

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

**Tuesday, March 4<sup>th</sup>, 2014 at 8:00 a.m.**

**Location – City Hall Council Chambers 1004 East 1<sup>st</sup> 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 January 7<sup>th</sup>, 2014
3. Update on Lincoln House tenant relocations, demolitions, and consideration of potential additional site redevelopment/preparation work (Tax Increment District No. 6)
4. Update on 913 E. Main St. (i.e. former Guy's Shop/Karate building) and plans to include the redevelopment site within Tax Increment District No. 6 boundary
5. Update on façade evaluation and potential options for 403 W. Main St. (St. Vincent building – Tax Increment District No. 8)
6. Next RDA meeting
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 proposed redevelopment projects in Tax Increment District No. 3 (East Side) and No. 8 (West Side)
9. The RDA may potentially reconvene in open session to take action on closed session items
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:* \_\_\_\_\_

(2)

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

**Tuesday, January 7<sup>th</sup>, 2014 at 8:00 A.M.  
City Hall Council Chambers**

RDA Present: Bill Bialecki, Ryan Schwartzman, Wally Smith, David Hayes,  
Ralph Sturm, and Jill Laufenberg

RDA Absent: Karen Karow

Others: City Administrator Dave Johnson, Finance Director Kathy Unertl, City Attorney Tom Hayden, Susan Ryman from Lincoln County Economic Development Corp (LCEDC), Kristen Fish, Mike Morrissey, and Mary Rajek from Redevelopment Resources, City Building Inspector/Zoning Administrator Darin Pagel from Northwinds Inspection, Community Development Program Administrator Shari Wicke, Dean Fenske from AECOM, and Collin Lueck from FotoNews

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

**Approval of meeting minutes from October 1<sup>st</sup>, 2013:**

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

**Update on Lincoln House demolition schedule and site redevelopment marketing plans:**

Bialecki advised that it was too cold to operate the demolition equipment. As weather conditions allow, demolition by C&D Excavating will continue. There will be expanded marketing once the site is vacant.

If there is going to be future ground floor commercial space, Morrissey noted the need to identify and secure a tenant with long-term lease. This will be key factor to attracting a potential developer to build multi-story apartment building.

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**Consider resolution and TIF No. 6 development incentives to facilitate new business at 808 East First Street:**

LCEDC Director Susan Ryman provided an overview of the Studio 808 plans for purchasing and remodeling the building at 808 East 1<sup>st</sup> Street. This will be ceramic, mosaics, and glass fusing studio, as well as wholesale distribution business. Pizza, ice cream, candy, and other food treats will be sold. Schwartzman added that game store activities are also likely.

Laufenberg asked about façade plans. Ryman noted some limited improvements would be made; however, Schwartzman advised that the brick front face was redone several years ago. Ryman emphasized that the majority of the remodeling will be the building interior into 1950's diner model.

The Dzwonkowski's are co-owners of the Cosmo Theater. They have secured bank financing for the building purchase. They are also purchasing the wholesale ceramic distribution business now based in Marshfield.

**Motion (Hayes/Sturm) to recommend a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Studio 808 LLC.** Carried with Schwartzman abstaining since he owns the 808 E. 1<sup>st</sup> Street property.

**Update and discussion on economic development activities and planning:**

Unertl provided a multi-page summary of activities on East Side, Downtown, and West Side with the agenda packet. City contractors and staff will continue discussions with property owners/representatives on the East Side.

Bialecki emphasized that in reviewing the City's Comprehensive Plan, that it was becoming time to update that plan. Coordinating a property-owner/public planning process for downtown might be appropriate given interest from some business owners to improve the appearance of the back sides of their buildings along the Wisconsin River linking the new access way/parking between East Main Street and the alley north of the railroad tracks, with potential public parking lot improvements, and access to the future River Bend Trail.

Stacy Ness' (Kye Studio) rendering for the 1892 Building next to Ballyhoo's was reviewed. Morrissey and Ness will be meeting with Mike Fick to finalize façade plans and facilitate obtaining construction estimates.

Positive news on 201 S. Prospect St. (former Hurd Windows & Doors) property now owned by Merrill Area Development Corp. (MADC). The Wisconsin Economic Development Corp. has awarded a \$120,000 Site Assessment Grant (SAG). Work is currently underway on getting HVAC and sprinkler systems functioning in the buildings that will be sold/occupied by manufacture relocating from Tomahawk in February 2014. Ryman reported that there are several potential additional tenants in discussions with MADC. Ryman and Bialecki reported that one of the major labor force issues is lack of trained machining and welding employees. Ryman is working with others in the region related to this training gap and employment opportunities.

**Next RDA meeting:** Tentatively scheduled for Tuesday, February 4<sup>th</sup> at 8:00 a.m.

**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 development incentives for proposed redevelopment in Tax Increment District No. 3 (East Side) or No. 4 (N. Pine Ridge Ave./Thielman St.).

**Motion (Schwartzman/Laufenberg) to convene in closed session.** Carried on roll call vote.

During the closed session, there was discussion on potential TIF development incentives. City staff will continue negotiations with the developer.

**Adjournment From Closed Session:**

**Motion (Schwartzman/Smith to adjourn the meeting at 8:55 a.m.** Carried.

Minutes prepared by RDA Secretary Kathy Unertl

**From:** "Sanderson, Jack - DOA" <[Jack.Sanderson@wisconsin.gov](mailto:Jack.Sanderson@wisconsin.gov)>  
**Date:** February 19, 2014 at 7:56:02 AM CST  
**To:** mike morrissey <[sinloy@live.com](mailto:sinloy@live.com)>  
**Subject:** RE: Merrill Relocation Case Reports

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Mike,

I looked them over and they are fine. Well done. If there are no outstanding or unresolved issues, then it looks like you're done.

Congratulations,

Jack Sanderson  
Relocation Unit  
Wisconsin State Energy Office  
101 West Wilson, 6th Floor  
P.O. Box 7868  
Madison, WI 53703  
Ph. 608/267-0317

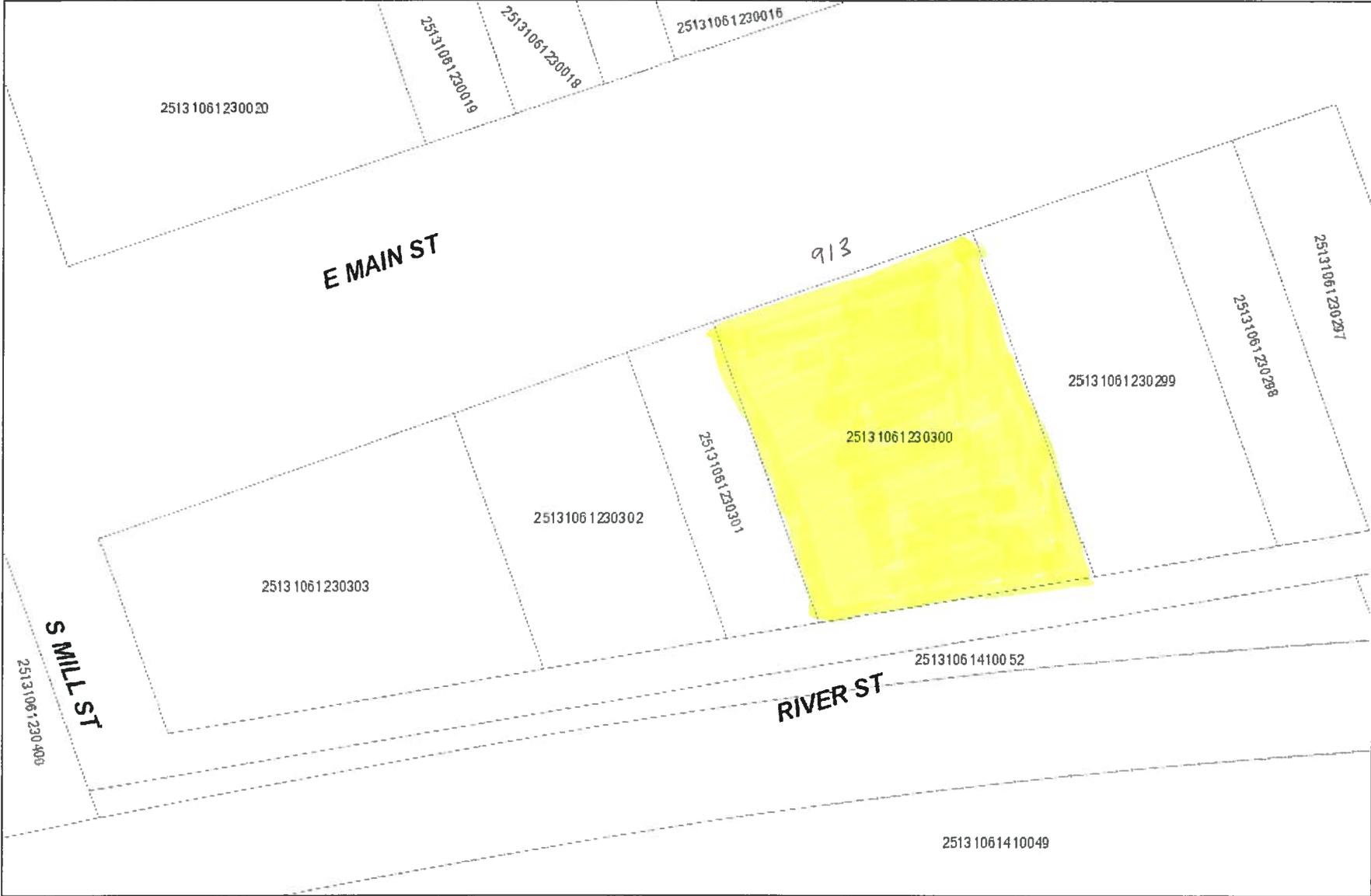
-----Original Message-----

From: mike morrissey [<mailto:sinloy@live.com>]  
Sent: Tuesday, February 18, 2014 8:29 AM  
To: Sanderson, Jack - DOA  
Subject: Merrill Relocation

Jack,

I haven't heard anything from the City of Merrill regarding your review of the final 'individual case reports' for the three parties having been relocated from the Lincoln House. Are there any changes needed or have you accepted the reports in their final form? Please advise. Thanks

Mike



City of Merrill GIS



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SCALE: 1" = 39'

Print Date: 2/4/2014

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Lincoln County Land Record

Report Generated:  
2/24/2014 at 9:50:19 AM



**Request:** 25131061230300  
**PIN:** 251-3106-123-0300  
**Parcel:** 34-0096-002-845-00-00  
**Municipality:** City of MERRILL

For reference purposes only.

No warranties are expressed or implied for the data provided.

**View Type:** Internal

**Account:** User

**(1) General Parcel Information:**

**PIN** 251-3106-123-0300  
**Parcel Number** 34-0096-002-845-00-00  
**Parcel Status** Active  
**Sale Type** NOT OPEN MARKET  
**Sale Date** 11/20/2013  
**Sale Amount** \$0.00  
**Transfer Tax** \$0.00  
**Deed Type** Quit Claim  
**Deed Reference** D0505253  
**Mailing Address** LINCOLN COMMUNITY BANK  
 1400 E MAIN ST  
 MERRILL, WI  
 54452

*Former Guy's shop/Karate  
 Building - Roof collapse*

**(2) Parcel Owners Names:**

Owner # 1 LINCOLN COMMUNITY BANK

**(3) Parcel Addresses:**

Address # 1 913 E MAIN ST MERRILL, WI 54452

**(4) Parcel Descriptions:**

Year	Acre	Description
1994	N/A	T B SCOTT LBR CO 3RD ADD'N LTS 5-6-7 BLK 1 *2845

**(5) Parcel Assessment:**

Year	Use	Acre	Land Value	Improvement Value	Total Value
2000	COMMERCIAL	0.00	\$37,800.00	\$54,800.00	
	Totals for 2000	0.00	\$37,800.00	\$54,800.00	\$92,600.00
1995	COMMERCIAL	0.00	\$30,200.00	\$49,300.00	
	Totals for 1995	0.00	\$30,200.00	\$49,300.00	\$79,500.00
1994	COMMERCIAL	0.00	\$27,700.00	\$40,300.00	
	Totals for 1994	0.00	\$27,700.00	\$40,300.00	\$68,000.00

**(7) Recent Taxes:**

[View Payoff Statement](#) (for current month of all unpaid taxes, interest, and penalty)

Year	Description	Due	Paid	Unpaid	Description	Value
2013					Fair Mkt. Value	88,000.00
	General Net	2,535.37			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	2,535.37	2,535.37	0.00	Land	37,800.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	54,800.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$2,535.37	\$2,535.37	\$0.00	Total Assessed Value	\$92,600.00

Year	Description	Due	Paid	Unpaid	Description	Value
2012					Fair Mkt. Value	93,800.00
	General Net	2,547.11			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	2,547.11	2,547.11	0.00	Land	37,800.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	54,800.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$2,547.11	\$2,547.11	\$0.00	Total Assessed Value	\$92,600.00
2011					Fair Mkt. Value	93,000.00
	General Net	2,547.65			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	2,547.65	2,547.65	0.00	Land	37,800.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	54,800.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$2,547.65	\$2,547.65	\$0.00	Total Assessed Value	\$92,600.00
2010					Fair Mkt. Value	93,000.00
	General Net	2,574.23			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	2,574.23	2,574.23	0.00	Land	37,800.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	54,800.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$2,574.23	\$2,574.23	\$0.00	Total Assessed Value	\$92,600.00
2009					Fair Mkt. Value	93,600.00
	General Net	2,412.53			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	2,412.53	2,412.53	0.00	Land	37,800.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	54,800.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$2,412.53	\$2,412.53	\$0.00	Total Assessed Value	\$92,600.00

**(9) Parcel Cross References:**

No Data has been entered for this PIN.

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