

REPORT OF CITY PLAN COMMISSION

Monday, June 3, 2013 – 6:00 PM
Lincoln Center – 1519 Water Street

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

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, City Attorney Beveridge, Comptroller Treasurer Corey Ladick, Alderperson Doxtator, Alderperson Suomi, Alderperson M. Stroik, Alderperson Trzebiatowski, Alderperson Phillips, Brandi Makuski, Stantan Thomas, Barb Jacob, Jay Johnson, Mary Ann Laszewski, David Brandt, Tom Deppiesse, Nate Enwald, Gene Kemmeter, Larry Zywicki, Lois Precourt, Kay Schmoll, Emily Fiedler, Bill Cooper, Jeff Hammerstad, Chad Fisher, Nena Fisher, Donald Buza, Gabe Thomas, Fred Boehm, Lori Buchkowski, Tim Buchkowski and Cathy Dugan.

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2. Request from Gabe Thomas, representing Generations Property Development, for a preliminary plat review of a thirteen (13) lot subdivision, Washington Terrace, **south of Regent Street, between Saint Paul Street and Dearborn Avenue (Parcel ID 2408-28-4001-06).**
3. Request from Jay Johnson, representing Riiser Energy, for a site plan review to construct an approximate 1,100 square foot addition onto their existing building at **5485 U.S. Highway 10 East (Parcel ID 2408-35-1300-01).**
4. Request from Tom Deppiesse, representing Estate Wines, for a conditional use permit to operate a wine bar, serving wine, beer, and liquor at **1137 Main Street (Parcel ID 2408-32-2026-37).**
5. Request from Bill Cooper, representing BP Gas Station, for a parking lot modification to repave the parking and fueling areas without meeting the landscape setback area requirements at **3209 Church Street (Parcel ID 2308-04-3007-02).**
6. Amendment of the Revised Municipal Code of the City of Stevens Point, Chapter 25 Sign Ordinance, to allow wall signs to be placed on more than two walls (Section 25.04(7)(e)).
7. Conditional use permit renewals for the following place and activity:
 - 1001 Amber Avenue - Amber Grill (operate a tavern)
 - 1320 Strongs Avenue - Arbuckle's, (operate a tavern)
 - 200 Division Street – Pete's Sports Bar (operate a tavern)
 - 233 Division Street - Papa Joes Bar (operate a tavern)
 - 2301 Church Street - Middletown Grille (operate a tavern)
 - 1036 Main Street - Tech Lounge (operate an electronic amusement business)
8. First amendment to Reciprocal License Agreement between the Community Development Authority of the City of Stevens Point and Mid-State Technical College for the purposes of allowing encroachments onto the property south of **1001 Centerpoint Drive (Parcel ID 2408-32-2029-64).**
9. Transferring and/or selling and/or assigning the rights to the property located at **1450 Water Street (Parcel ID 2408-32-2019-33)** and the adjacent unaddressed property **(Parcel ID 2408-32-2019-35)** from the Community Development Authority of the City of Stevens Point to Affordable Senior Housing of Central Wisconsin Inc.
10. Adjourn.

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1. Report of the May 6, 2013 Plan Commission meeting.

Motion by Alderperson Moore to approve the report of the May 6, 2013 meeting; seconded by Commissioner Cooper. Motion carried 6-0.

2. Request from Gabe Thomas, representing Generations Property Development, for a preliminary plat review of a thirteen (13) lot subdivision, Washington Terrace, **south of Regent Street, between Saint Paul Street and Dearborn Avenue (Parcel ID 2408-28-4001-06).**

Gabe Thomas, 3716 Simonis Street, stated a 13 lot subdivision is proposed and he would like to have the recommendation of the sidewalks waived because there are not any sidewalks to the east or on Sommers Street. Furthermore, he feels the cost is not beneficial to the project.

Director Ostrowski explained this is a 13 lot subdivision and the property is currently zoned R-2 and R-3. Single family homes are proposed and would be a permitted use within these districts. Lot widths would range from 77-80 feet wide and lot area would be approximately 9,500 to 10,000 square feet per lot. Staff would recommend approval with the recommended staff conditions including the installation of sidewalks along all sides of the development area.

Fred Boehm, 128 Virginia Circle, questioned if the sidewalks were necessary. The concern is that they are non-contiguous to the rest of the city. Furthermore, Mr. Boehm stated he has concerns about having to put sidewalks in and prior to homes being built. Lastly, he questions why sidewalks are required on property they won't even own.

Alderson Trzebiatowski feels the recommendation of sidewalks should be kept as they increase safety. He also had asked in the past about why there are not sidewalks or street lighting in other newer developed subdivisions. The response received was that the developer did not request any. Lastly, he reminded the commission that to the south is the school and there will be increased pedestrian traffic as new residents move in.

Fred Boehm, 128 Virginia Circle, asked what would be the appeal process if they were required to install sidewalks, to which Mayor Halverson answered it is ultimately the decision of the Common Council.

Barb Jacob, 1616 Division Street, agrees with Alderperson Trzebiatowski; we have to start somewhere in having sidewalks installed for safety.

Commissioner Patton asked if there is sewer and water supplied to the area, to which Mayor Halverson stated it is sporadic in the area and they would have to be installed on St Paul Street. Director Ostrowski added that St. Paul Street does not have sewer or water. He also added that if the sidewalks are required to be installed, they should be installed on all four sides of the development. Commissioner Patton asked if the single family home on the corner would have to install the sidewalks, to which Director Ostrowski stated correct, but not the nearby church's property. Mayor Halverson added unless the board of Public Works assesses it to be done. Commissioner Patton continued stating he lives in the area, and even where there are sidewalks provided, many do not use them and he does not think they would increase safety as traffic speeds may just increase.

Motion by Commissioner Patton to approve the preliminary plat review of a thirteen (13) lot subdivision, Washington Terrace, south of Regent Street, between Saint Paul Street and Dearborn Avenue subject to the conditions outlined in the staff report, excluding the condition requiring sidewalks. Motion failed for lack of a second.

Commissioner Haines asked where the sidewalks begin, to which Director Ostrowski stated to the south by Jordan Lane, St. Paul to the south, and mainly southwest would have sidewalks.

Mayor Halverson explained he feels that all new subdivisions created in the city should be required to have sidewalks because it is the only way they will get installed. Furthermore, Mayor Halverson stated he supports the requirements to include sidewalks within this subdivision and all others.

Commissioner Patton pointed out if it is important to put sidewalks around the whole subdivision, then we put it in the corner as well by the church. Mayor Halverson stated we would have to approach the church or deal with that through the Board of Public Works.

Aldersperson Moore asked if curb and gutter would be installed or swales, considering the past issue the city has had with them. He also asked if storm sewer is available to connect into. Mayor Halverson stated the closest storm sewer would be Frontenac Avenue which would dump into Main Street. Director Ostrowski added he had spoken with the director of public utilities who stated swales would be ok.

Commissioner Patton asked how you would put in sidewalks with swales, to which Mayor Halverson stated between the sidewalk and the street in the right of way.

Motion by Commissioner Patton to approve the preliminary plat review of a thirteen (13) lot subdivision, Washington Terrace, south of Regent Street, between Saint Paul Street and Dearborn Avenue with the conditions as follows:

- **Rezoning of all of the lots to R-2 Single Family so that all of the property has a consistent zoning classification.**
- **Sidewalks shall be installed along all sides of the development.**
- **A hydrant shall be installed on the northwest corner at the intersection of Jordan Lane and Saint Paul Street.**
- **A park fee shall be submitted to the City of Stevens Point in the amount of \$250.00 per lot.**
- **A final plat per Chapter 20, Subdivision Control Ordinance shall be submitted and reviewed by the Plan Commission and Common Council within six (6) months of the preliminary plat approval date, conforming to the provisions of Chapter 20 and 236 of the Wisconsin Statutes.**

seconded by Commissioner Haines. Motion carried 6-0.

3. Request from Jay Johnson, representing Riiser Energy, for a site plan review to construct an approximate 1,100 square foot addition onto their existing building at **5485 U.S. Highway 10 East (Parcel ID 2408-35-1300-01)**.

Director Ostrowski explained this is a request for an addition to the rear portion of the facility on Highway 10 East, and due to it being within the B-5 zoning district, any addition within that district requires Plan Commission review. He added it is about 1,100 square feet and will be used for retail product sales. The exterior will match and the parking is adequate. Staff recommends approval.

Motion by Mayor Halverson to approve the site plan review to construct an approximate 1,100 square foot addition onto their existing building at 5485 U.S. Highway 10 East (Parcel 2408-35-1300-01); seconded by Aldersperson Moore. Motion carried 6-0.

4. Request from Tom Deppiesse, representing Estate Wines, for a conditional use permit to operate a wine bar, serving wine, beer, and liquor at **1137 Main Street (Parcel ID 2408-32-2026-37)**.

Director Ostrowski explained this request is in the old K-Bueno property, and since it is a tavern type use, it would require a conditional use permit. The hours of operation are different each day of the week and staff would recommend approval with the following conditions:

- The licensee shall maintain order and peace in the licensed premises.
- The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the surrounding properties.

- The licensee shall require that all exterior doors be kept closed during hours with live music so that noise does not unreasonably disturb the peace and enjoyment of the surrounding properties. If noise levels become a concern, the City reserves the right to revoke the conditional use permit.
- The licensee shall require that the area surrounding the premises be kept clean and orderly. All cups, bottles, cans, garbage, rubbish, cigarettes, etc. shall be properly disposed of at the end of each day, and not left on the property or public right-of-way.
- All refuse containers shall be screened from view.
- A sidewalk café license may be issued without amending this conditional use.
- The establishment must close by midnight daily, and not reopen before 6:00AM.
- The conditional use permit shall expire June 30, 2015.
- Any licensed premise established, operated, or maintained in violation of any of the provisions or requirements of this conditional use permit shall be grounds for suspension or revocation of this conditional use permit and/or declared to be unlawful and a public nuisance. The City may, in addition to or in lieu of, any other remedies set forth in the Chapter 12 of the Stevens Point Revised Municipal Code, commence an action to enjoin, remove, or abate such nuisance in the manner provided by law and shall take such other steps and apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such public nuisances, and restrain and enjoin any person(s) from establishing, operating, or maintain said conditional use contrary to provisions of this conditional use permit.

Commissioner Patton asked if this is called a wine bar, because it has a liquor component, does that make any difference. Director Ostrowski said we are reviewing it as a tavern.

Aldersperson Moore recused himself from this agenda item.

Motion by Commissioner Haines to approve the conditional use permit to operate a wine bar, serving wine, beer, and liquor at 1137 Main Street (Parcel ID 2408-32-2026-37) with the following conditions:

- **The licensee shall maintain order and peace in the licensed premises.**
- **The business must be operated in a manner that music heard from outside the building does not unreasonably disturb the peace and enjoyment of the surrounding properties.**
- **The licensee shall require that all exterior doors be kept closed during hours with live music so that noise does not unreasonably disturb the peace and enjoyment of the surrounding properties. If noise levels become a concern, the City reserves the right to revoke the conditional use permit.**
- **The licensee shall require that the area surrounding the premises be kept clean and orderly. All cups, bottles, cans, garbage, rubbish, cigarettes, etc. shall be properly disposed of at the end of each day, and not left on the property or public right-of-way.**
- **All refuse containers shall be screened from view.**
- **A sidewalk café license may be issued without amending this conditional use.**
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addition to or in lieu of, any other remedies set forth in the Chapter 12 of the Stevens Point Revised Municipal Code, commence an action to enjoin, remove, or abate such nuisance in the manner provided by law and shall take such other steps and apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such public nuisances, and restrain and enjoin any person(s) from establishing, operating, or maintain said conditional use contrary to provisions of this conditional use permit.

seconded by Commissioner Curless. Motion carried 5-0, with Alderperson Moore recusing.

5. Request from Bill Cooper, representing BP Gas Station, for a parking lot modification to repave the parking and fueling areas without meeting the landscape setback area requirements at **3209 Church Street (Parcel ID 2308-04-3007-02)**.

Commissioner Cooper recused himself from this agenda item.

Director Ostrowski explained this request is returning the parking lot to an as is condition after replacing some of the lines to the tanks. He continued stating that in terms of the setback requirements, the lot is very challenging, being that it is a corner lot and there is not a lot of setback or distance between the properties. Staff recommends approval with the conditions outlined in the staff report.

Motion by Alderperson Moore to approve the parking lot modification to repave the parking and fueling areas without meeting the landscape setback area requirements at 3209 Church Street (Parcel ID 2308-04-3007-02) with the following conditions:

- **A stormwater drainage plan shall be submitted and reviewed by the Public Works department, meeting all stormwater requirements.**
- **A permit shall be obtained from the Community Development department for the parking lot reconstruction.**
- **Clearview requirements shall be maintained.**
- **Parking stalls shall be striped, clearly identifying them on the property.**

seconded by Mayor Halverson.

Cathy Dugan, 615 Sommers Street, asked if the existing landscaping would be kept, to which Director Ostrowski stated they are only replacing the blacktop and not removing any other landscaping.

Motion carried 5-0.

6. Amendment of the Revised Municipal Code of the City of Stevens Point, Chapter 25 Sign Ordinance, to allow wall signs to be placed on more than two walls (Section 25.04(7)(e)).

Director Ostrowski explained this was brought up regarding Culver's and McDonald's, and was thought to have been taken out of the sign code a while ago. He continued, stating that given that most of the signs that come in are facing a public right of way, Plan Commission can make variations to allow additional wall signs on more than two sides of the building. Staff recommends striking the two wall component out of the sign code.

Commissioner Haines asked if the Community Development department still would have the review of signs, to which Director Ostrowski answered we would still review the signs, and they would still have to meet all other ordinance requirements for size and location. Commissioner Haines asked if the maximum area would still be 500 square feet, to which Director Ostrowski stated yes, for the total area.

Motion by Commissioner Patton to amend the Revised Municipal Code of the City of Stevens Point, Chapter 25 Sign Ordinance, to allow wall signs to be placed on more than two calls (Section 25.04(7)(e)); seconded by Commissioner Haines. Motion carried 6-0.

7. Conditional use permit renewals for the following place and activity:
 - 1001 Amber Avenue - Amber Grill (operate a tavern)
 - 1320 Strongs Avenue - Arbuckle's, (operate a tavern)
 - 200 Division Street – Pete's Sports Bar (operate a tavern)
 - 233 Division Street - Papa Joes Bar (operate a tavern)
 - 2301 Church Street - Middletown Grille (operate a tavern)
 - 1036 Main Street - Tech Lounge (operate an electronic amusement business)

Director Ostrowski explained all of these had expiration dates, and typically with taverns we make them expire within two years for renewal. He continued, stating we have contacted the Police Department and no severe violations have taken place at any of these establishments. Staff recommends approval of another two year extension.

Motion to approve the conditional use permit renewals for the following places and activities:

- 1001 Amber Avenue - Amber Grill (operate a tavern)**
- 1320 Strongs Avenue - Arbuckle's, (operate a tavern)**
- 200 Division Street – Pete's Sports Bar (operate a tavern)**
- 233 Division Street - Papa Joes Bar (operate a tavern)**
- 2301 Church Street - Middletown Grille (operate a tavern)**
- 1036 Main Street - Tech Lounge (operate an electronic amusement business)**

seconded by Commissioner Cooper.

Commissioner Haines asked about Papa Joe's patio, to which Director Ostrowski stated they did that in the past. Commissioner Haines then asked about Tech Lounge and another business downtown that has the same type of electronic amusement business, to which Director Ostrowski stated there is an Energy Café. Director Ostrowski clarified that when the Tech Lounge came before the Commission it was questioned as to whether a conditional use permit would be needed, as originally, the ordinance encompassed arcades such as the Skill Mill. This conditional use will be reviewed during our zoning code rewrite process.

Motion carried 6-0.

8. First amendment to Reciprocal License Agreement between the Community Development Authority of the City of Stevens Point and Mid-State Technical College for the purposes of allowing encroachments onto the property south of **1001 Centerpoint Drive (Parcel ID 2408-32-2029-64)**.

Director Ostrowski explained as part of the Mid-State Technical College redevelopment project they are going to be making some modifications to the south of the building and the south property line between Mid-State's south wall and the CDA property. He continued stating that anything they put on the wall or overhang from the wall would encroach onto CDA property. Because those encroachments would exist, the License Agreement must be amended, which requires a Plan Commission recommendation to the CDA. The encroachments would run with the building on the property and not on the land, and Mid-State would be maintaining all improvements such as snow shoveling and landscaping. Therefore, staff would recommend approval.

Motion by Commissioner Haines approve the amendment to the Reciprocal License Agreement between the Community Development Authority of the City of Stevens Point and Mid-State Technical College for the purposes of allowing encroachments onto the property south of 1001 Centerpoint Drive (Parcel ID 2408-32-2029-64); seconded by Commissioner Curless. Motion carried 6-0

9. Transferring and/or selling and/or assigning the rights to the property located at **1450 Water Street (Parcel ID 2408-32-2019-33)** and the adjacent unaddressed property (**Parcel ID 2408-32-2019-35**) from the Community Development Authority of the City of Stevens Point to Affordable Senior Housing of Central Wisconsin Inc.

Director Ostrowski explained back in April the city received three proposals for the purchase of Edgewater Manor; the CDA has decided to proceed with negotiations with Affordable Senior Housing of Central Wisconsin for the purchase price of \$1.55 million. The potential purchaser would be doing very similar occupancy within the building, keeping seniors 55 and older at the facility. The Plan Commission needs to make a recommendation to the CDA on whether or not to sell the property. He continued to state that this had gone before the Plan Commission a few months ago regarding the Seramur development, but since it is a different proposal and offer it was appropriate to bring this back to the Plan Commission for review.

Commission Curless asked who the parties are involved in Affordable Senior Housing of Central Wisconsin, to which Director Ostrowski stated a person from Rhinelander, and Tom Ludwig from Stevens Point.

Commission Patton asked if the CDA had taken in account making sure the company who purchases Edgewater is viable to carry through with the project, to which Director Ostrowski answered yes, as part of the submittal process, proof of financing was required.

Barb Jacob, 1616 Depot Street, was concerned that the Plan Commission was not given the same financial information as the CDA regarding the city keeping Edgewater Manor or selling it, and feels anyone making these decisions should have the full picture.

Mary Ann Laszewski, 1209 Wisconsin Street, feels the city is obligated to keep Edgewater Manor. Our seniors are more important than the assistance proposed to be given to first time home buyers from the sale. She continued stating Affordable Senior Housing will not keep the apartments affordable and are planning on converting them to assisted care, which costs more. She feels government, including the city, is responsible to help those who cannot help themselves and should not sell an asset if we are just going to give the money away.

Reid Rocheleau, 408 Cedar Street, feels the city should wait longer and see if they get more bids if the need is there to sell, but also feels the city should retain the building. He also feels the government should provide for the public what it cannot provide for itself. The commission should not make a decision until all the information is provided.

Cathy Dugan, 615 Sommers Street, feels this is our most vulnerable population and they need a good solid government with supported care. She feels we cannot rely on the private sector and asked the commission to decide cautiously.

Barb Jacob, 1616 Depot Street, pointed out at the CDA meeting the city could make \$49,547 in the first year as profit while continuing to reinvest back into the building. She feels the current vacancy is due to the unknown surrounding the building's future and feels the building needs work but it is our time to give back to Edgewater and to our seniors.

Commissioner Curless asked if this was discussed several months ago, and if Edgewater was losing money for the city. Mayor Halverson answered, it is difficult to run this project in an unsubsidized environment. Furthermore, it is challenging for the Housing Authority to run this without any federal money, which was lost when the contract for Section 8 support was not extended with Edgewater. Mayor Halverson explained that

the overall goal of Mr. Hamilton and his was to accept the new vouchers into the community, given the loss. One of the options was to sell Edgewater, however, that loss is not as great because the remaining bond issue was paid off as of this last year. He continued stating the proforma has changed, but is still not very positive as to what we can expect out of Edgewater, and the biggest challenge is the added capital for investment that is needed. Furthermore, there isn't another municipality in the state of Wisconsin that independently, through its own tax levy, owns public housing which is subsidized off of their own tax levy. He explained there is an LLC that is created that leverage tax credits that can be invested back into the renovation, similar to what was done with the Hi-Rise renovations. The CDA has controlling interest and managing rights, but has no ownership of it. The likelihood of us being able to do this again with Edgewater is non-existent. He continued, stating the ability for the CDA to re-HUD is not possible either directly or for investment back into Edgewater. The city taxpayers could borrow approximately \$2 million and invest in the renovations of the building, which for the first five years would have a loss, but for the remaining years after have a positive margin taking into consideration a 95% occupancy rate, and also investment into a sinking fund for remaining or additional capital improvements. The exposure is one where there isn't an example of \$2 million being on the general city levy to support public housing in the state, and aside from one or two examples in the entire Midwest, it is almost never done. A developer's agreement or offer to purchase between both parties could ensure protections for seniors are met. Mayor Halverson also explained that the interest that could be used from trust funds was intended to assist income eligible owner occupied rehabilitation of seniors while they are living in their homes. If we are able to sell to Affordable Senior Housing the principle increase of the trust funds is very advantageous, so we feel there are several positives, the other being it also goes on the tax rolls.

Commissioner Haines asked if it operates at market rate, to which Director Ostrowski answered it is \$530 per month and about 40-50% of individuals have vouchers which will help subsidize their rent.

Commissioner Curless asked what is the current occupancy rate, to which Director Ostrowski stated it is about 38% vacant. He then asked if it is such a good deal, then why is it not 95% occupied. Director Ostrowski answered stating it is challenged with the need for upgrading and its competition is cheaper, so if the CDA is going to decide to keep this facility they are going to need funds for investment in the property to make it marketable.

Commissioner Patton stated he has seen several spread sheets regarding the financing, so even though they were not at the CDA meeting they do have the information.

Mayor Halverson explained there are a lot of assumptions in that proforma. If the occupancy numbers do not materialize there is a large difference in where we are with the scattered sites. If there is a deficiency on a monthly basis or annual basis, every taxpayer in the City of Stevens Point through the levy contribution of the Comptroller Treasurer would have to pay for that shortfall.

Commissioner Patton pointed out when he was on the county board the Portage County Home cost about \$1 million a year when owned by the county, so for a city our size, not having the resources of the county, it could really hurt. Mayor Halverson added that loss on an annual basis for that building if the occupancy numbers don't materialize could be in the \$100,000 range if we are still at 15% vacant.

Commissioner Haines asked if this private business would raise rents eventually if occupancy does not increase. Mayor Halverson answered, there would be an angel investor that entity would have to deal with, but it could be a capital investment to freshen the apartments, or a rate adjustment, but it is hard to guess.

Mayor Halverson explained one of the interests the CDA has regarding this proposal is that this was the most specific for seniors and most specific in how they were going to deal with the existing tenants that are there.

Aldersperson Moore asked if this sells, we will no longer have anything to do with it and have only zoning laws to control it, so we have no guarantee that it even stays the format it is now. Mayor Halverson answered correct in regards to the zoning laws, but certain operational requirements for Edgewater can be stated within

the offer to purchase or developer's agreement. Alderperson Moore then asked what the youth donation was, to which Mayor Halverson stated that has not been answered yet.

Commissioner Curless asked about the parking problems, to which Director Ostrowski stated when the plan was to sell market rate apartments there was an issue, but if it remains the same senior based format, there is no issue.

Commissioner Cooper explained he has reviewed all the proposals and all the numbers. This is not an easy decision but given the financial constraints, the CDA felt this proposal has done the best in encompassing the Housing Authorities goals for this property.

Mayor Halverson pointed out the other big difference is we are seeing a more aggressive market develop where the Section 42 tax credits at 30 % LMI is something we want to pursue as a community. He continued stating there is a huge deficiency at that mark, which gets at the overall goals of what we are looking to do as a community.

Alderperson Moore asked if the CDA decides to sell and it becomes taxable, what will those taxes will be, to which Mayor Halverson stated that is on the Finance Committees agenda for next week relating to an overall conversation about how we will want to deal with that because there are too many unanswered questions. Director Ostrowski added that if you did it at an assessment of \$1.5 million, about 15,000 dollars of tax is projected annually outside of a TIF district, however in a TIF districts, \$37,000 in tax revenue per year are projected.

Commissioner Curless asked with the parking shortage, wouldn't that tend to keep the occupancy more senior, to which Mayor Halverson answered yes, and that would affect the value of the building as well.

Motion by Commissioner Patton to approve the transferring and/or selling and/or assigning the rights to the property located at 1450 Water Street (Parcel ID 2408-32-2019-33) and the adjacent unaddressed property (Parcel ID 2408-32-2019-35) from the Community Development Authority of the City of Stevens Point to Affordable Senior Housing of Central Wisconsin Inc.; seconded by Commissioner Cooper. Motion carried 4-2 with Alderperson Moore and Commissioner Haines voting in the negative.

10. Adjourn.

Meeting Adjourned 7:04 PM.