

**CITY OF MERRILL
Redevelopment Authority (RDA)**

**Tuesday, August 6th, 2013 at 8:00 a.m.
Location – City Hall Council Chambers 1004 East 1st Street**

AGENDA

Voting RDA Members: Bill Bialecki, Ryan Schwartzman, Ralph Sturm, Wally Smith,
Karen Karow, Jill Laufenberg, and David Hayes

1. Call to order
2. Consider approval of meeting minutes from July 2nd, 2013
3. Review and discussion of framework for TIF façade improvement development incentives
4. Update on proposed 201 South Prospect Street site redevelopment and proposed TIF development incentives for Merrill Area Development Corporation (MADC)
5. Update and discussion of Tax Increment District boundary and plan amendments
6. Next RDA meeting – Tuesday, September 10th at 5:30 p.m. (including public hearings)
7. Public Comment
8. 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:
 - a. potential TIF development incentives for façade improvements at 316 Grand Ave. in TID No. 8; and
 - b. potential property title transfer of West Main Street parcels to City of Merrill/Redevelopment Authority to facilitate demolition and site redevelopment in TID No. 8.
9. The RDA may reconvene in open session for potential action on closed session item(s)
10. Adjournment

Agenda Prepared by RDA Secretary Kathy Unertl
Reviewed by RDA President Bill Bialecki

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Date and time agenda was posted: _____

Posted by: _____



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

**Tuesday, July 2nd, 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 4th, 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 1st.

Unertl advised that City staff will be reviewing potential lease of parts of 818 East 1st 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 6th at 8:00 a.m. and
- Tuesday, September 10th 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

As the Redevelopment Authority and Common Council approve additional TIF façade development incentives, there have been increasing requests from property owners for TIF grant consideration. Some of these requests appear to be for existing building maintenance.

DRAFT – 08/02/2013

City of Merrill TIF Façade Development Incentives

Criteria and objectives for the TIF façade program include:

- Property taxes must be current (i.e. not delinquent);
- No installation of vinyl siding, especially to replace existing brick facades;
- Not for routine property maintenance such as roof replacement, brick tuck pointing, and repainting of brick facades;
- Façade upgrades or improvements to the existing structure with preference for improvements consistent with "original style and character" of historical buildings;
- Support continuation of existing jobs or potential new job creation; and
- Potential generation of new property tax increment at the parcel or surrounding areas.
Note: It is likely that some TIF facade projects will not cash flow.

City of Merrill Redevelopment Authority will use TIF funding to facilitate façade projects through:

- Hiring and paying for an architect and redevelopment consultant to identify potential project scope, costs, and funding options.

Potential Low-Interest Loan Funding:

The City of Merrill has other Community Development loan programs available for potential projects that do not meet these TIF façade development incentives.

5

City of Merrill - Tax Increment Districts (TIDs)

The following adjustments to various TIDs are being prepared for RDA and Common Council review:

TID No. 3: [East of N. Center Ave. to Wal-Mart Site]

Delete Wisconsin River frontage parcels (moving to TID No. 9)

Add mobile home park and any other connecting parcels

TID No. 4: [Thielman St./Pine Ridge Ave.]

Delete various cemeteries

Add Econolodge, Do It Center, Pine Ridge Mall (including existing Wal-Mart), and McDonald's

TID No. 5: [Hwy 107/Taylor St. Area]

Plan amendment for streetlights within 1/2 mile area and any public infrastructure at MARC

TID No. 6: [Downtown Area]

Nothing planned at this time

TID No. 7: [N. Center Ave. Area]

Nothing planned at this time

TID No. 8: [West Side area]

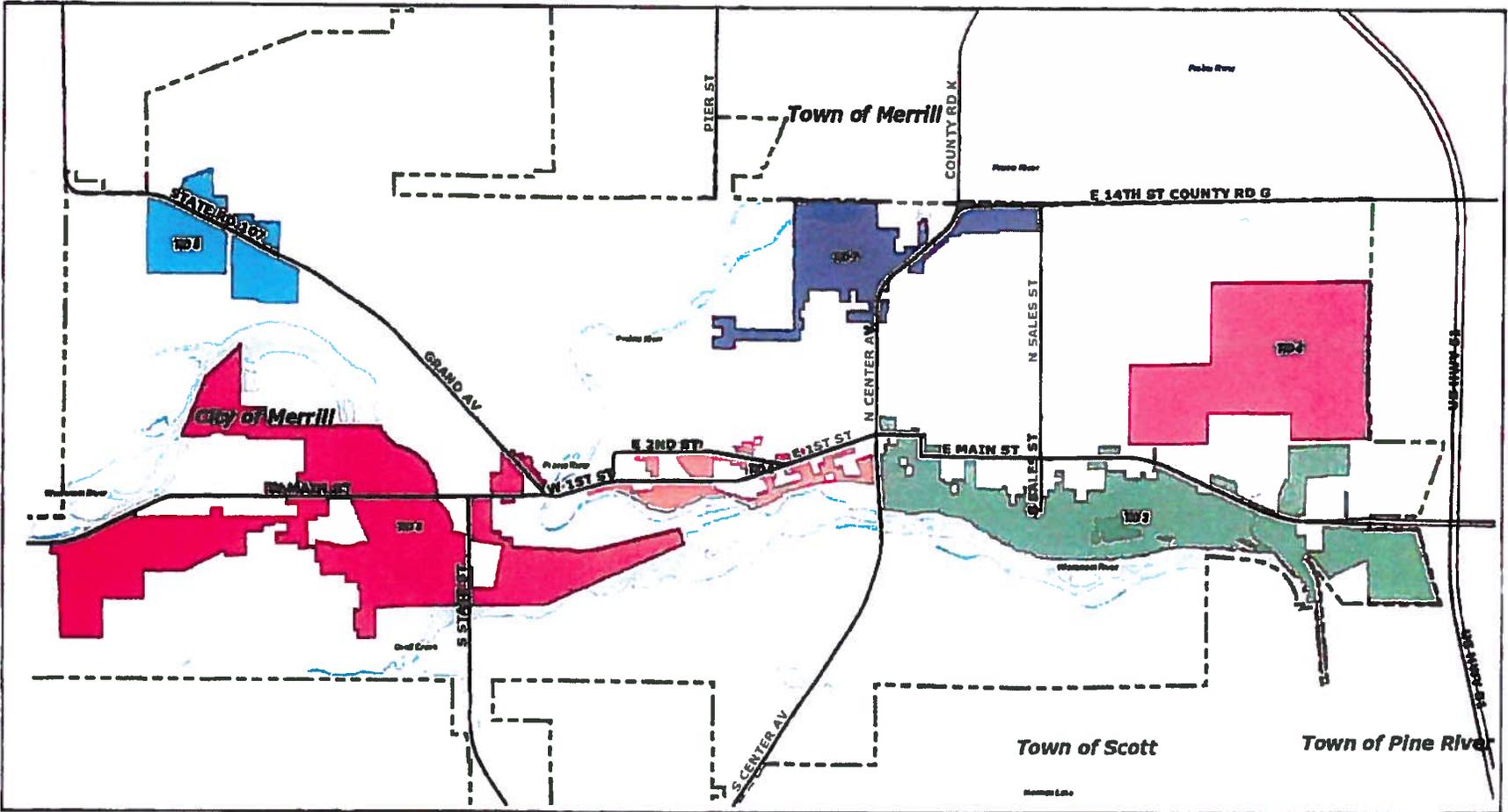
N. State St./W. Main St. corner
Former Snap Fitness building
St. Vincent (former Lincoln County Bank)
Alexander St. area [including Precision Laser]

NEW "Blight" -TID No. 9: [WI River/S. Center Ave. Area]

DC Motors - which isn't in a TID [was in former TID No. 2]

WI River frontage (Strassman Electric to WPS) - from TID No. 3

S. Center Ave. to former Club Modern area



City of Merrill GIS
 Tax Incremental Districts - 2012

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SCALE: 1" = 1522'

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