

REPORT OF CITY PLAN COMMISSION

Monday, May 6, 2013 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Mayor Andrew Halverson, Alderperson Jerry Moore, Commissioner Tony Patton, Commissioner Dave Cooper, and Commissioner Garry Curless (Commissioner Anna Haines excused).

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Beveridge, Comptroller Treasurer Corey Ladick, Director Joel Lemke, Director Tom Schrader, Alderperson Suomi, Alderperson Mary Stroik, Alderperson George Doxtator, Brandi Makuski, James Gostowski, Patty Dreier, Cathy Dugan, Gene Kemmeter, John Gardner, Bernice Kurzynski, Anne Dachyk, Ken Dachyk, John Glodowski, Barb Jacob, Reid Rocheleau, Kirk, Reimann, Steven Roloff, Carl Rasmussen, Kathy Genovese, Kristine Anderson, Jeff Piette, Jon Henson, George Acker, Shelly Janowski, Jason Sittig, Mark Olinyk, Vern Schroth, John Noel, Patty Noel, Fritz Schierl, Shong Lau, Beverly West, Kevin Quevillon, Aaron Cool, Carolyn Cook, and Jeff Schuller.

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5. Presentation and discussion on a conceptual project review for a parking ramp on University property at **501 Reserve Street (Parcel ID 2408-28-3005-02)** and **2124 Fourth Avenue (Parcel ID 2408-28-3006-28)**.
6. Ground lease and property use agreement and occupancy agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc. for the property located at **2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-2001-05)**.
7. Adjourn.

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1. Report of the April 1, 2013 Plan Commission meeting.

Motion by Commissioner Patton to approve the report of the April 1, 2013 meeting; seconded by Commissioner Curless. Motion carried 5-0.

2. Public Hearing regarding the proposed project plan, boundaries, and creation of Tax Incremental District No. 9.

Reid Rocheleau, 408 Cedar Street, voiced his concerns about the past TIF districts not doing well. He also said that he was not for the annexation of these properties, and wished the city would wait until there was a real need for the TIF. He asked the commission to be cautious about the approval and to wait until the other TIF districts develop.

Barb Jacob, 1616 Depot Street, stated she is concerned for the planned Phase 2 showing the same costs of improvements, and not showing the progressive increase of cost of materials over time. She does not feel these are realistic costs, and feels that the city should wait until there is more interest in the area.

With no further requests to speak, Mayor Halverson declared the public hearing closed.

3. Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 9, City of Stevens Point, Wisconsin".

Mayor Halverson stated he wanted to point out several differences regarding this TIF district. He explained there are different kinds of TIF districts, which are used to spur growth and re-development. The two districts that are more challenged than others specifically relate to re-development TIF districts. Currently, the downtown is a challenged area in terms of property values and the amount of money we have had to spend on the front end to recoup it over a long term. The other version is a mixed use TIF district where you can have new commercial, residential, as well as industrial growth, or you could have a straight industrial TIF, which this is and very similar to TID 1, which was the most successful district that the City of Stevens Point has had thus far. Mayor Halverson continued stating that this particular acreage at 762 acres is nearly five times the size of the original Stevens Point Industrial Park and has the potential to attract global businesses because of its geographic proximity to the Chicago land area as well as Minneapolis Metro, and the NAFTA artery which runs along the northern edge of this particular commerce center. He continued stating it is unlikely that we would be spending the money every year on improvements. The numbers in the plan are an aggregate number that is split up evenly in the financial projections over the period of time that this TIF would be active. What you see here is projected at the largest amount of improvements that would be made to this district. Mayor Halverson pointed out that this district has been laid out in a way where the projected costs that we are looking at coincide with the revenue from tax collection off of approximately \$179 million of tax base that could be potentially developed. He added, we have the opportunity to market two, three or more hundred acres to one user at one time, with the flexibility and the dynamics of the types of businesses that it could attract.

Director Ostrowski stated there were a couple of changes within the project; regarding page 10 in the packet, he had handed out a larger map showing the wooded area; on page 16 the projects outside the districts added the Country Club underpass to the project plan outside of the district; page 18 included the map handed out at the Joint Review Board which would include the proposed or estimated project locations; and then page 20 includes the developer incentive, which would be carried out in a few more phases and at varying different levels and amounts of monetary value.

Commissioner Cooper asked where the city was with the certification, to which Director Ostrowski stated we are waiting the testing for the Karner blue butterfly which will occur in the first week of June. Once we test for them, we can carve out portions of the commerce center where lupine habitat or lupine are located. Once that has occurred, if needed, information regarding certification can be submitted to the state and hopefully receive certification shortly thereafter.

Commissioner Curless asked what would happen if there was no interest in this land, would we spend the money for improvements, to which Director Ostrowski answered that the improvements would only be done as the properties are developed. He added the value in doing the

improvements this way is to be flexible for a large developer to create the improvements for their needs. Mayor Halverson added the drawback of the current business park is that it does not have any lots over 20 acres available for development, where East Park Commerce Center will have 20, 40, and even 80 acre developments available for a wide variety of uses such as logistics, food production, and even data centers.

Commissioner Patton asked as those expenditures are going to be expended would you come back to the Common Council and Plan Commission for approval, to which Mayor Halverson answered they would not come back to the Plan Commission for approval, but would come back to the Finance Committee and the Common Council for approval.

Commissioner Curless asked if the city would be able to do this project if there was not a TIF district, to which Mayor Halverson explained no, unless you borrow several million dollars directly from the tax base of the city to install whatever utilities that you would need. You would then expose all of the taxpayers of the entire city to those costs as opposed to leverage the collections that in this case would be on a project by project basis to cover the improvements as it progresses. He added that there would be no way to be politically feasible to keep the tax rate at a manageable level to develop nearly 800 acres without using this mechanism.

Commissioner Patton pointed out that we have a history of the Portage County Business Park reaching a plateau and then a lot of land that isn't useable or isn't being developed, what is the confidence of the working group that this is going to be developed within a reasonable amount of time. Mayor Halverson stated this land can sit vacant for 20 years but with the partnerships with the state and with transportation benefits, this is a unique opportunity for development. It is not a guarantee, but with the TIF, this is the best way to ensure the development.

Motion by Commissioner Patton to approve the Resolution Designating Proposed Boundaries and the Project Plan for Tax Incremental District No. 9, City of Stevens Point, Wisconsin; seconded by Alderperson Moore. Motion carried 5-0.

4. Request from D&L Signs, Inc., representing the Stevens Point Municipal Airport, for a sign variance to allow a freestanding sign to exceed the area and height requirements at **4501 Highway 66 (Parcel ID 2408-14-4300-01)**.

Director Ostrowski explained that this request is unique in that the airport is in the R-2 residential zoning district that limits signs to five feet in height, and two square feet in area. Currently, they have a sign that is 15 feet in height and 31 square feet in area. The proposed new sign would be 25 feet tall and 55 square feet in area. He continued stating the intent of the sign is to direct aircrafts to the fueling station. In the review of the request, under our current code in commercial areas, we would not allow any other signs to exceed 20 feet in height. However, this sign location is so far in on this site, and hundreds of feet from the road, if it would go taller and larger, it should not hinder other development around this site.

Alderson Moore stated he knows the pilots have been having issues finding the location of the fueling station with the way it is signed right now. He does not see a problem with a larger sign. Everything at the airport is typically larger in size.

Motion by Alderson Moore to approve the sign variance to allow a freestanding sign that is 25 feet in height and 55 square feet in area; seconded by Commissioner Patton. Motion carried 5-0.

5. Presentation and discussion on a conceptual project review for a parking ramp on University property at **501 Reserve Street (Parcel ID 2408-28-3005-02)** and **2124 Fourth Avenue (Parcel ID 2408-28-3006-28)**.

Director Ostrowski explained this is a conceptual project review to give the developer an opportunity to present what their plan is in order to get public comment early so they can continue with their plan with the ability to make changes prior to spending a significant amount of money on the design. This request is to place a parking structure on lot T, which is north of Fourth Avenue and East of Reserve Street. He continued stating UWSP is looking at constructing a science building on Lot X, which would be just south of Fourth Avenue on the corner by Fremont and Stanley streets. The construction of the new science building would eliminate about 342 parking stalls in Lot X. With the loss of Lot X and T, and the construction of the parking structure, there would be a net gain of about 50 stalls.

Steve Roloff, Arnold and O'Sheridan Inc, was retained by UWSP for the conceptual review of a parking ramp on campus. He explained he is working with two other companies to come up with a functional design for the University. Mr. Roloff explained the current pre-design that was put together for the University has a net capacity of around 600 stalls as replacement for Lot X and combining it with Lot T. He continued explaining where the location of the parking structure would be on Lot T with the ingress/egress on the east and west sides, as well as one-way traffic on the ramp. He said the ramp would only be about half a level below ground with mechanical room in the middle of the ramp, stairs on the northeast and southwest corner and a stairs and an elevator and stairs in the northwest corner. Mr. Roloff then gave an explanation of the traffic study conducted including level of services and how it was decided for the ingress/egress on each side of the parking structure.

Commissioner Patton asked if pedestrian traffic was taken into account during the traffic study, to which Mr. Roloff stated the analysis did include traffic and pedestrian flow. This would decrease the efficiency of the pedestrian traffic, but the university was aware of this and is looking into the situation. Commissioner Patton asked what would be proposed to make it more efficient for the pedestrians, to which Mr. Roloff stated that they have not done any proposals yet due to this still being a pre-design. They are trying to identify the problems and develop solutions.

Commissioner Curless asked if the pedestrian analysis based on the new building being there, to which Mr. Roloff answered no, just on current traffic flow.

Mayor Halverson explained that one of the other issues which had been discussed with the University is that we are going to do a stop gap measure with the pavement management point on Fourth Avenue from Stanley Street to Division Street. He continued stating that this would probably give about three to four years. Once construction is finished on the new science building, we intend to enter into a special assessment project with the University where Fourth Avenue would be reconstructed from Division Street to Stanley Street with massive pedestrian improvements as part of that project.

Kris Anderson, from Ayres Associates, stated they have been looking at the traffic as well as the site design, the layout and the stormwater management. She continued stating the design shows a 10 foot setback on the south and east property lines. She also pointed out the University is concerned with parking for the Newman Center.

Commissioner Curless asked if the design showed parking on the west side right by the snow shoot, to which Ms. Anderson explained there is parking on the west side, but there is also room for the snow shoot without landing on parked cars. She continued stating with the stormwater management plan, there is a redevelopment to clean the water in a bio-retention area on the southwest side and a second area on the northeast side as another option.

Aldersperson Moore asked how it was decided that this is the best location for the ramp, to which Mr. Roloff referred the question to be answered by Carl Rasmussen from the University.

Kris Anderson continued explaining that the adjacent lot that is owned by the university, will have a stairwell leading into a sidewalk to Fourth Avenue and the lot would be landscaped and kept as a buffer zone between the sidewalk and the residential area. Mr. Roloff added that the dumpsters for Pray-Sims hall will have to be moved to the northeast side of the area.

Jeff Piette, from Kahler Slater, was given the task regarding the materials to be used in construction. He stated that the materials shown are a tan colored pre-cast concrete and brick. Mr. Piette added that the openings are large enough to meet code, from a parking garage perspective, but also meant to be window like in openings for security and safety in the stair towers. He added at the top of the garage there is interest in solar panels for sustainability.

Commissioner Patton asked if Mr. Piette had anything to do with the landscaping and if trees would be planted on the south edge, to which Mr. Piette answered this model is not representative of the landscaping now, but there will be some landscaping in the future. Mature trees near the site are the property of the residential land owners. He continued pointing out there is a limitation as to required openings on parking structures, but on the south side neighboring the residences can be made as transparent or opaque as people would like.

Carl Rasmussen, from UWSP, explained that with the construction of the new Chemistry and Biology building in Lot X starting in 2014, with completion in 2017, that this would be a replacement for the

parking from Lot X. Mr. Rasmussen explained that this lot would serve the academic core, as well as the commuter students and events that may be held at the Health Enhancement Center for evenings and weekends. He stated they did look at the other university lots, but lots E and R are both considered to be prime locations for future academic buildings. He added they have another academic building that is coming after the Chemistry and Biology building, that will serve the business majors as well as the communications majors combined into one new structure. Mr. Rasmussen added that Lot P was considered too linear of a form for a ramp structure; there is the need for more of a rectangle shape. He stated Lot Q currently has over a thousand cars and is more of a challenge being so remote from the academic core. Without acquiring residential areas around the campus or businesses from Division Street, Lot T could be used within its existing foot print.

Vern Schroth, 3313 Lindwood Springs, represented the Newman Parish and expressed his concern for parking for their area and the traffic pattern regarding the sidewalk on the west side. Mr. Roloff stated the sidewalk on the west was eliminated in this afternoons meeting, and off of the stair tower in the corner there will be a walk that connects over to Fourth and Fremont.

Dan Griffin, 516 Illinois, stated he liked having the UW in his back yard, but has a concern for his property value and how it will affect his ability to sell. He also had concerns with the increased heat from the structure and if there would be any compensation for landscape issues that may occur.

Kathy Genovese, 517 Illinois Avenue, asked what Plan B was if this project does not go through.

Chris Yahnke, 2324 Fourth Avenue, pointed out lots Q and T increase traffic on Illinois and Stanley, but he has a greater concern for the pedestrian traffic crossing at Fourth and Illinois. He also asked why not Lot J knowing it is farther away, but would not impact the residential neighborhood.

Reid Rocheleau, 408 Cedar Street, pointed out his concerns being the pedestrians and the plans to address the pedestrians on Fourth Avenue. He suggested that if Fourth Avenue would be reconstructed because of this, why not install tunnels under Fourth Avenue by the Quant Gym, and the corner of Illinois and Fourth Avenues. He added he is in favor of a parking structure and suggested sharing costs with the hospital.

Armin Nebel, 1100 Phillips Street, asked what types of outside lighting would be used, and if this would affect the future traffic pattern of a roundabout by the hospital.

Bridget Lohr, 2324 Fourth Avenue, feels that lot P or J would be the better location for the structure. She pointed out that if you build the structure for more people, more people will use it, and also she felt that parking fees should be increased since parking on campus is a privilege not a right. She is also concerned for the security.

Cathy Dugan, 615 Sommers Street, is pleased that the University is considering a parking ramp, but feels this plan is too much for this site, and will be too much for traffic. She pointed out that this

structure will dwarf the existing homes and the increase of traffic will cause issues. Her suggestion is multiple smaller scale ramps around campus.

Alderson Suomi supports the conceptual need for a parking structure, but not one that would be behind residential homes. She feels the assessment will have to go down on the homes because of it, and this will have a large impact on our tax base. Alderson Suomi also pointed out the safety of the students and residents as another concern and feels that a parking structure in lots P or Q would encourage the students to walk. She also feels the creation of this parking structure in Lot T will create blight in the neighborhood.

Steve Roloff, Arnold and O'Sheridan Inc, addressed the lighting stating the UW is big on sustainability and the plan is calling for an LED in the garage with the ability to dim the lights as natural light. In addition, the garage itself could have a solid wall on the residential side that would keep all light and noise in the ramp. He added with the stairwells and the elevator tower, there will be clear glass, to keep the sense of security as everything will be visible from the street.

Carl Rasmussen, from the University, states that parking costs are set by each university, and any structures built for parking are at the cost of the specific university and are not state funded. There are no taxpayer dollars that go into supporting parking construction, management, or snow removal. It has to be solely self funded and once this structure was constructed, no matter what location it would have to be self funded by the people who would park there.

Mr. Roloff addressed the traffic increase concern stating that at peak, it was seen as approximately 330 vehicles per hour, and with the ramp the projected increase is approximately 94 cars per hour.

Mr. Rasmussen addressed the Plan B as to looking at the other sites. The only other alternative is if this project does not go through, to which he stated the University would have to limit who can come and park on campus, such as eliminating freshman parking, which would directly affect the recruitment and retention of students.

Mayor Halverson explained one of the other challenges to the other lots is the adjacent topography and the soils. He continued stating that almost all or a third of the university land was previously marshland, the City also has the concern with the University of finding the balance between growth and keeping the neighborhoods.

Commissioner Patton asked how the City addressed the issues with the residents around Saint Michael's Hospital when they did the parking ramp. Mayor Halverson stated Saint Michael's did a very good job with the design as well as the landscape aesthetics to insulate the impact of the brick structure, and there again there was lots of conversation in regards to potential partnerships. He continued stating that one of the issues back in 2007 and 2008 when dealing with the University's Master Plan is the Common Council generally adopted that plan knowing that the Division Street corridor would be protected from a tax base prospective, but some residences would need to be

acquired especially along the Briggs Street corridor for continued expansion of surface parking in that vicinity.

Commissioner Curless asked the zoning of the properties to the south of the parking ramp, to which Director Ostrowski stated R-2 and R-3. Commissioner Curless suggested rezoning those properties to multi-family; this could prevent any loss of value.

6. Ground lease and property use agreement and occupancy agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc. for the property located at **2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-2001-05)**.

Director Ostrowski stated that for several years the Boys and Girls Club have been trying to find a suitable place to relocate. Currently, they are situated in a portion of 1007 Ellis Street in downtown, and their growth needs are limited at this location. With Mid-State Technical College vacating 933 Michigan Avenue this year and relocating downtown, 933 Michigan Avenue/2442 Sims Avenue has been identified as a potential location for the Boys and Girls Club. The City has also contemplated relocating many City Hall offices to this location

Director Ostrowski stated that in the packet there are two agreements (1) the ground lease and property use agreement, and (2) occupancy agreement. The ground lease and property use agreement governs the Parks and Recreation building located at 2442 Sims Avenue, and the occupancy agreement governs the use of the south wing of the MSTC building located at 933 Michigan Avenue.

Director Ostrowski outlined the two agreements. The ground lease and property use agreement for the current Park and Rec building would give the Boys and Girls Club exclusive use to their area of the building. The term is for 30 years, with automatic five year renewals, and the City must give two year notice if it intends not to renew. The property must be used as a boys and girls club, unless authorized by the City. The Boys and Girls Club would have exclusive rights to the gymnasium during specific times outlined in the agreement. Improvement costs would be borne by the Boys and Girls Club, such as a connecting passage between buildings, and the improvements must be approved by the City. The agreement is for a lease rate of \$1.00 per year. Utilities will be separately metered and be paid by the Boys and Girls Club for their use. In regards to maintenance and repairs, the Boys and Girls Club shall pay for all maintenance and repairs to their area, split costs with the City for the common areas, and the City would assume all costs for the parking lot. Alterations would be paid by the Boys and Girls Club with the City's consent. If the Boys and Girls Club would leave, the City would have to compensate them for the current fair market value of the improvements. In addition, the Boys and Girls Club would like a right of first refusal on the entire Parks and Rec building if the City decided to sell.

The occupancy agreement for the current MSTC building would require the City to give the Boys and Girls Club 180 days' notice to terminate. The property must be used as a boys and girls club. The

agreement for the lease is for \$1.00. - Repairs below \$500.00 shall be the responsibility of the Boys and Girls Club. Repairs between \$500.00-\$1,000.00 shall be borne by both parties. Repairs exceeding \$1,000.00 shall be the responsibility of the City.

Upon review of both agreements, staff has the following concerns. With regards to the ground lease agreement, the term of this agreement is for 30 years. A 30 year lease is a significant period of time. We understand that the Boys and Girls Club want stability in a location before making improvements, but 30 years, along with the five year automatic renewals, significantly hinders the ability of the City to make modifications to the agreement or proceed in another direction if warranted. In addition, the City is required to give the Boys and Girls Club a two year notice, while the Boys and Girls Club is only required to give a one year notice to terminate. Staff would recommend that the term of this agreement be reduced to reflect potential changes in City operations. Having specific times for the use of the gym within the agreement significantly hinders the operation of these facilities in the future. Programs can change and new opportunities may emerge. Staff would recommend that the use of this area be scheduled on an annual basis with the Parks and Recreation department. 4(c), Goerke Park, does not seem to be needed within the agreement. Improvements need to be more clearly defined. These shall be capital type items that have a life expectancy of greater than a certain number of years. Staff would recommend that the Boys and Girls Club pay a reasonable lease amount for the facility. The City is giving up space that it could otherwise use for its purposes if it so desired. In addition, leasing spaces for \$1.00 may set precedent with other non-profit type agencies. The Boys and Girls Club shall be responsible for all costs relating to separately metering the building for utilities. In addition, they should pay a fee for the common and/or gymnasium areas, as there is a cost to run utilities for these areas. Maintenance for the gym shall also include structural components, such as the floors, walls, windows, and doors. The Boys and Girls Club should be responsible for the maintenance and repair of the parking lot and related amenities. Staff would recommend increasing the amount of insurance coverage. While staff understands the reason why the surrender of premises section is included within the agreement, we do not feel that the City should bear any costs relating to the buyout of the improvements, especially if the Boys and Girls Club is only paying a lease rate of \$1.00 per year. Staff would recommend not doing a right of first refusal. The City should have the right to sell or transfer the property to any entity that it sees fit. Finally, staff would consider subletting a default within the agreement, and recommend making this at the sole discretion of the City, not "unreasonably withheld, conditioned, or delayed."

With regards to the occupancy agreement, staff would recommend that the Boys and Girls Club pay a reasonable lease amount. In addition, if they are the only occupant within the building, they should pay the entire utility amount, or pay for the cost to separately meter the building and then pay their full amount of the costs. If the Boys and Girls Club is the only occupant within the building, they should be required to pay for the entire maintenance and repair of the facility. The City should not be responsible for repairs over \$1,000, especially if we are only receiving \$1.00 in compensation. Staff would recommend making any alteration subject to City approval and at the sole discretion of the City, not "unreasonably withheld, conditioned, or delayed." Staff would recommend increasing the amount of insurance coverage. Finally, staff would consider subletting a default within the agreement, and recommend making this at the sole discretion of the City, not "unreasonably withheld, conditioned, or delayed."

Director Ostrowski said that while staff understands the need for the Boys and Girls Club to fundraise, and we applaud their efforts, there are certain things that staff would recommend

completing prior to any further negotiations, mainly, the organizational needs analysis and comprehensive space/facilities utilization assessment for city hall. The City recently executed a contract for \$24,000 for a firm to begin work on this study, which is estimated to be completed August, 2013.

Mayor Halverson pointed out that Plan Commission is not the negotiating body regarding entering into agreements, and that the Common Council has instructed officers to negotiate and protect a couple of interests that were of great importance to them. The first was protecting the ability of the main Mid-State building for specific flexibility of review of the facilities needs that will be done by Bray Architects, which is why the southern wing of the building is being dealt with via an occupancy agreement as opposed to a ground lease agreement. The second is to look at areas not used by the Parks Department and other agencies for the impact that we can have for the youth of this community. He added that the costs associated with the building are adequate as, he has no problem representing those costs as appropriate for investment of nearly \$1 million for what they are looking to do to the property. Mayor Halverson also pointed out that whether City Hall moves or not, we have a department that is very interested in staying specifically within their confines. He continued stating that he disagrees with the staff recommendations and feels that the negotiations that exist with current and former legal are very comfortable on the city side of this agreement.

Commissioner Curless stated he feels 30 years is outrageous. He stated that the Village of Plover rents on a month to month, and feels 10 years would be more than adequate. He asked if anyone had considered the university renting the building where we could get income from it, and suggested the Boys and Girls Club to purchase the Player's Lounge.

Aldersperson Moore stated he feels uncomfortable with making any decision until the study comes back and feels that was expressed at the last City Council meeting. He said that we should not move forward at all until the results of the study are received, and we better understand what the building would be used for, what the options are, and what our future plans are.

Motion by Aldersperson Moore to postpone the ground lease and property use agreement and occupancy agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc for the property located at 2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-20014-05) until the City Hall feasibility study is complete and presented at the August Common Council meeting; seconded by Commissioner Curless.

Mayor Halverson asked that we hear from the Boys and Girls Club before action was taken on this.

Commissioner Patton asked that the Plan Commission should try to do what they can and feels that is the best spot for the Boys and Girls Club.

Fritz Schierl, representing the Boys and Girls Club stated the 30 year term was needed for the efforts of fundraising. They need to be able to show a more stable location when asking donators for larger

sums of money. He then pointed out that the difference with the Village of Plover location was that the building was intact and did not need any expansion, where this location will and would be making a significant investment. He then explained the usage of the gym. Mr. Schierl explained that the occupancy agreement with the Mid-State Agreement is based on a 180 day revolving lease at no risk to the city; he feels that this would be a good utilization of a wing of the future City Hall.

Commissioner Curless stated that 30 years is too long.

Fritz Schierl stated that he feels that this is an investment in the youth of the community and this is a perfect geographical location for this facility.

Kevin Quevillon, Executive Director of the Boys and Girls Club, stated it is all about location and they have been working on finding a location for the last three years and feels they can serve the most kids being there.

Commissioner Curless pointed out that even if moved to the Player's Lounge area, there would still be the benefit to serve the kids, because the kids will still go there. He also pointed out that the city is getting \$1.00 and we could find a better use for that building and lease it to the University.

Mayor Halverson explained that there are two different elements, one of which is 180 day occupancy agreement where if city hall isn't there and we decided to lease it to the University we still have the freedom to lease 36,000 square feet. He pointed out that the real issue we are talking about it is that is generally temporary and would be a stop gap for the Boys and Girls Club specifically in the interim to start programming in this location. Commissioner Curless points out that we pay them whatever money they had invested, to which Mayor Halverson stated there would not be any money spent on the occupancy agreement. Mayor Halverson continued stating the conversation is about two different types of agreements.

Commissioner Patton asked if this would go before the Finance Committee and will we have some chances to work out some details prior to the August Common Council, to which Mayor Halverson stated when the Plan Commission gets an agreement like this, it needs to deal with it in its entirety and can't renegotiate a legally binding contract on the floor.

Reid Rocheleau, 408 Cedar Street, is supportive of the Boys and Girls Club, but feels this contract is too demanding, he suggested that the Boys and Girls Club buy the building so then they can do what they want with it.

Cathy Dugan, 615 Sommers Street, is in support of the staff recommendations and feels that the agreement should wait until the City Hall study is complete.

Barb Jacob, 1616 Depot Street, stated she is in support of staff recommendations and does support the Boys and Girls Club. She feels it is not a good idea to have the Boys and Girls Club in the middle

of City Hall, and due to the study not being completed, we do not know how to best utilize the property yet. If the Boys and Girls Club is the best alternative, then the City should sell them the property and not lease it to them. She feels the Boys and Girls Club was misled, and there are a lot of decisions that still need to be made and agrees to the postponement.

Commissioner Curless asked if this was still about collection of funds, and asked for further explanation. Mayor Halverson stated there is an occupancy agreement that relates to the southern wing of the of the Mid-State Building and they can be ejected from that particular wing with a 180 day notice, the ground lease is for the land just south and for the construction to connect to the Rec Center.

Commissioner Patton stated that given that we as a Plan Commission are not focused on the contract, but on approving the whole project, he asked if Alderperson Moore would retract his postponement motion so we can move this forward to the other committees for their review. Alderperson Moore stated no, he leaves his motion as it stands because he does not want any construction done until it is decided what the use would specifically be. They may need the vacant land available for the City, and feels the Boys and Girls Club can still fund raise without this agreement in place and there are current facilities for the program now.

Mayor Halverson stated there is currently 36,000 square feet of the building and we currently occupy 21,000 square feet including all city offices in City Hall as well as the Police Department. Given the 15,000-16,000 square feet of buffer, he feels comfortable with the foot print being adequate for 30-40 year growth factor. Mayor then said that with this motion, it would come back in September.

Motion by Alderperson Moore to postpone the ground lease and property use agreement and occupancy agreement between the City of Stevens Point and the Boys & Girls Club of Portage County, Inc for the property located at 2442 Sims Avenue and 933 Michigan Avenue (Parcel ID 2408-33-20014-05) until the City Hall feasibility study is complete and presented at the August Common Council meeting; seconded by Commissioner Curless. Motion carried 3-2, with Mayor Halverson and Commissioner Patton voting in the negative.

7. Adjourn

Meeting Adjourned 8:15 PM.