

## **CITY OF STEVENS POINT**

### **SPECIAL FINANCE COMMITTEE AGENDA**

**Monday, July 7, 2014 – 6:45pm**

**(or immediately following previously scheduled meeting)**

**Lincoln Center – 1519 Water Street**

**[A quorum of the City Council may attend this meeting]**

Discussion and Possible Action on:

1. Adjourn into closed session (approximately 6:46 P.M.) pursuant to Wisconsin Statutes 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved with respect to tax assessment litigation with Walgreens Corporation.
2. Reconvene into open session (approximately 6:55 P.M.)
3. Acceptance of the proposal from Real Estate Appraisals, Inc. to provide appraisal services related to tax assessment litigation with Walgreens Corporation.
4. Adjournment

Any person who has special needs while attending this meeting or needs agenda materials for this meeting should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during normal business hours from 7:30 A.M. to 4:00 P.M.



**Real Estate Appraisals, Inc.**  
**P.O. Box 070348**  
**Milwaukee, WI 53207**  
**Cell: (414) 807-2830**  
**Fax: (866) 591-1761**  
**Email: Peter.Weissenfluh@gmail.com**

July 1, 2014

ATT: Attorney A. Logan Beveridge  
c/o City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481

**RE: Appraisal Engagement for: Walgreens Report**

Dear Mr. Beveridge:

This letter will outline the scope of work for the referenced property.

**Delivery Date:** USPAP compliant Appraisal Report by date to be determined.

**Report Type:** Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2.

**Appraisal Fee:** \$4,500 includes three (3) color copies with addendum.

**Intended Use:** The intended use is for presentation to assist the City of Stevens Point in the case of Walgreens v. City of Stevens Point in determining if the assessment on the subject property is excessive.

**Intended User:** The City of Stevens Point and their designated representatives.

**Purpose of the Valuation:** To Estimate the Retrospective Fair Market Value as of January 1, of the assessment years in dispute.

**Property Rights Valued:** Wisconsin statutory mandate of "full value," §70.32 (1)

**Approaches to Value:** All applicable.

**Additional Fees:**

Appraisal review, research other than above appraisal, preparation for Court appearance will be billed on an hourly rate of \$250.00 per hour. Court appearance and testimony will be billed at \$250.00 per hour four (4) hour minimum.



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REAL ESTATE APPRAISALS, INC.  
Peter Weissenfluh  
President/Treasurer

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Representative of Stevens Point