

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

**Thursday, April 3rd, 2014 at 8:00 A.M.
City Hall Basement Conference Room**

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, Susan Ryman from Lincoln County Economic Development Corp (LCEDC), Mike Morrissey from Morrissey Consulting, Kristen Fish and Mary Rajek from Redevelopment Resources, City Building Inspector/Zoning Administrator Darin Pagel, Community Development Program Administrator Shari Wicke, City Attorney Administrative Assistant Diane Wais, 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 March 4th, 2014:

Motion (Schwartzman/Sturm to approve the meeting minutes. Carried.

Review and discuss Lincoln House site redevelopment outline (Tax Increment District No. 6):

Mike Morrissey highlighted the proposed redevelopment prep phase, marketing plan, and selling the site. City/RDA priority is selling the site for private-sector redevelopment. Pagel noted that the City/RDA controls what happens on the site. The redevelopment needs to meet downtown commercial design criteria.

Consider proposal from AECOM for additional environmental investigation and groundwater monitoring – 806 N. Center Ave. former dry cleaner (Tax Increment District No. 7):

Unertl highlighted the two previous attempts to obtain site closure from Wisconsin Department of Natural Resources. In August 2011, new vapor intrusion investigation

Consider proposal from AECOM (Continued):

was required and has been satisfactorily completed. In August 2012, DNR advised that the extent of the down-gradient PCE contamination remained undefined.

The AECOM proposal includes additional groundwater monitoring wells, sampling/analysis, and another site closure request. Target is completion in spring/summer 2015. Project costs estimated at \$40,395.

Although the City/RDA is eligible for reimbursement from the Dry Cleaners Remediation Fund (DERF), it might take a while before the State of Wisconsin has adequate funding to provide reimbursement.

Motion (Schwartzman/Karow) to authorize the AECOM proposal. Carried.

Next RDA meeting: Tuesday, May 6th 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 projects in Tax Increment District No. 3 (East Side), No. 7 (N. Center Ave. Area) and No. 8 (West Side).

Motion (Schwartzman/Karow) to convene in closed session. Carried on roll call vote at 8:15 a.m.

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

Reconvene Open Session:

Motion (Schwartzman/Sturm) to reconvene in open session. Carried at 8:45 a.m.

Consider TIF Development Incentive (TID No. 7 – N. Center Ave. Area):

Motion (Karow/Sturm) to recommend TIF development incentive total of \$30,000 for Pine Ridge Restaurant LLC for the former Champs Restaurant site in TID No. 7 (N. Center Ave. Area). Carried with Commissioner Ryan Schwartzman abstaining.

Adjournment:

Motion (Schwartzman/Smith to adjourn the meeting at 8:47 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl