

REPORT OF CITY PLAN COMMISSION

Monday, January 3, 2011 – 6:00 p.m.

PRESENT: Chairperson Mayor Halverson, Ald. Jerry Moore, Jack Curtis, Shari Laskowski, Tony Patton, Maurice Rice, Anna Haines

ALSO PRESENT: Alderpersons Mallison, Suomi, O'Meara, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks; Dir Ostrowski, J. Siebers City Assessor, Dawn Gunderson, Matthew Brown, Brian Kowalski, Leon Ostrowski, John Brown, Nancy Schultz, Cathy Dugan, Steve Smith, Bernard Coerper, Rich Sommer, Bill Yudchitz, MaryAnn Laszewski, Reid Rocheleau, Barb Jacob, Kurt Zimdars, Mike Phillips, Joye Hamilton, Jim Hamilton, Sarah Robinson, Jackson Case

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1. Approval of minutes of the December 6, 2010 Plan Commission meeting.
2. Public Hearing regarding the proposed project plan amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on December 17, 2010 & December 24, 2010).
3. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin".
4. Discussion and possible action on the purchase of property by the City of Stevens Point for the purpose of construction a municipal transit facility. The property being located at the southeast quadrant of County Hwy R and the railroad tracks. Parcel ID 2308-01-2200-04.
5. Adjourn.

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1. Approval of the minutes of the December 6, 2010 Plan Commission meeting.

Motion by Laskowski to approve the minutes as presented; seconded by Rice. Motion carried 7-0.

2. Public Hearing regarding the proposed project plan amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on December 17, 2010 & December 24, 2010).

Prior to the public hearing, Mayor Halverson indicated that a special Common Council meeting is scheduled for Tuesday January 4, 2011 at 6:00 p.m. in the Council Chambers, where the Council will discuss placing a binding referendum for the downtown revitalization project on the spring primary ballot, scheduled for February 15, 2011.

Dawn Gunderson from Ehlers and Associates spoke prior to the public hearing to explain the modifications to the TID 6 Project Plan and territory amendment. Ms. Gunderson handed out a revised copy of the Project Plan. This copy was different from the original plan that was given to the commissioners last week. The differences with this draft include an actual conceptual plan of the proposed project on page #10, and the addition of footnote #3 on page 28 saying *"To the extent that incentive dollars are paid upfront or in the form of Pay As You Go payments on future development and no additional value is generated beyond what is set forth on page 25, the*

annual cash flow and cumulative fund balance will be affected accordingly, increasing the advance required of the City.”

Ms. Gunderson indicated that they would move the concept plan on page 10 to a location after the proposed improvements and uses within the territory to be added.

Ms. Gunderson indicated that TID 6 was created in 2006 by the City of Stevens Point with a boundary identified at that time for the redevelopment of the downtown area including various project costs. The State allows 4 territory amendments within the life of a district, one which was in 2009 where two parcels, the CenterPoint Mall property and the former Dunham’s Sports property were removed from the district due to declining values. The removal of these two properties at that time was a wise decision to reduce the negative effects that the decline in value would have had on the district. Now, the City of Stevens Point has recognized the opportunity for development with the properties, and would like to bring them back into district. Also, as a result of the properties coming back in, there would be additional project costs that were not contemplated back in the original plan adopted in 2006. These project costs are identified in a schedule on page 20 of the draft project plan. These costs include:

- 1201 Third Ct. Property Acquisition - \$1,875,000
- 1101 Centerpoint Dr. Property Acquisition - \$694,000
- Demo/Parking/Third Street - \$1,041,000
- MSTC Building Improvement Costs - \$2,150,000
- Other Building Improvement Costs - \$100,000

This amendment does not remove, delete, or ignore any of the other projects costs that were identified in the original plan.

Ms. Gunderson indicated that the Joint Review Board met at 4:00 p.m. Following this, the process involves a public hearing before the Plan Commission, Plan Commission action on a resolution, Common Council action, and final action by the Joint Review Board. There is a very specific process identified by State Statues. Also, the action on a project plan and territory amendment does not commit the City on spending any dollars for the projects. It is a plan that is required to be in place for project costs to become eligible for recovery within the Tax Increment District, once, and if, future revenues are generated. Any financial commitments for this project will require action by the governing body.

At this time, Mayor Halverson opened the public hearing. Those speaking at the public hearing were as follows:

Reid Rocheleau (408 Cedar Street, Whiting, WI) - Mr. Rocheleau cited several reasons against the proposed amendment of boundaries and project plan. The mall is what got the city into problems 25 years ago. Mid-State maybe a good idea, but it may not be the best idea. The university may be a better idea with greater opportunities, more funding, and an enclosed satellite campus. The plan commission should take more time to consider options and come back to the idea later.

Leon Ostrowski (Ostrowski Ventures) - Mr. Ostrowski is in support of the proposed amendment of boundaries and project plan, but would like to see a cultural center and/or museum in the

development area, additional parking, and the possible relocation of city governmental services. Mr. Ostrowski is also very willing to assist and help the community and commission in these plans.

Aldersperson Michael O'Meara (Third District Aldersperson) - Mr. O'Meara is in support of the proposed amendment of boundaries and project plan. He indicated that the city is following all statues for the TIF district, and to go ahead with the amendment so all parties know what funding would be available for these or other projects. If we go with the current plan provided, we are not locked in or committed to borrowing money, we are just providing a funding guideline at this time.

Richard Sommer (4224 Janick Circle North) - Mr. Sommer wanted to point out that pages 10, 18, and 20 of the draft plan is what the commission is voting on tonight. He also cited reasons against the proposed amendment of boundaries and project plan, including, that the area can be improved without the demolition of the mall and for less money, and to delay the amendment until there is complete public input.

Aldersperson Brian Brooks (Tenth District Aldersperson) - Mr. Brooks requested clarification on the third bullet point in the Executive Summary regarding the ½ mile language. Mayor Halverson responded that the ½ mile language law was done in 2008, so it was not included in the original plan, but is now being included.

Barb Jacob (1616 Depot Street) - Ms. Jacob asked what happens if we don't amend the TIF? Will we still be able to continue with the project and what are the consequences and benefits of the TIF? Mayor Halverson responded that the project could still proceed without any amendment to the TIF, but the key is that none of the expenditures that are associated with the project would be able to be TIF eligible, because they are not part of the project plan. If we do not amend the TIF, then this or any other project with the mall, will not be able to be TIF eligible.

Cathy Dugan (615 Sommers Street) - Ms. Dugan supported the amendment of the boundaries, but asked the public to ask themselves several questions. She asked the public to take a closer look at the larger scale plan for the redevelopment of the downtown area before forming an opinion, including how this plan and amendment fits the larger plan for Stevens Point. Also, what kind of redevelopment should we be spending our money on, in the downtown or on the east side. Why are we spending money to redevelop the mall? Should we let someone else do it? What is wrong with taking part of the mall down? Ms. Dugan also stated that she did not want this plan to be the scapegoat for the downtown area, but asked the citizens and media to do more investigation into the larger plan for the city and where we want to put our money.

Bernie Coerper (1400 West River Drive) - Mr. Coerper cited several reasons against the proposed amendment of boundaries and project plan. He asked why you have to adopt this amendment tonight? Can the TIF wait one to two months? Why the special meeting for the referendum, as it will place an additional burden on the taxpayers. We the public want this to slow down and see what is the best plan.

Bill Yudchitz (1301 Dubai Avenue) - Mr. Yudchitz expressed he was not in support of having the mall taken down. He mentioned that many components have been put together with great thought, such as the switching of Mid-State, Boys and Girls Club, and the Parks and Recreation

department. This idea has a lot of merit. Mr. Yudchitz was informed of ten meetings that the public would have a chance to express input on the plans. Mayor Halverson clarified that this was the first meeting.

Nancy Schultz (925 Smith Street) - Ms. Schultz expressed her support of the proposed amendment of boundaries and project plan. She said that if we do not move forward with Mid-State, we may lose our opportunity to another community. We need to focus on what has been presented at this time, since no one else had come up with a better plan in the last few years. Also, a few years from now, the costs of the proposed plan may be twice as much, or more, to redevelop the area in question. Ms. Schultz asks the commission to vote to move this forward.

Aldersperson Tom Mallison (First District Aldersperson) - Mr. Mallison said that if you approve this plan tonight, and this plan does go to referendum, and the referendum fails, this plan will go nowhere because the funding will not be there.

Aldersperson Roger Trzebiatowski (Seventh District Aldersperson) - Mr. Trzebiatowski expressed his support for the proposed amendment of boundaries and project plan. He said when the properties were removed, it saved the taxpayers from the decline in value. It is now time to put the properties back into the TID. This is a good plan, and this is one of many steps.

There being no further individuals who wished to speak, Mayor Halverson closed the public hearing.

3. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin".

Maurice Rice questioned is the adopting of this plan a condition precedent to the referendum? Mayor Halverson's response was yes. Maurice Rice also expressed the concern that this amendment holds nothing binding in the plans, and questioned whether the university or any other parties have expressed interest to take over the property. Mayor Halverson's said that Mr. Rice was correct, that nothing is binding in the plans, and there have been no other interested parties.

With individuals expressing concerns that all project costs are set, Jerry Moore read the last paragraph on page 19, which said:

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

Moore indicated that this is a good statement, as it indicates that this is not a specific budget, but a framework.

Motion by Rice to approve the "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin"; seconded by Patton.

Anna Haines asked the mayor that if any projects that come forward, would the Planning Commission see them? Mayor Halverson indicated that they would through the conditional use process.

Motion carried 7-0.

4. Discussion and possible action on the purchase of property by the City of Stevens Point for the purposes of constructing a municipal transit facility. The property being located at the southeast quadrant of County Hwy R and the railroad tracks. Parcel ID 2308-01-2200-04.

Dir. Ostrowski advised that the city is looking to acquire approximately 18 acres at the above location for the purpose of constructing a municipal transit facility.

Maurice Rice requested clarification on the 18 acres, and the plan for the train station. Mayor Halverson responded that the site is large enough for the transit facility and parking, with the possibility of a park and ride. As far as a train station, it is not certain at this time, but we are planning accordingly for potential future use of passenger rail.

Reid Rocheleau (408 Cedar Street, Whiting, WI) - Mr. Rocheleau agrees with the purchase of the land, but suggested to buy additional acreage for future city expansion, even if it means having to annex the land later after purchase.

Mike Phillips (3225 Mary Street) - Mr. Phillips did not support the idea of the purchase of land or the municipal transit facility. The city should look at other options, such as a shared ride taxi, since the transit system in his opinion is not used very much.

Maurice Rice questioned the availability to purchase other properties. Mayor Halverson responded that there would be the opportunity if needed.

Motion by Rice for the purchase of property by the City of Stevens Point for the purposes of constructing a municipal transit facility; seconded by Haines. Motion carried 7-0.

5. Adjourn.

Meeting adjourned at 7:15 p.m.