



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time: August 11, 2020
3:00 PM

Location: Zoom Teleconferencing

Present: Chairperson Schlice, Alderperson Kneebone, Commissioner Cooper, Commissioner Kemmeter

Excused: Commissioner Gardner

Absent: Commissioner Ladick

Also Present: Executive Director Kernosky

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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:

4. Minutes and actions of the Redevelopment Authority meeting(s) of July 14, 2020
5. Financial reports, claims, and statements from June 2020.
6. Presentation of 2019 Audit Report by Baker Tilly.
7. Development Agreement for Redevelopment of the Fox Theatre.
8. Environmental Protection Agency (EPA) Community-wide Brownfield Assessment Grant activities
9. Director's update

Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:

10. Negotiating an amendment to the Development Agreement for 1017 Third Street. (Northside Yard - Former Lullabye Site)
11. Purchase of Property within Tax Increment District #10.
12. Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action on the above.
13. Adjourn

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1. Roll call.

Present: Chairperson Schlice, Alderperson Kneebone, Commissioner Cooper, Commissioner Kemmeter

Excused: Commissioner Gardner

Absent: Commissioner Ladick

Also Present: Executive Director Kernosky

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 one registered to speak.

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

No one registered to speak.

Discussion and possible action on the following:

4. Minutes and actions of the Redevelopment Authority meeting(s) of July 14, 2020

Motion by Commissioner Kemmeter to approve the report of the July 14, 2020 Redevelopment Authority meeting(s); seconded by Commissioner Cooper.

Motion carried 5-0.

5. Financial reports, claims, and statements from June 2020.

Motion by Commissioner Kemmeter to approve the financial reports, claims, and statements from June 2020; seconded by Commissioner Kneebone.

Motion carried 5-0.

6. Presentation of 2019 Audit Report by Baker Tilly.

Cameron Sawyer, Senior Associate with Baker Tilly, provided the 2019 Audit to Commissioners. Mr. Sawyer noted that the Redevelopment Authority was in a good financial spot and noted no major issues.

Motion by Commissioner Kemmeter to approve 2019 Audit Report; seconded by Commissioner Cooper.

Motion carried 5-0.

7. Development Agreement for Redevelopment of the Fox Theatre.

Director Kernosky provided a brief overview of the Fox Theatre Development Agreement between the City of Stevens Point, Redevelopment Authority, and Wild Card Corporation.

Motion by Commissioner Kemmeter to approve the Development Agreement; seconded by Commissioner Kneebone.

Roll Call:

Yeas: Schlice, Kneebone, Cooper, Kemmeter, Barrett

Nays:

Motion carried 7-0.

8. Environmental Protection Agency (EPA) Community-wide Brownfield Assessment Grant activities

Executive Director Kernosky provided an update to the Commission. The Phase II from the Shopko Parking lot is completed and we are having troubles in getting into the building to do additional borings.

9. Director's update

Executive Director Kernosky provided an updated memo in the agenda packet and referred to it.

Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:

Motioned by Commissioner Kneebone, seconded by Commissioner Cooper to move into closed session at 3:35 pm.

Roll Call:

Yeas: Schlice, Kneebone, Cooper, Kemmeter, Barrett

Nays:

Motion carried 5-0.

10. Negotiating an amendment to the Development Agreement for 1017 Third Street. (Northside Yard - Former Lullabye Site)

11. Purchase of Property within Tax Increment District #10.

Reconvene into open session (approximately 30 minutes after entering into closed session) for possible action on the above.

Motioned by Commissioner Kneebone, seconded by Commissioner Cooper to reconvene into open session at 4:00 pm.

Roll Call:

Yeas: Schlice, Kneebone, Cooper, Kemmeter, Barrett

Nays:

Motion carried 5-0.

Motioned by Commissioner Kneebone, seconded by Commissioner Kemmeter to enter into the amendment to the Development Agreement for 1017 Third Street with the condition that financing is provided within 120 days.

Roll Call:

Yeas: Schlice, Kneebone, Cooper, Kemmeter, Barrett

Nays:

Motion carried 5-0.

12. Adjourn

The Commission adjourned at 4:02 pm.

Approved:

John Schlice, Chairperson

Date

Attest:

Ryan Kernosky, Executive Director

Date