



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date and Time:	May 11, 2017 4:00 PM	Location:	Mid-State Technical College Community Engagement Room (Rooms 634 – 635) 1001 Centerpoint Drive Stevens Point, WI 54481
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Present: Chairperson Schlice, Commissioner Phillips, Commissioner Cooper, Commissioner Kundinger, Commissioner Gardner, and Commissioner Jahn.

Also Present: Executive Director Ostrowski, City Attorney Beveridge, Comptroller / Treasurer Ladick, Alderperson Jennings, Alderperson Shorr, Alderperson Nebel, Alderperson Johnson, Alderperson Kneebone, Alderperson Dugan, Alderperson McComb, Ryan Wanta, Randy Wanta, Jeff Rice, Dan Rice, Greg Ignatowski, Judy McDermott, Trevor Roark, Volker Gaul, Joe Cyran, Gerald Carlson, Lori Carlson, Terri Taylor, Travis Haines, Nathan Sandwick, Todd Kuckkahn,

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1. Roll call.
2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson.
3. Public comment for pre-registered individuals for matters appearing on the agenda.
Discussion and possible action on the following:
 4. Recommendation of the Plan Commission (April 3, 2017 meeting) relating to a request from Charter Communications to be added to the Wisconsin Public Service utility easements to service Cobblestone Hotel, which is located at 1117 Centerpoint Drive. Such easements are along Strongs Avenue and municipal parking lots #15 and #16, which is property owned by the City of Stevens Point and the Redevelopment Authority of the City of Stevens Point.
 5. Request from Charter Communications to be added to the Wisconsin Public Service utility easements to service Cobblestone Hotel, which is located at 1117 Centerpoint Drive. Such easements are along Strongs Avenue and municipal parking lots #15 and #16, which is property owned by the City of Stevens Point and the Redevelopment Authority of the City of Stevens Point.
 6. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
 - a. Negotiating the potential sale of Redevelopment Authority owned property in TIF District 6 (Downtown TIF District).
 - b. Negotiating the potential purchase of properties in TIF District 6 (Downtown TIF District).
 7. Reconvene into open session (approximately 40 minutes after entering into closed session) for possible action on the above.

8. Stevens Point Housing Study (this item will begin at 5:00 PM)
9. Adjourn.

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1. Roll call.

Present: Schlice, Phillips, Cooper, Gardner, Jahn, Kundinger

Excused: Sawyer

2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson.
3. Public comment for pre-registered individuals for matters appearing on the agenda.

No one registered to speak.

Discussion and possible action on the following:

4. Recommendation of the Plan Commission (April 3, 2017 meeting) relating to a request from Charter Communications to be added to the Wisconsin Public Service utility easements to service Cobblestone Hotel, which is located at 1117 Centerpoint Drive. Such easements are along Strongs Avenue and municipal parking lots #15 and #16, which is property owned by the City of Stevens Point and the Redevelopment Authority of the City of Stevens Point.

Executive Director Ostrowski explained that the item was before them a few months prior regarding WPS when they were looking at getting power to Cobblestone from the area between Great Lakes and the hotel’s building, noting that they had also previously given Charter approval to go into that area to hook up fiber to the Great Lakes building. He explained that it was beneficial to the Redevelopment Authority to have Charter under the same easement agreement, and that the Plan Commission had also recommended accepting the request.

Motion by Commissioner Gardner to acknowledge the April 3, 2017 Plan Commission recommendation relating to a request from Charter Communications to be added to the Wisconsin Public Service utility easements to service Cobblestone Hotel, which is located at 1117 Centerpoint Drive. Such easements are along Strongs Avenue and municipal parking lots #15 and #16, which is property owned by the City of Stevens Point and the Redevelopment Authority of the City of Stevens Point.

seconded by Alderperson Phillips.

Motion carried 6-0.

5. Request from Charter Communications to be added to the Wisconsin Public Service utility easements to service Cobblestone Hotel, which is located at 1117 Centerpoint Drive. Such easements are along Strongs Avenue and municipal parking lots #15 and #16, which is property owned by the City of Stevens Point and the Redevelopment Authority of the City of Stevens Point.

Motion by Commissioner Gardner to approve the request from Charter Communications to be added to the Wisconsin Public Service utility easements to service Cobblestone Hotel, which is located at 1117 Centerpoint Drive. Such easements are along Strongs Avenue and municipal parking lots #15 and #16, which is property owned by the City of Stevens Point and the Redevelopment Authority of the City of Stevens Point.

seconded by Alderperson Phillips.

Roll Call:

Yeas: Schlice, Phillips, Cooper, Gardner, Jahn, Kunding

Nays: None

Motion carried 6-0.

6. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
 - a. Negotiating the potential sale of Redevelopment Authority owned property in TIF District 6 (Downtown TIF District).
 - b. Negotiating the potential purchase of properties in TIF District 6 (Downtown TIF District).

Motion by Commissioner Cooper to enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:

- a. **Negotiating the purchase of properties in TIF District 6 (Downtown TIF District).**
- b. **Negotiating the potential sale of Redevelopment Authority owned property in TIF District 6 (Downtown TIF District).**

seconded by Commissioner Gardner.

Roll Call:

Yeas: Schlice, Phillips, Cooper, Gardner, Jahn, Kunding

Nays: None

Motion carried 6-0.

Motion by Commissioner Jahn to reconvene into open session for possible action on the above; seconded by Commissioner Gardner.

Roll Call:

Yeas: Schlice, Phillips, Cooper, Gardner, Jahn, Kunding

Nays: None

Motion carried 6-0.

7. Reconvene into open session (approximately 40 minutes after entering into closed session) for possible action on the above.

No action was taken in open session, and the Redevelopment Authority meeting went into recess at 4:54 PM. The meeting would reconvene for the Stevens Point Housing Study presentation.

Chairperson Schlice was excused, and the chairmanship was transferred to Alderperson Phillips.

8. Stevens Point Housing Study (this item will begin at 5:00 PM).

Vice President Phillips reconvened the Redevelopment Authority meeting at 5:07 PM.

The Stevens Point Housing Study presentation was done by MSA Professionals. They reviewed the process in obtaining information from interviews and surveys performed which lead them to their findings. The housing market findings consisted of supply versus demand, what was lacking, and where the population

worked versus where they lived. In addition to the housing supply, they covered regulatory practices and other issues such as the need for redevelopment in certain areas of the city. They concluded the presentation by summarizing their recommendations and what should be priority.

9. Adjourn.

Meeting adjourned at 6:30 PM.

Approved:

John Schlice, Chairperson

Date

Attest:

Michael Ostrowski, Executive Director

Date