
NEWSLETTER

STEVENS POINT 1ST DISTRICT – ALDER TORI JENNINGS

Summer 2020

Congratulations Graduates!

The Class of 2020 at UWSP and SPASH will be remembered not only for their achievements, but for their resilience in the face of COVID-19. To cope with postponed graduation ceremonies due to restrictions on large gatherings, students, friends, family, teachers, faculty and staff celebrated graduation in different ways from drive-through diploma distributions to yard sign displays. Formal commencement ceremonies are meaningful because they unite symbols with ritual to mark a new beginning. In an effort to honor this tradition, UWSP has tentatively rescheduled its spring commencement for December 12, 2020. To all our 1st District graduates and their families, congratulations on your many accomplishments!

1st District Voting Location

First District voting for the August 11, 2020 and November 3, 2020 elections will be held at **Mid-State Technical College**, 1001 Center Point Drive.

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Let me know your thoughts about city matters



I am honored to serve the constituents of the First District. Feel free to contact me with questions, concerns, and ideas at 715-344-7377 or aldertori.jennings@gmail.com

Property Development Update

Some of you might be wondering about the status of the Northside Yard project at the former Lullabye site on Center Point Drive. While the project is still moving forward, the deadline to begin construction has been extended. On March 16, 2020 the City Council approved several changes to the developer's agreement including allowing the initial phase of construction to begin in 2021. At that time, the scope of the financial crisis related to COVID-19 was only beginning to come into focus. The pandemic has prompted many banking institutions to freeze commercial lending activities, which has further delayed progress on this important redevelopment project. City staff continues to work with the developer to ensure the project moves forward despite these unexpected hurdles.

Assessed Value Per Acre: Community prosperity and the First District

Value-per-acre comparisons provide a snapshot of the most financially productive places in our city. The height of the columns in Figure 1 corresponds with areas that generate the most and least property tax value within the City of Stevens Point. Property tax revenue pays for public goods and services such as transportation infrastructure, public utilities including water and sewer, police protection, fire protection, education, parks, libraries, and more.

As the 3D map below illustrates, Aldermanic Districts 1, 2, and 3 (the city core) contribute significantly more to the city's overall tax revenue base each year than more suburban districts, for example 6, 8, 10, and 11. This means that a less expensive house sitting on a quarter-acre lot in downtown Stevens Point can generate more revenue per acre than a more expensive suburban

house sitting on a half-acre lot. This was the conclusion of a 2017 research study carried out by UWSP Geography and Natural Resource Planning student Yoon Bin Bae with assistance from Christine Koeller and Dr. Ismaila Odogba.

Not only do homes and businesses in downtown Stevens Point produce comparatively more revenue that pays for the goods and services we all use, they consume less land and new construction projects do not require costly new infrastructure. This is one reason why planning focused on in-fill redevelopment and density is widely understood to be both cost efficient and financially productive.

In short, District 1 is one of the most financially productive districts in the City and our property tax revenues subsidize less productive areas. As your First District representative, I have advocated for and support redevelopment projects in the city core and focus my attention on the economic value of Downtown and the Division Street corridor. Assessed value per acre is a useful tool for making planning and development decisions.

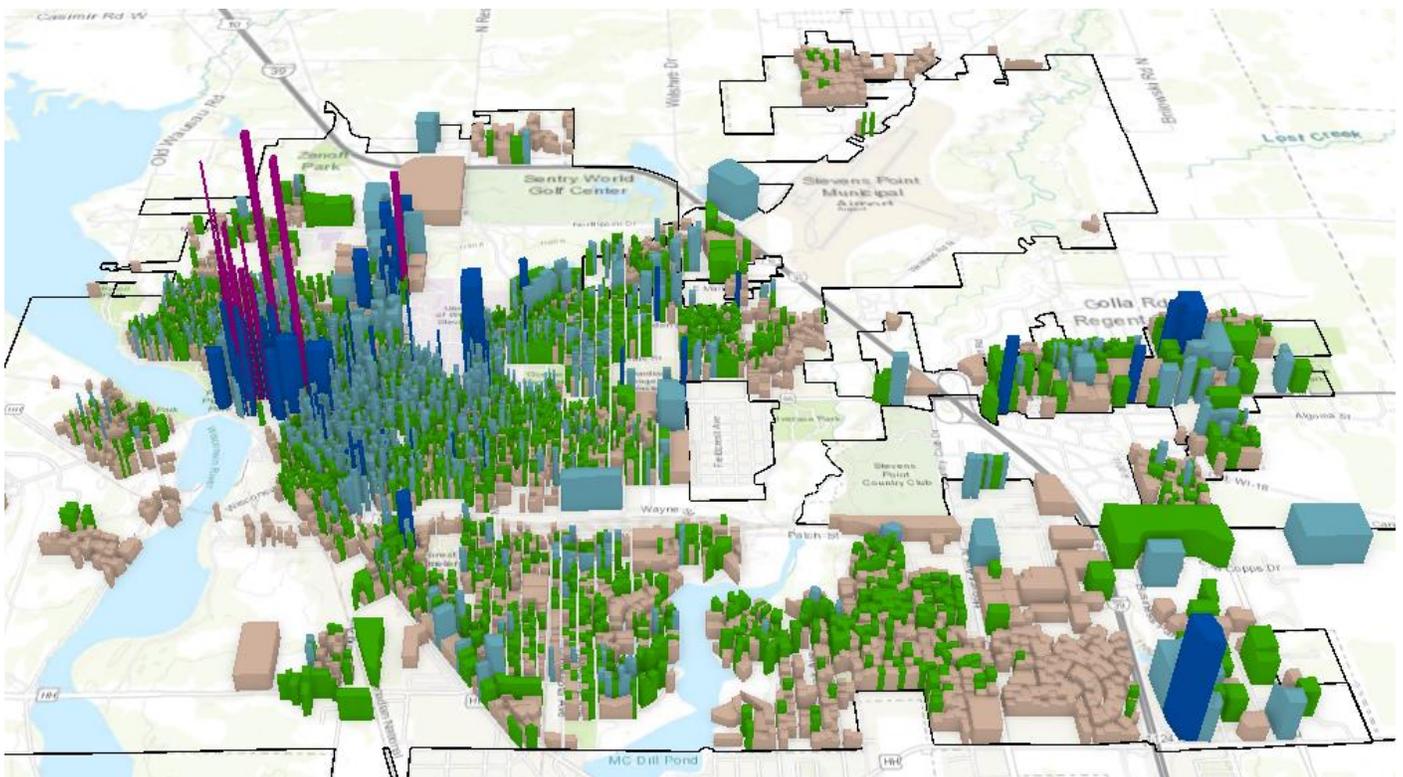


Figure 1. Assessed value per acre by Ryan Kernosky (2020)