint.com](mailto:kmargelofsky@stevenspoint.com)>

**Cc:** Jarod Kivela <[jkivela@stevenspoint.com](mailto:jkivela@stevenspoint.com)>

**Subject:** FW: Solar Incentive Unique to Central WI

Howdy Karen –

Would you be able to share this opportunity with the Portage County Business Park BID at the meeting this Friday? It's also of interest for the downtown, but the business park buildings, parking lots, and properties have much more space and could leverage the 10% bonus tax credit.

Northwind Solar is the selected contractor for Grow Solar: Central Wisconsin and we're hopeful that the program will generate some cost savings for our businesses and community partners.

Cheers,

**Chris Klesmith (he/him)**

Neighborhood Planner / Economic Development Specialist

City of Stevens Point

1515 Strongs Ave, Stevens Point WI

O: (715) 341-4171

C: (715) 496-0164

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**From:** Matt Rice <[matt@northwindre.com](mailto:matt@northwindre.com)>

**Sent:** Tuesday, May 5, 2026 1:18 PM

**To:** Jarod Kivela <[jkivela@stevenspoint.com](mailto:jkivela@stevenspoint.com)>; Chris Klesmith <[cklesmith@stevenspoint.com](mailto:cklesmith@stevenspoint.com)>

**Subject:** Solar Incentive Unique to Central WI

Hi Jarod & Chris,

I wanted to share something that may be useful for businesses and organizations in your network, as well as for the City of Stevens Point.

As you may know, under the Inflation Reduction Act, commercial, non-profit, and municipal solar installations qualify for a 30% federal Investment Tax Credit. Somewhat uniquely, though, projects in designated "Energy Communities" can claim an additional 10% bonus, bringing the total to 40% of installed system cost. Based on the history of coal-fired power generation in our region, many businesses, organizations, and municipal properties in Stevens Point fall within qualifying census tracts and owners may not realize it.

The opportunity is available through the end of 2027, and awareness is the biggest barrier — most of the property owners in qualifying areas simply haven't heard about it.

I've attached a short letter with more detail. If it prompts a question from anyone in your network, I'm happy to help. Or, if you're inclined to point folks to this [related information from our website](#), please do so as you see fit. No obligation, we just want to make sure local businesses aren't leaving money on the table.

Thanks for your time, and for the work you do supporting economic development in our communities.

Matt Rice

**General Manager | Northwind Solar**

[matt@northwindre.com](mailto:matt@northwindre.com) | 715-570-9743 | [www.NorthwindRE.com](http://www.NorthwindRE.com)

**Jay's Lawn Care & Snow Removal**

3000 South Dr  
Plover, WI 54467-3504 USA  
7155724438  
jayslawncare@gmail.com

# Estimate

**ADDRESS**

Portage County Business Park  
1462 Strongs Ave  
Stevens Point, WI 54481

**ESTIMATE #** 1095

**DATE** 04/24/2026

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DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Services</b> remove existing starter box and replace with new - contractor 3p 240 3phase 24Vac coil with overload plus labor	1	1,620.00	1,620.00
05/07/2026	<b>service</b> Plug up hole in panel box at pond. #3, replace wiring that has been chewed over the winter by vermin, seal box to protect from elements and vermin entering. this includes labor and materials.	1	750.00	750.00

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Karen - I updated the estimate to include the electrical work that needs to be done at pond 3 in order for the fountain to be turned on.

<b>SUBTOTAL</b>	2,370.00
<b>TAX</b>	0.00
<b>TOTAL</b>	<b>\$2,370.00</b>

Accepted By

Accepted Date