

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

**Tuesday, June 24<sup>th</sup>, 2014 at 8:00 A.M.  
City Hall Council Chambers**

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

RDA Absent: David Hayes

Others: Alderpersons Chris Malm, Pete Lokemoen, Tim Meehean, and Dave Sukow, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Susan Ryman from Lincoln County Economic Development Corp (LCEDC), Marijean Hoppe from Becher Hoppe, Kristen Fish and Mary Rajek from Redevelopment Resources, Mike Morrissey from Morrissey Consulting, City Building Inspector/Zoning Administrator Darin Pagel, Community Development Program Administrator Shari Wicke, Todd and Renea Frederick, and Rick Schroeder from Becher Hoppe representing Stephanie Springborn

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

**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 project in Tax Increment District No. 7 (North Center Avenue).

**Motion (Schwartzman/Smith) to convene in closed session.** Carried on roll call vote at 8:03 a.m.

During the closed session, there was discussion on potential redevelopment project and financing, TIF cash development incentive request, and potential infrastructure needs. No action taken.

**Motion (Karow/Schwartzman) to reconvene in open session.** Carried at 8:50 a.m.

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**Approval of meeting minutes from June 3<sup>rd</sup>, 2014:**

**Motion (Sturm/Karow) to approve the meeting minutes. Carried.**

**Status update on 2011 TIF Development Agreement with HWD Acquisitions, Inc./Seal Asset, LLC (Tax Increment District No. 8):**

Copies of letters from HWD Acquisition's Vice President of Administration Scott Albers and Mayor Bill Bialecki were included in the RDA agenda packet. Superseal has met the seventy-five (75) new full time job requirement of the 2011 TID No. 8 development agreement. The \$200,000 loan has been forgiven (i.e. no repayment requirement since now a cash TIF development incentive).

**Consider recommendation on proposed development agreement by and between the City of Merrill, Wisconsin and Merrill Tool & Water Jet LLC for property located at 202 S. Thomas Street (Tax Increment District No. 8):**

City staff recommendation is for \$25,000 TIF development incentive related to the building improvements (such as electric and high pressure gas system and materials handling infrastructure) needed to implement the new \$1,000,000 fiber optic laser. Three new jobs will be created with potential for future employment expansion.

Susan Ryman from LCEDC advised that the City's Community Development Committee approved a \$200,000 low interest loan from the Central Wisconsin Economic Development (CWED) fund due the project financing gap. To remain competitive, this is the type of high tech equipment investment that is required.

**Motion (Schwartzman/Sturm) to recommend the proposed development agreement by and between the City of Merrill, Wisconsin and Merrill Tool & Water Jet LLC for property located at 202 South Thomas Street (Tax Increment District No. 8). Carried.**

**Consider agreements to facilitate sale and redevelopment of 413 & 419 West Main St. (Lifting demolition orders for former vocational school):**

City Attorney Tom Hayden advised that City staff had met with Stephanie Springborn, as well as received copy of structural engineering report on the 419 West Main St. building condition. Phased redevelopment is dependent upon exterior improvements first – new roof, new doors, and weather tight windows by end of 2014. Future phases will include window replacement. City has requested either a surety bond or cash in the amount of \$50,000 in the event that building rehabilitation did not proceed and demolition is required in the future.

**Motion (Sturm/Smith) to recommend to the Common Council to allow Springborn to proceed with building redevelopment. Carried.**

**Review Redevelopment Area No. 3 Plan and Tax Increment District No. 7 Project Plan:**

Unertl advised that only RDA Commissioner Wally Smith was a Redevelopment Authority member in August 2009 when Redevelopment Area No. 3 Plan and Tax Increment District No. 7 Project Plan was approved by the Merrill Common Council.

Copies of the plans were included in the RDA meeting packet for review by RDA Commissioners.

**Next RDA meeting:** At the call of the RDA Chair.

**Public Comment:** Susan Ryman from Lincoln County Economic Development Corp. advised that this would be her last meeting and thanked everyone for their involvement in economic development efforts.

**Adjournment:**

**Motion (Smith/Sturm) to adjourn the meeting at 9:10 a.m.** Carried.

Minutes prepared by RDA Secretary Kathy Unertl