



AGENDA

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Members

- Chairperson Schlice
- Vice-Chairperson Gardner
- Alderperson Kneebone
- Commissioner Cooper
- Commissioner Kemmeter
- Commissioner Ladick
- Commissioner Barrett

Date and Time: April 13, 2021
3:00 PM

Location: Zoom Teleconferencing

Meeting ID: 836 4689 4367 |
Passcode: 537078

By
Computer: <https://us02web.zoom.us/j/83646894367?pwd=cVNZd2x5VHpiMXp1SGlOYnczTXFBZz09>
By Phone: +1-312-626-6799 (US Chicago)

Opening Section

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. Discussion and Action on the acquisition of 1700 Strongs Avenue
2. Discussion and Action on the issuance of a Request for Proposals for the Redevelopment and/or Repurposing of 1700 Strongs Avenue
3. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.



MEMORANDUM

To: Redevelopment Authority

From: Ryan Kernosky, Director of Community Development 

Date: April 13, 2021

RE: **Discussion and action on the Acquisition & Development Plan for the property at 1700 Strong's Avenue.**

Background: 1700 Strong's Avenue is currently owned by Portage County as a result of a foreclosure action and subsequent tax forfeiture action. The City has, since 2019, expressed interest in working with a developer to redevelop the property. At the time, the Redevelopment Authority wanted to issue a Request for Proposal for the property but due to the pending foreclosure and tax forfeiture actions, the City did not pursue any additional acquisition.

Wisconsin tax forfeiture laws allow the City to acquire the property prior to being offered to the public *if* the City has levied a special assessment against the property that has not been paid. The City has a \$6,437.26 special assessment on the property as a result of the sea wall construction. The total back taxes on the property total \$24,045.95 (note: this total does not include the special assessment).

A few groups and individuals have expressed interest in either rehabbing the building for residential or commercial uses, or demolishing the building and redeveloping the lot for residential uses. Because of the interest, staff has a renewed interest in acquisition of the property. Because the City has the special assessment, the City will need to acquire the property, then quit claim it to the Redevelopment Authority.

Below is a tentative timeline:

Date	Action
Plan Commission Reviews the Acquisition	March 2021
City Council Approves Acquisition	March 2021
City Acquires the Property	March 2021
Property is QCD to RA	April 2021
RA issues RFP for Redevelopment	April 2021

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.

Plan Commission and the Common Council have both approved the proposed acquisition, and have provided financing for the balance due to the County.

Staff Recommendation: I would recommend approval of the acquisition of 1700 Strongs Avenue.



MEMORANDUM

To: Redevelopment Authority

From: Ryan Kernosky, Director of Community Development 

Date: April 13, 2021

RE: Request for Proposals – 1700 Strong's Avenue

Please review the attached Request for Proposals for the redevelopment and/or repurposing of 1700 Strong's Avenue. The tentative proposal due date is June 18, 2021, with a selection committee reviewing all proposals and providing a recommendation to the Redevelopment Authority.

Let me know if there are any additional questions, issues, or concerns.

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REQUEST FOR PROPOSAL & OFFER TO PURCHASE

1700 STRONGS AVENUE



ISSUE DATE:
PROPOSAL DUE DATE:

APRIL XX, 2021
JUNE XX, 2021 by 4:00 pm CST

Disclaimer

- A. The City of Stevens Point, as an Equal Opportunity Employer, requires all developers to affirm that they do not discriminate against individuals or firms because of their race, color, marital status, age, sex, national origin, disability, creed, or sexual orientation.
- B. All proposals submitted will become public information, and may be reviewed by anyone requesting to do so at that time.
- C. All proposals received by the City of Stevens Point in response to this RFP shall remain valid for one hundred twenty (120) days from the date of submittal.
- D. The City reserves the right to cancel or reissue the RFP, or to revise the timeline at any time. The City reserves the right to reject any and all proposals and to waive minor irregularities in the proposal process. The City may accept any proposal if such action is believed to be in the best interest of the City.
- E. The City is not liable for any cost incurred by the proposer prior to the execution of a development agreement.
- F. The development agreement between the successful proposer and the City of Stevens Point shall include all documents mutually entered into specifically, including the RFP, and the response to the RFP. The development agreement must include, and be consistent with, the provisions stated within the RFP.
- G. The project team shall be approved by the City of Stevens Point. The City must approve any changes to the project plan or team.

Introduction

On behalf of the Redevelopment Authority of the City of Stevens Point, we are pleased to be offering this Request for Proposals (RFP) for the redevelopment/repurposing of 1700 Strongs Avenue. 1700 Strongs Avenue ("1700 Strongs") began construction in 1899 and was completed in 1900. This Gothic Revival building was originally constructed for Trinity Lutheran Church and designed by architect J. H. Jeffers & Company. It was occupied as a church until 1972, when it was sold to a private owner and converted into a partial residential property. In 1988, it was sold to another private owner who converted the former sanctuary into a dance studio. In 2020, due to a foreclosure action and subsequent tax foreclosure, the City of Stevens Point Redevelopment Authority now owns the property.

About Stevens Point

With a population of nearly 27,000, Stevens Point, WI is a thriving and economically viable community located along the shores of the Wisconsin River in the central part of the state. Stevens Point is the home to the University of Wisconsin-Stevens Point, Mid-State Technical College, and the Stevens Point Area School District. The community also serves as the economic engine and County Seat of Portage County (pop 70,000). The City's downtown area, park attractions, local businesses, and options for education bring life to the community. Five major roadways pass through Stevens Point, as well as Canadian National Railway's mainline and a municipal airport. The City also offers an abundance of recreational areas such as the Green Circle Trail and Ice Age National Scenic Trail, both of which run through or surround the City. Notably, the Green Circle Trail circles around the City and interconnects many of the major parks and trails such as Pfiffner Park along the Wisconsin River, the Stevens Point Sculpture Park, Schmeeckle Reserve, and Iverson Park. The majority of Stevens Points' employment falls within five categories: insurance, retail, manufacturing, government, and health care. Governed by a full-time Mayor and 11 elected alders, the City has seen an incredible resurgence of economic activity since 2010.

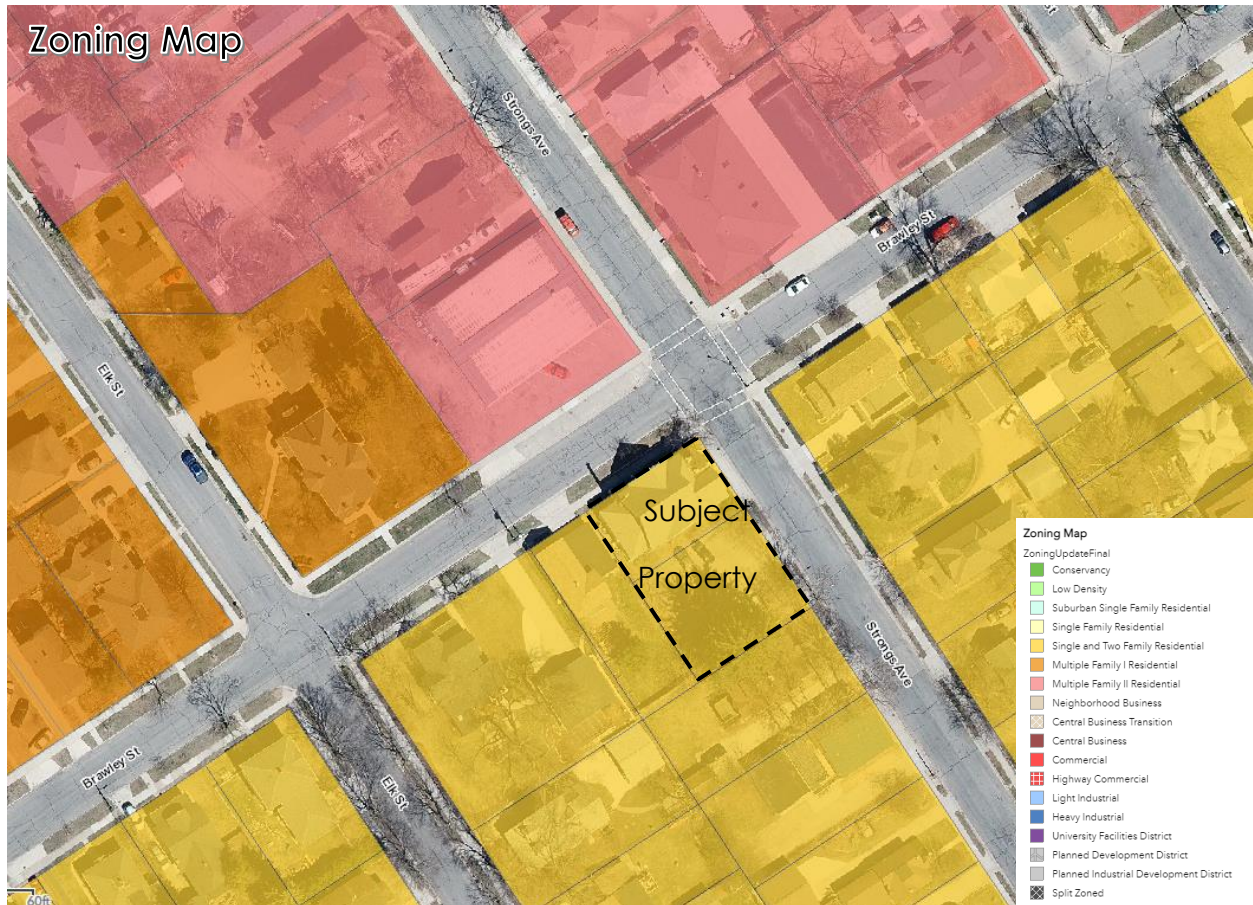


Request for Proposals

Background Information on the Property

Address: 1700 Strongs Avenue, Stevens Point, WI 54481

Zoning: [R-3 Single- and Two-Family Residential](#)¹



Building Information:

Square Footage of Building:

1st Floor ~2,200 sf

Balcony ~370 sf

Basement ~1,500 sf

Total: ~4,070 sf

Building Height: ~57'

Known Condition of 1700 Strongs:

¹ Although the property is zoned R-3, there is an opportunity to rezone the property to best fit the selected use. This could include the R-4, R-5, or PDD (Planned Development District)

Wood siding exterior is in poor shape and should be repaired accordingly. Stone foundation shows signs of settling and should be tuckpointed/repared where necessary. Roof was shingled in 2010 per City records.

Stained glass appears to be good overall shape. Interior woodwork also appears good. Basement floor should be inspected for proper repairs as a result of water damage.

It is advised that the proposer perform a thorough inspection to verify the needs of the building.

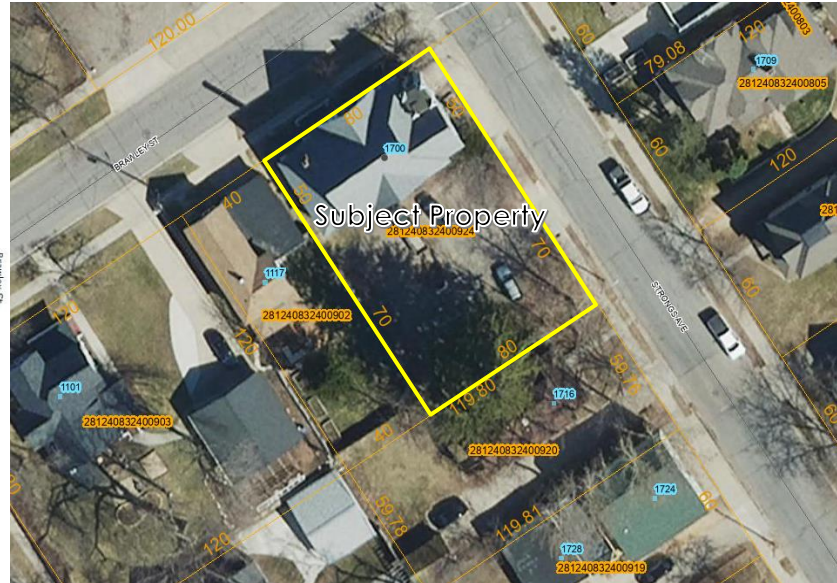
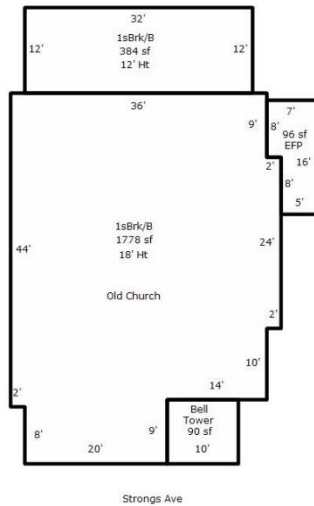
Lot Information:

The subject property is a corner lot that abuts Brawley Street (80' of frontage) and Strongs Avenue (120' of frontage) and is .22 acres in size. Water and sewer utilities are located in both Brawley Street and Strongs Avenue.

1700 Strongs is located in the heart of the TriBeCla (Triangle Below Clark) and NoB (North of Belt's) neighborhood. This property offers exceptional walkable and bicycle access to the downtown, southside businesses, UW-Stevens Point, government services, the Wisconsin River, and major employers.

The surrounding neighborhood could be described as older, but stable. A mix of single- and two-family dwellings, both owner-occupied and rentals. Some commercial, office, and multi-family uses are near the property as well.





Project Goals

- 1) **Enhancement of the economic viability and livability of the neighborhood.** This is forefront of the redevelopment of this property. This goal could include the repurposing of 1700 Strongs, or it could include the demolition and redevelopment of the property as a whole.
- 2) **Offer the highest, best, and most financially stable use for the property.** A successful proposal will identify why your proposal is the highest, best, and most financially stable use for the property. The City's goal is to find a long-term user of this space to help achieve Project Goal #1.
- 3) **Redevelop/repurpose the property with minimal City assistance.** The proposed property does not fall within a Tax Increment Finance District (TIF). A successful proposal will identify ways and resources to limit the City's financial involvement with the repurposing and redeveloping of the property. Please note that the City has ~\$25,000 invested in this property as it currently stands.
- 4) **Redevelop/repurpose the property consistent with existing planning documents.** Comprehensive planning, neighborhood planning, and housing planning are critical components to meet all the Project Goals outlined within this RFP.

Project Resources

[Additional Photographs of 1700 Strongs](#)

[Stevens Point 2005 Comprehensive Plan](#)

[Stevens Point Zoning Code](#)

[Stevens Point 2017 Housing Study](#)

[Stevens Point Historic Preservation](#)

Successful Proposals

Successful proposals should be submitted no later than **June 18, 2021 by 4:00 pm** and must include:

- 1 electronic copy submitted to rkernosky@stevenspoint.com
- An **Executive Summary** of the proposal that identifies:
 - A development team or individual with a successful track record of historic reuse and adaptation.
 - Proposal should include examples of previous work and references from municipalities, banking institutions, historians, tenants, and others whom the development team has work with on past projects.
 - The development team's organizational overview, including official registered names, key contact information for individuals authorized to enter into contractually binding agreements, and a brief history of the organization.
 - The developer's vision for the site and benefits of the proposed work for the surrounding neighborhood and the community as a whole.
- An **Approach to Redevelopment or Adaptation** that identifies:
 - Intended use(s) of the subject property, including colored renderings of the proposed building, site designs and alternative designs, if applicable.
 - A timeline for redevelopment, including acquisition, improvements for redevelopment and tenant occupancy.
 - Estimated costs associated with proposal implementation, including a proforma indicating cash flow for the building.
 - Demonstration of financial capability to proceed with a redevelopment project.
 - Include the proposed purchase price of the property and any additional public money being requested as part of the development plan.
- Any **Additional Information** that you or your company feels necessary for the City to know when choosing the right partner for the redevelopment of 1700 Strongs.

Timeline for Proposals

Action	Date
Request for Proposals Issued	April 16, 2021
Interested Parties Walk Through	By Appointment – Contact RFP Representative
Final Submission for Questions	May 31, 2021
Proposals Due	June 18, 2021 by 4:00 PM CST
Selection Committee Interviews Proposers	June 2021
Selection of Proposal Presented to Redevelopment Authority	Fall 2021
Transfer of Property	Fall 2021

Contact for RFP

Ryan Kernosky
Director of Community Development
O: 715-346-1568
C: 715-204-2030
E: rkernosky@stevenspoint.com

All questions will be posted to the City's RFP Management Webpage, www.stevenspoint.com/1700strongs throughout the process.