

**City of Merrill  
Redevelopment Authority (RDA)**

**Tuesday, July 2<sup>nd</sup>, 2013 at 8:00 A.M.  
City Hall Council Chambers**

RDA Present: Bill Bialecki, Ryan Schwartzman, Wally Smith, Ralph Sturm and Karen Karow

RDA Absent: David Hayes and Jill Laufenberg

Others: Finance Director Kathy Unertl, City Attorney Tom Hayden, Stacy Ness from Kye Studios, Kristen Fish, Mike Morrissey, and Mary Rajek from Redevelopment Resources, City Building Inspector/Zoning Administrator Darin Pagel from Northwinds Inspection, and Community Development Program Administrator Shari Wicke

**Call to Order:** Chair Bialecki called the meeting to order at 8:00 a.m.

**Approval of meeting minutes from June 4<sup>th</sup>, 2013:**

**Motion (Smith/Schwartzman) to approve the meeting minutes.** Carried.

**Update on Lincoln House including status of tenant relocations and any developer interest:**

Hayden and Morrissey reported that the City had submitted relocation plan to Wisconsin Department of Administration related to the two residential tenants. One residential tenant is relocating from one bedroom to efficiency in Merrill with comparable rental price. The other residential tenant is moving to Wausau with maximum rent differential relocation assistance of \$8,000. Both will receive \$250 per room for moving expenses.

City Attorney Office is waiting for the radio station owner to authorize a local employee as his representative. Several potential Merrill rental locations have been identified.

There has been no RFP responses (i.e. to acquire the property for \$1.00, to demo Lincoln House, and have new development plan on the site). There is potential developer interest if the site were vacant land.

---

## **Review of redevelopment priorities (2010 to present) and project status:**

RDA Commissioners reviewed summary list, TIF incentives, and project status. The El Mezcal restaurant construction in TID No. 3 started on Monday, July 1<sup>st</sup>.

Unertl advised that City staff will be reviewing potential lease of parts of 818 East 1<sup>st</sup> Street for potential parking off the alley and the front grass area to Blooming Wishes. Sturm and Bialecki noted that the RDA had previously had request from Blooming Wishes; however, that was after the site had first been seeded. Bialecki expressed reluctance for parking off the alley without verifying structural conditions.

## **Next RDA meetings:**

Next meetings scheduled for:

- Tuesday, August 6<sup>th</sup> at 8:00 a.m. and
- Tuesday, September 10<sup>th</sup> at 5:30 p.m. with public hearings on various TIDs at 6:00 p.m. This would be before the regular Merrill Common Council meeting.

**Public Comment:** None.

## **Closed Session:**

Chair Bialecki read the following: the RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider: potential TIF development incentives in TID No. 3 and TID No. 8 for façade improvements; update and discussion of potential TIF development incentives in TID No. 8 to facilitate redevelopment projects and job creation; and identification of specific properties for possible City/RDA acquisition to facilitate redevelopment.

Motion (Schwartzman/Smith) to move into closed session. Carried 5-0 on roll call vote at 8:14 a.m.

There were presentations by Stacy Ness of Kye Studios on two potential façade improvements, identification of potential project costs, and then RDA discussion of potential TIF development incentives along with needed owner fiscal participation.

RDA Commissioners, City staff, and contractors identified various specific properties for possible City/RDA acquisition to facilitate redevelopment. City staff/contractor team will review property ownership, property tax status, check on any environmental issues, and identify potential costs to assist the RDA in identifying priorities.

If Merrill Area Development Corp. (MADC) takes a lead role, there is possible redevelopment opportunities for a vacant manufacturing property located within TID No. 8. TIF development assistance will be needed to facilitate redevelopment and job creation.

**Open Session:**

Motion (Karow/Schwartzman) to reconvene in open session at 9:07 a.m. Motion carried.

**Motion (Schwartzman/Karow) to recommend a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Mark and Jeri Cooper for up to \$8,000 TID No. 3 development incentive for façade improvements at Central Carpet.**

Motion carried.

**Adjournment:**

Motion (Schwartzman/Smith) to adjourn the meeting at 9:08 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl