



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time: October 6, 2020
3:00 PM

Location: Zoom Teleconferencing

PRESENT: Chairperson Schlice, Alderperson Kneebone, Commissioner Gardner, Commissioner Cooper, Commissioner Kemmeter, Commissioner Barrett, and Commissioner Ladick.

ALSO PRESENT: Executive Director Kernosky, Comptroller/Treasurer Ladick, Sandy Williams, Rachael Gadbois, and unidentified audience members via Virtual Zoom Meeting.

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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:

1. Minutes and actions of the Redevelopment Authority meeting(s) of August 11, 2020
2. Financial reports, claims, and statements from July 2020.
3. Request from the Children's Museum for consolidation of loans & temporary loan forbearance
4. Amendment and Restatement of Development Agreement between the City of Stevens Point, the Redevelopment Authority of the City of Stevens Point, and North Side Yard, LLC for the redevelopment of 1017 Third Street (Former Lullabye Furniture Site)
5. Termination of Revocable License and Landscaping Maintenance Agreement between the Redevelopment Authority of the City of Stevens Point and Landscapes For Life Foundation, Inc. pursuant to Section 3(b) of said Agreement.
6. Revocable License and Electric Vehicle Charging Station Maintenance Agreement between the Redevelopment Authority of the City of Stevens Point and The Opera House, LLC.
7. Dumpster and Parking License Agreement between the Redevelopment Authority of the City of Stevens Point and Point Housing, LLC regarding the dumpster corral in Municipal Lot #16.
8. Dumpster and Parking License Agreement between the Redevelopment Authority of the City of Stevens Point and Point Housing, LLC regarding the dumpster corral in Municipal Lot #22.
9. Authorize Executive Director to accept quote from All Electric, Inc to install a Vapor Mitigation System at 1001 Centerpoint Drive (Mid State Technical College)
10. Environmental Protection Agency (EPA) Community-wide Brownfield Assessment Grant activities.
11. Director's update
12. Adjournment

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1. Roll call.

Present: Schlice, Kneebone, Gardner, Cooper, Kemmeter, Barrett

Absent: Ladick

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:

1. Minutes and actions of the Redevelopment Authority meeting(s) of August 11, 2020

Motion by Commissioner Kemmeter to approve the report of the August 11, 2020 Redevelopment Authority meeting(s); seconded by Commissioner Cooper.

Motion carried 6-0.

Commissioner Ladick arrived at 3:02 PM

2. Financial reports, claims, and statements from July 2020.

Commissioner Ladick arrived at 3:02 PM

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

Motion carried 7-0.

3. Request from the Children's Museum for consolidation of loans & temporary loan forbearance

Director Kernosky provided the following details:

1. Applicant requesting to combine two loans (installment loan and line of credit).
2. Request to defer principal and interest payments for the first 6 months due to COVID-19 related financial challenges.
3. Staff recommendation would be to extend a 20-year option.

Comptroller/Treasurer Ladick added that the interest, while deferred, would continue to accrue. The Children’s Museum would still pay the full amount of the loan, including interest.

Commissioners made the following comments:

1. Inquiry as to whether the applicant was eligible for COVID-19 assistance, to which staff confirmed that while eligible for relief grants as a non-profit, the City would not have any involvement in the applicant’s pursuit in said relief.

Rachael Gadbois, applicant, provided the following details:

1. Organization had received approval for the Paychek Protection Program (PPP), and used it to keep employees on staff and paid.
2. Sandy Williams was working on applying for additional grants, but due to the period of closure and limited of persons allowed within the building, their revenue was down 85%. Revenue making events had been cancelled through the rest of the year and projected into 2021.

Sandy Williams, applicant, provided the following details:

1. Wisconsin's specific grants did not include non-profits, so they were not eligible.
2. Applicant's were waiting on responses for another grant submittal, but it would be another month before receiving funds if they were approved.

Motion by Commissioner Ladick to approve the request from the Children's Museum for consolidation of loans & temporary loan forbearance; seconded by Commissioner Kemmeter.

Roll Call:

Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett

Nays:

Motion carried 7-0.

4. Amendment and Restatement of Development Agreement between the City of Stevens Point, the Redevelopment Authority of the City of Stevens Point, and North Side Yard, LLC for the redevelopment of 1017 Third Street (Former Lullabye Furniture Site)
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Director Kernosky provided a brief overview of amendments being requested for the North Side Yard Development Agreement between the City of Stevens Point, Redevelopment Authority, and North Side Yard, LLC. Changes to the development timeline and condominium platting of the property were being brought forward to address financial lending challenges the developer faced due to COVID-19. Staff recommended approval as presented.

Motion by Commissioner Kemmeter to approve the Amendment and Restatement of Development Agreement between the City of Stevens Point, the Redevelopment Authority of the City of Stevens Point, and North Side Yard, LLC for the redevelopment of 1017 Third Street (Former Lullabye Furniture Site); seconded by Commissioner Barrett.

Roll Call:

Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett

Nays:

Motion carried 7-0.

5. Termination of Revocable License and Landscaping Maintenance Agreement between the Redevelopment Authority of the City of Stevens Point and Landscapes For Life Foundation, Inc. pursuant to Section 3(b) of said Agreement.
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Executive Director Kernosky provided the following details:

1. Existing landscaping was proposed to be relocated and scaled down.
2. Redevelopment Authority entered into an agreement with Landscapes for Life Foundation, Inc in 2014, whom were also now working with the new developer of the Fox Theatre.

3. A new agreement was projected to be brought forward in the future as part of the relocation.

Commissioner Kemmeter asked whether they would be able to utilize items that had been on site, to which Director Kernosky confirmed that they would attempt to reuse some of the benches, and hopefully relocate the existing pergola.

Motion by Commissioner Kemmeter to approve the termination of the Revocable License and Landscaping Maintenance Agreement between the Redevelopment Authority of the City of Stevens Point and Landscapes For Life Foundation, Inc. pursuant to Section 3(b) of said Agreement; seconded by Commissioner Ladick.

Roll Call:

Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett

Nays:

Motion carried 7-0.

6. Revocable License and Electric Vehicle Charging Station Maintenance Agreement between the Redevelopment Authority of the City of Stevens Point and The Opera House, LLC.
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Executive Director Kernosky provided the following details:

1. Opera House, LLC, developer of the Fox Theatre, was seeking to install vehicle charging stations as part of the proposed development.
2. The four stalls were proposed to be on Redevelopment Authority property.
3. Opera House, LLC, would maintain the stalls and area.
4. Staff recommended approval as presented.

Motion by Commissioner Cooper to approve the Revocable License and Electric Vehicle Charging Station Maintenance Agreement between the Redevelopment Authority of the City of Stevens Point and The Opera House, LLC; seconded by Alderperson Kneebone.

Roll Call:

Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett

Nays:

Motion carried 7-0.

7. Dumpster and Parking License Agreement between the Redevelopment Authority of the City of Stevens Point and Point Housing, LLC regarding the dumpster corral in Municipal Lot #16.
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Executive Director Kernosky provided the following details:

1. Due in part to an installation of a new downtown dumpster corral and to facilitate a more efficient refuse collection, City Staff and Point Housing, LLC, agreed to the relocation of an existing corral into Municipal Lot 22 from Municipal Lot 17.
2. The new dumpster corral would be in Municipal Lot 16.
3. The redrafted license would provide 10 total parking stalls in exchange to Point Housing, LLC for maintaining the dumpster management for Lot 16 and Lot 22.
4. Staff recommended approval as presented.

Motion by Commissioner Kemmeter to approve the Dumpster and Parking License Agreement between the Redevelopment Authority of the City of Stevens Point and Point Housing, LLC regarding the dumpster corral in Municipal Lot #16 and Municipal Lot #22; seconded by Commissioner Ladick.

Roll Call:

Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett

Nays:

Motion carried 7-0.

8. Dumpster and Parking License Agreement between the Redevelopment Authority of the City of Stevens Point and Point Housing, LLC regarding the dumpster corral in Municipal Lot #22.
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Discussion, motion, and action for this item occurred under Agenda Item 7.

9. Authorize Executive Director to accept quote from All Electric, Inc to install a Vapor Mitigation System at 1001 Centerpoint Drive (Mid State Technical College)
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Executive Director Kernosky provided the following details:

1. Commission had previously authorized Executive Director to obtain three quotes for the installation of a Vapor Mitigation System.
2. Submittal of multiple quotes were lacking, but due to the low cost of the submitted quote, staff was recommending moving forward with the contractor.
3. Commission had approved spending between \$12-\$15,000 on the mitigation system, but the quote had come in at \$1,587.10

Motion by Alderperson Kneebone to authorize the Executive Director to accept quote from All Electric, Inc to install a Vapor Mitigation System at 1001 Centerpoint Drive (Mid State Technical College); seconded by Commissioner Barrett.

Roll Call:

Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett

Nays:

Motion carried 7-0.

10. Environmental Protection Agency (EPA) Community-wide Brownfield Assessment Grant activities.
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Executive Director Kernosky provided the following updates:

1. EPA opened new round grants for 2022-2025, City intended to apply for Downtown and Division Street area.

No action was taken.

11. Director's Update
-

Executive Director Kernosky provided the following updates:

1. Fox Theatre

- a. Combined Redevelopment Authority, and City Parcel into one. Redevelopment Authority quit claimed north portion of the property to the City.
 - b. Developer received approval from the Plan Commission for a beer garden on the exterior.
 - c. Would go before the Historic Preservation/Design Review Commission for review and approval of façade improvements.
2. Wanta Live/Work Development
 - a. Development stalled due to COVID-19, but still working with developer to move project forward. Spring 2021 projected start date.
3. North Side Yard
 - a. Footing and foundation work projected to begin yet in 2020.
4. Overall City development and construction continued to remain strong. Pushing 90 million in valuation.
5. Church on Brawley St/Strong's Ave
 - a. County took property on tax forfeiture. Was working with County on transferring property to the Redevelopment Authority, but now looking into options for purchase and acquisition.
 - b. Commissioner suggestion to continue discussion on acquisition by the Redevelopment Authority.
6. Loan Programs
 - a. Still working through challenges regarding billing back property owners, and the management/administrative side of the programs.

12. Adjournment

Meeting adjourned at 3:33 PM.

Approved:

John Schlice, Chairperson

Date

Attest:

Ryan Kernosky, Executive Director

Date