

Community Development Authority of the City of Stevens Point Minutes

Meeting Date: January 10, 2011

Board Members Present: Mr. Andrew J. Halverson, Chairman, Mr. Paul Adamski, Mr. Hans Walther, and Ms. Marge Molski.

Board Member(s) Not Present: Mr. George Hanson, Mr. Dave Cooper, and Ms. Barbara Kranig

Also Present: Mr. James R. Hamilton, CDA Secretary, Mr. Michael Ostrowski, Community Development Director.

Chairman Halverson called the meeting, held in the City Conference Room at the County-City Building, to order at 4:30 p.m.

The first item on the agenda was the approval of the December 6, 2010 meeting minutes. Mr. Walther moved to approve the minutes. Ms. Molski seconded the motion.

All ayes, nays none.

The next item on the agenda was a Public Hearing regarding the consideration of an amendment to the Downtown Redevelopment Project Area Plan to permit retail, office, commercial, residential, public/institutional, public parking, and public open space land uses within the project area, for the purposes of promoting the original objectives of the Plan, and to remove blight and prevent its reoccurrence.

Before opening the hearing for public comment, the Chairman gave a brief overview of the history of the Downtown Redevelopment Plan currently on record. Mr. Halverson said the redevelopment plan adopted by the City in 1983 was specifically geared to retail and office use. He said these uses were identified because it was thought and hoped, the development of the mall would stimulate similar activities.

He said times have changed, however, and it now appears that in addition to retail and office use, which will still be promoted, we have an opportunity to relocate Mid-State Technical College to the downtown area. He said unless the 1983 plan is amended, institutional uses are not allowed. He concluded by saying that amending the plan is precisely what the hearing is about – do you want to amend the plan to allow these additional uses or not.

The Chair then declared the hearing open for Public Comment.

The first to comment was Reid Rocheleau, 408 Cedar Street, Whiting. Mr. Rocheleau said the hearing was a mockery of the political process. He said he is opposed to amending the 1983 plan. He said the original plan was designed to generate money for the TIF (Tax Increment Financing) district. He said allowing a tax exempt institution to locate in this area would not generate any money for the TIF. He said the plan should not change from what was originally approved.

The next to testify was John Brown, 2281 McCulloch Street, Stevens Point. Mr. Brown said that in speaking with neighbors there seemed to be confusion about the process. He asked what would happen if the plan is amended tonight, but was turned down by the voters in February.

Chairman Halverson said the proposed plan articulated for the area has not yet been brought before the public for comment. However, he said if the 1983 plan was not amended to allow Mid-State to move into the former JC Penny's building, that aspect of the plan would not happen no matter the vote in February. He said the issue tonight is do we amend the plan to allow for institutional type uses such as Mid-State or not. The issue tonight is not whether doing so is also advisable.

Mr. Brown said in that case, he was for allowing the amendment.

The next speaker was Rich Sommer, 4224 Janick Circle, Stevens Point. Mr. Sommer said the maps were quite confusing and did not know specifically where the boundaries of the planned area were. After some clarification Mr. Sommer was satisfied that the amendment to the 1983 plan did not include any of the properties north of Centerpoint Drive.

Chairman Halverson asked Mr. Sommer if he was for or against amending the plan. Mr. Sommer said he was done.

The next to comment was Jackie Chojnacki, 3324 Olympia Ave., Stevens Point, who also identified herself as one of the managers at ShopKo. She said she was totally for amending the plan to allow Mid-State to occupy the old Penny's building. She said she welcomed the traffic that would be generated by the College, and felt others on Main Street would also like to see more traffic downtown.

Mr. Bernie Coerper, 1400 W. River Dr., Stevens Point, commented next. Mr. Coerper asked why Mid-State was not allowed under the old plan.

Chairman Halverson said as far as he could tell, it simply was not anticipated. He said the amendment would allow any institution, not just Mid-State, to come into the plan area. He reiterated that none of the original uses were being eliminated.

The next to comment was District 7 Alderman, Roger Trzebiatowski. Alderman Trzebiatowski said he was in favor of the amendment. He too said he was disappointed with the description of the boundaries, but said the plan area is within the TID, and he hopes it will stimulate more development.

The next speaker was Bob (last name and address unknown). He asked what other institutions would be allowed if the amendment was passed.

Chairman Halverson, referring to the Public Hearing Notice, said if the amendment were passed retail, office, commercial, residential, public/institutional, public parking, and public open space uses would be permitted.

The next speaker was Bernice Sevenich, 1324 Fourth Ave., Stevens Point. Ms. Sevenich asked about the boundary.

Mr. Ostrowski said the map used to describe the area boundary was used because it was the original map for the plan, and the amendment pertains to that area. He said the northern boundary would be Briggs St. extended (now a part of Centerpoint Drive), to First Street to the West, to Main Street on the South, to Church Street extended to the East.

The next person to speak was Nancy Schultz, 925 Smith Street, Stevens Point. Ms. Smith said she is in favor of amending the plan to allow Mid-State to come downtown. She said she thinks it is important to bring people downtown and therefore, important to amend the plan. She said Mid-State needs to expand and that it will go somewhere. She said if you delay the move, it would just cost more later.

The next person to speak was Cathy Dugan, 1516 Sommers Street, Stevens Point. Ms. Dugan said she was for the amendment. She said she felt it was important to breathe new life into the downtown. She pointed out that half of the Mid-State students are non-traditional students and their presence will hopefully generate additional economic activity. She said she believes bringing Mid-State downtown is the right thing to do.

Ms. Mary Ann Laszewski, 1209 Wisconsin Street, Stevens Point, was next to comment. She said what they did in Wisconsin Rapids with their mall was a good model to follow. She said they have all sorts of uses including some City offices. She questioned the price the City is paying for the mall but said she supports the amendment.

Chairman Halverson asked if anyone else wished to be heard. There being no additional comments, he declared the hearing closed.

Chairman Halverson said it is the CDA's responsibility to both eliminate blighted properties and to prevent properties from becoming blighted. He said even though the amendment will allow some of the property in the TIF district to be developed by tax-exempt entities, Mid-State's proposal effectively brings 2800 students downtown every day. He said in many ways having Mid-State develop downtown was better than a retailer that might not survive. Halverson pointed out that Mid-State had grown 28% in the last three years and that he could only imagine it growing more over the years.

Mr. Walther said he thought it was important to point out again, that the amendment added uses to the plan area and that none of the original uses were eliminated.

Mr. Adamski said he was excited about the prospect of having Mid-State downtown. He said he felt there would undoubtedly be an economic benefit for the downtown with Mid-State there.

Chairman Halverson said that the economic benefit to having Mid-State in the downtown could be nearly \$1.4 million according to a report provide by Larry Witzling of GRaEF. Please see the attached study.

Mr. Adamski moved to approve the Resolution Modifying Land Uses within Project Area Boundaries of the Downtown Redevelopment Project Area Plan. Ms. Molski seconded the motion.

Ms. Molski also spoke in favor of the amendment saying that she felt it could only be good for the downtown and that she thought it was a wonderful idea.

There being no further discussion the Chairman called for a roll call vote.

Ayes: Adamski, Walther, Molski, Halverson

Nays: None. Motion adopted.

The next item on the agenda was a request from Valley Sales for a partial release of their mortgage.

Mr. Ostrowski, referring to his memo, briefed the Board on Valley Sales request. He said Valley Sales Corporation wished to enter into an agreement with TLC Properties, Inc., essentially selling them land for an outdoor advertising structure. He said the CDA's approval was necessary because it is the mortgage holder on the property in question. He said the sales proceeds (approximately \$50,000) would be used to reduce the mortgage held by the primary mortgage holder.

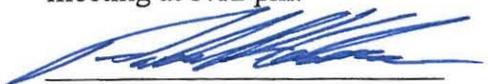
Valley Sales representative, Eric Hofmeister, said the request meant they were selling land and that he hoped to be making similar requests in the future.

It was moved by Molski, seconded by Walther, to approve the partial release of the mortgage as presented.

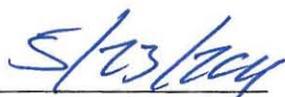
Ayes: All

Nays: None. Motion adopted.

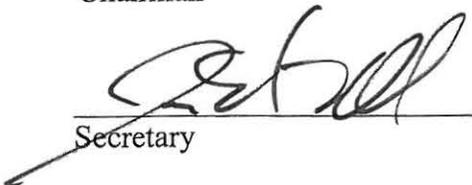
There being no further business to come before the Commission the Chairman adjourned the meeting at 5:12 pm.



Chairman



Date



Secretary



Date

Community Development Authority of the City of Stevens Point Minutes

Meeting Date: March 14, 2011

Board Members Present: Mr. Andrew J. Halverson, Chairman, Mr. George Hanson, Mr. Hans Walther, Mr. Dave Cooper, and Ms. Marge Molski.

Board Member(s) Not Present: Mr. Paul Adamski, Ms. Barbara Kranig

Also Present: Mr. James R. Hamilton, Executive Director, Housing Authority, Ms. Donna T. Bella, Chief Financial Officer, Housing Authority, Mr. Michael Ostrowski, CDA Director, and Mr. Louis Molepske, City Attorney.

The meeting, held Lincoln Center, 1519 Water Street, was called to order by Chairman Halverson at 9:15 p.m.

Mr. Hamilton took roll call. The members listed above were in attendance.

The first item on the agenda was the Consideration of the agreement with 1201 Third Court, LLC (Valley Bank). Chairman Halverson said that this agenda item was the same item as was approved at the Special Finance Committee meeting held earlier this evening. Ms. Molski moved to approve the agreement with 1201 Third Court, LLC for \$1,875,000 with the following stipulations: 1) an environmental test to be conducted and approved by all parties 2) Prorated taxes and 3) a satisfactory agreement with Shopko. Mr. Walther seconded the motion.

All ayes, nays none.

The next item on the agenda was the Consideration of agreement with Center Point Mall Corporation. Chairman Halverson said this too was approved by the Special Finance Committee earlier. Mr. Hanson made a motion to approve the agreement with Center Point Mall Corporation for a payment price of \$575,000 and a \$10,000 per year lease for 15 years with the following stipulations: the warranty issued to the City of Stevens Point at the end of the 15 year period; the current mortgage of approximately \$90,000 being paid; the delinquent taxes being paid; the current taxes being prorated based on 2010; a mutual agreement with Shopko and the funds to be closed into escrow. Mr. Cooper seconded the motion.

All ayes, nays none.

The next item on the agenda was the Consideration of the agreement with Shopko SPE Real Estate, LLC, n/k/a Spirit SPE Portfolio 2006-1, LLC. Chairman Halverson said no action was taken on this item at the Special Finance Meeting because there was no agreement with Shopko.

There being no other business to come before the Board, the Chairman adjourned the meeting at 9:25 p.m.