

## SPECIAL COMMON COUNCIL MEETING

Lincoln Center  
1519 Water Street

May 3, 2011  
5:15 P.M.

1. Roll Call
2. Consideration of the actions taken at the Plan Commission meeting of May 2, 2011.
3. Adjourn into closed session (approximately 5:18 p.m.) pursuant to Wisconsin State Statutes 19.85(1)(e) and 19.85(1)(g) – mall lawsuit and mall property acquisition.
4. Reconvene into open session (approximately 60 minutes after adjourning into closed session) and Recess for a Board of Public Works Meeting.
5. Call Back to Order.
6. Consideration of the actions taken at the Board of Public Works meeting of May 3, 2011.
7. Consideration of Resolution authorizing Community Development Authority (CDA) to act as agent for the City to implement the Relocation Order for 1201 Third Court, LLC located at 1201 Third Court, Stevens Point, (Parcel ID 2408-32-2029-51) and Center Point Mall Corporation located at 1101 Centerpoint Drive, Stevens Point, (Parcel ID 2408-32-2029-61), for acquiring rights-of-way for streets and public utilities, etc.
8. Consideration of Resolution authorizing the Community Development Authority (CDA) to acquire the properties namely, 1201 Third Court, LLC located at 1201 Third Court, Stevens Point, (Parcel ID 2408-32-2029-51) and Center Point Mall Corporation located at 1101 Centerpoint Drive, Stevens Point, (Parcel ID 2408-32-2029-61); determining that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition and the relation of the acquisition to other property redevelopment by the authority; and authorizing the Community Development Authority to assist in the redevelopment of these properties.
9. 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 that 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 the regular business hours from 7:30 A.M. to 4:00 P.M.

**RESOLUTION FOR  
INTERGOVERNMENTAL COOPERATIVE AGREEMENT**

**The City of Stevens Point  
AND  
The Community Development Authority of the City of Stevens Point**

WHEREAS, pursuant to Wis. Stats. 66.0301, the City of Stevens Point and the Community Development Authority (CDA) of the City of Stevens Point created under Wis. Stats. 66.1335 desire to enter into an Intergovernmental Cooperative Agreement to achieve certain purposes; and

WHEREAS, each governing body is empowered and authorized by law to acquire rights-of-way, streets and utility easements.

NOW THEREFORE BE IT RESOLVED, that the City of Stevens Point and the Community Development Authority of the City of Stevens Point, a body politic and corporate hereby agree as follows:

1. That the Community Development Authority of the City of Stevens Point upon request of the City of Stevens Point will act as agent for the City of Stevens Point in the acquisition of certain lands in connection with the development of certain streets all as set forth on the annexed Relocation Order.
2. That the City of Stevens Point and the Community Development Authority of the City of Stevens Point shall determine to what extent each party shall be responsible for the payment of acquisition costs, attorney fees and other assorted expenses in connection therewith at the time of the taking of the property.

NOW THEREFORE BE IT FURTHER RESOLVED, that each governmental unit has executed this Agreement this \_\_\_\_\_ day of May, 2011 after its adoption by the respective governing boards, and the City Attorney and Executive Director of the Community Development Authority of the City of Stevens Point are hereby directed to prepare such documents and resolutions as may be necessary to implement this resolution.

APPROVED: \_\_\_\_\_  
Andrew J. Halverson, Mayor

ATTEST: \_\_\_\_\_  
John V. Moe, City Clerk

APPROVED: \_\_\_\_\_  
Andrew J. Halverson, Chairman

ATTEST: \_\_\_\_\_  
James R. Hamilton, Executive Director

Dated: May 3, 2011

Adopted: \_\_\_\_\_, 2011

**COMMON COUNCIL OF THE CITY OF STEVENS POINT, WISCONSIN**

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION AUTHORIZING THE COMMUNITY DEVELOPMENT AUTHORITY  
OF THE CITY OF STEVENS POINT TO ACQUIRE AND ASSIST IN THE  
REDEVELOPMENT OF THE PROPERTIES**

**WHEREAS**, Section 66.1333 of the Wisconsin Statutes, as amended (the "Act"), states that it is the policy of this state to protect and promote the health, safety, morals and general welfare of the people of the state in which these areas and blighted properties exist by the elimination and prevention of these areas and blighted properties through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in these areas and blighted properties; and

**WHEREAS**, this Common Council has heretofore created a Community Development Authority (the "Authority") to eliminate or prevent substandard, deteriorated, obsolete and blighted areas in the City of Stevens Point, Wisconsin (the "City"); and

**WHEREAS**, the Act, as amended, authorizes the Authority to undertake certain activities within the City, for the purpose of carrying out redevelopment, blight elimination, blight prevention and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and

**WHEREAS**, the properties in the City described in **Exhibit A** attached hereto (the "Properties") have been proposed as the site for a development project; and

**WHEREAS**, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Properties will protect and promote the health, safety and general welfare of citizens of the City; and

**WHEREAS**, the Authority proposes to acquire the Properties and to carry out blight elimination and urban renewal projects on the Properties, including the transfer of portions of the Properties to Mid-State Technical College and other developers; and

**WHEREAS**, Section 5(c)1g. of the Act provides that the Authority may acquire blighted property without designating a redevelopment area or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council by at least a two-thirds vote; and

**WHEREAS**, on May 23, 2011, or prior to the acquisition of the Properties, the Authority will hold a duly-noticed public hearing at which all interested parties will be afforded a full opportunity to express their views respecting the determination of blight for the Properties; and

**NOW, THEREFORE, BE IT RESOLVED**, that if the Properties are found to be blighted, by the Authority, within the meaning of Section 66.1333(2m)(bm) of the Wisconsin Statutes, the Common Council of the City of Stevens Point hereby resolves as follows:

1. The Common Council of the City of Stevens Point finds it necessary and in the public interest that the Authority undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of the Properties and to promote redevelopment and urban renewal on the Properties.
2. The Common Council of the City of Stevens Point finds that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the Properties, the uses of the Properties after acquisition and the relation of the acquisition to other property redevelopment by the Authority.
3. The Common Council of the City of Stevens Point authorizes the Authority to acquire the Properties.

Adopted and approved this 3<sup>rd</sup> day of May, 2011.

CITY OF STEVENS POINT, WISCONSIN

By: Andrew Halverson  
Mayor

(SEAL)

By: John Moe  
City Clerk

## EXHIBIT A

### DESCRIPTION OF PROPERTIES

#### 1201 Third Court:

A parcel being that part of Blocks 3, 4, 13 and Outlot 1 of Strongs, Ellis and Others Addition, of Blocks 27, 28, 29 and 32 of Valentine Brown's Addition to the City of Stevens Point, and of vacated College Avenue, Second Street and Third Street, located in Government Lot 1 and the Northeast quarter of Northwest quarter, Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County Wisconsin, described as follows:

Commencing at the Southwest corner of said Block 13; thence South 89 degrees 25 minutes 17 seconds East a distance of 79.93 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 27.83 feet to the point of beginning; thence South 90 degrees 00 minutes 00 seconds East a distance of 60.00 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 112.00 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 238.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 5.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 227.08 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 30.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 217.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 30.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 93.08 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 13.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 80.00 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 13.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 75.00 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 154.84 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 12.25 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 22.25 feet; thence South 45 degrees 00 minutes 00 seconds East a distance of 10.00 feet; thence South 00 degrees 00 minutes 00 seconds East a Distance of 50.70 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 180.65 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 4.62 feet; thence North 88 degrees 50 minutes 48 seconds West a distance of 60.25 feet; thence North 00 degrees 55 minutes 58 seconds East a distance of 17.91 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 241.48 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 92.50 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 21.00 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 8.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 128.00 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 10.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 10.00 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 12.73 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 11.00 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 42.08 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 5.00 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 298.00 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 30.00 feet to the point of beginning and there terminating.

Said parcel contains approximately 168,437 square feet or 3.87 acres.

Bearings referenced to the South line of said Block 13, Strongs, Ellis and Others Addition having a grid bearing of South 89 degrees 25 minutes 17 seconds East, Wisconsin

State Plane Coordinate System, Central Zone.

Parcel ID # 281-2408-32-2029-51.

and

1101 Centerpoint Drive:

Lot 1 of Portage County Certified Survey Map Number 6808-25-31, being a part of Block 32 of Valentine Brown's Addition to the City of Stevens Point, located in the Northeast Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

Said Lot 1 contains approximately 23,414 square feet or 0.537 acres.

Parcel ID # 281-2408-32-2029-61.