

CITY OF MERRILL
Redevelopment Authority (RDA)

Tuesday, September 10th, 2013 at 5:30 p.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 August 6th, 2013
3. Update on Lincoln House tenant relocations, demolition plan, and apartment developer recruitment efforts
4. Update on 201 South Prospect St. site redevelopment, including planned Site Assessment Grant (SAG) and potential Idle Industrial Site Redevelopment Program
5. Consider potential TIF development incentives for façade improvements at 316 Grand Ave. in TID No. 8 – owned by Jo Ellen James
6. Consider resolution recommending dissolving Redevelopment District No. 1 and related Redevelopment Plan for Redevelopment District No. 1 – authorized in September 2005 and amended in July 2006 (This redevelopment district area and plan is combined in the Tax Increment District No.3/Redevelopment District No.1 Plan.)
7. Next RDA meeting
8. **Public Hearing @ 6:00 p.m. – “Blighted Property”:**
Consider the designation of the following properties: 419 W. Main St. - vacant commercial building and 413 W. Main St. - vacant lot east of 419 W. Main St. building as “blighted property” within the meaning of Wisconsin Statutes Section 66.1333
9. Consider adoption of resolution determining property to be blighted and submitting proposed acquisition and redevelopment to Common Council for Approval – 413 & 419 W. Main St.
10. Consider RFP response related to demolition/site redevelopment of 413 & 419 W. Main St.

11. **Public Hearings – Various Tax Increment Districts (TIDs):**

Consider potential boundary and plan changes to various Tax Increment Districts (TIDs) and potential creation of new Tax Increment District, including:

- TID 3 – Project Plan and Boundary Amendment
 - TID 4 – Project Plan and Boundary Amendment
 - TID 5 – Project Plan Amendment
 - TID 8 – Project Plan and Boundary Amendment
 - TID 9 – Creation [Proposed as “Blighted” Area TID]
12. Consideration of Resolution No. 2013-____: Amending the Boundaries of and Adopting an Amended Project Plan for Tax Incremental District No. 3 of the City of Merrill, Wisconsin, and Submitting such Boundaries and Plan to the Common Council for Approval
13. Consideration of Resolution No. 2013-____: Amending the Boundaries of and Adopting an Amended Project Plan for Tax Incremental District No. 4 of the City of Merrill, Wisconsin, and Submitting such Boundaries and Plan to the Common Council for Approval
14. Consideration of Resolution No. 2013-____: Adopting an Amended Project Plan for Tax Incremental District No. 5 of the City of Merrill, Wisconsin, and Submitting such Plan to the Common Council for Approval
15. Consideration of Resolution No. 2013-____: Amending the Boundaries of and Adopting an Amended Project Plan for Tax Incremental District No. 8 of the City of Merrill, Wisconsin, and Submitting such Boundaries and Plan to the Common Council for Approval
16. Consideration of Resolution No. 2013-____: Designating the Boundaries of and Adopting a Project Plan for Tax Incremental District No. 9 of the City of Merrill, Wisconsin, and Submitting such Boundaries and Plan to the Common Council for Approval
17. Consideration of a resolution authorizing development agreement by and between the City of Merrill, Wisconsin and Burgener Contract Carriers for property located in proposed Tax Increment District No. 9
18. Public Comment
19. Adjournment

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

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Date and time agenda was posted: _____

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