

September 16<sup>th</sup>, 2014

*Note: These minutes are subject to review and approval at the next regular Common Council meeting.*

The Common Council of the City of Merrill met on the above date in Joint Special Session with the Redevelopment Authority, at the City Hall Council Chambers, 1004 East First Street. Mayor William R. Bialecki called the meeting to order at 7:00 P.M.

**140910S** Silent Prayer

**140920S** Roll Call showed the following Common Council members present (6 of 8): Alderman Chris Malm (First District), Alderman Peter Lokemoen (Second District), Alderwoman Kandy Peterson (Fourth District), Alderman John Burgener (Fifth District), Alderman Dave Sukow (Sixth District), and Alderman Tim Meehean (Eighth District). Alderman Ryan Schwartzman (Third District) and Alderman Rob Norton (Seventh District) had excused absences.

Redevelopment Authority members present: Mayor Bialecki, Wally Smith, Karen Karow and David Hayes.

Others present: City Attorney Tom Hayden, City Administrator Dave Johnson, Building Inspector/Zoning Administrator Darin Pagel, Finance Director Kathy Unertl, City Hall Maintenance Supervisor Ramona Vanderkam, Lincoln County Economic Development Director Ken Maule, Jack Sroka and City Clerk Bill Heideman

**140925S** Public Comment Period

None.

**1409185S** Redevelopment Authority

**1409186S** Consider funding for asbestos abatement related to the 201 South Prospect Street project.

Mayor Bialecki gave verbal background information on the property and the ongoing rehabilitation project. Additional asbestos in the building was discovered after a collapse, and will need to be abated.

Lincoln County Economic Development Director Maule reported on an agricultural-based business scheduled to begin operations in the facility in April, 2015.

Former Lincoln County Economic Development Director Sroka also added information.

**1409260S RESOLUTION NO. 2391**

**A RESOLUTION AMENDING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MERRILL AND MERRILL AREA DEVELOPMENT CORPORATION (FOR 201 S. PROSPECT ST.)**

WHEREAS, on July 30, 2013, the City of Merrill Common Council, upon recommendation of the Committee of the Whole, adopted Resolution No. 2326, authorizing and implementing a Development Agreement between the City of Merrill and Merrill Area Development Corporation (MADC) to facilitate acquisition and redevelopment of “blighted” industrial property located at 201 S. Prospect St.; and,

WHEREAS, that site is being redeveloped, has businesses operating on the premises, and has more improvements in progress; and,

WHEREAS, the initial \$200,000 TIF development loan from the City of Merrill to Merrill Area Development Corporation to facilitate property acquisition was repaid at the end of May 2014; and

WHEREAS, it is necessary for Merrill Area Development Corporation to deal with asbestos remediation on the property, requiring an expenditure of up to \$150,000 which was not anticipated at the time the Development Agreement was approved on July 30, 2013.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 16<sup>th</sup> day of September, 2014, that the City of Merrill shall provide a TIF development incentive of up to \$150,000 to Merrill Area Development Corporation to complete the necessary asbestos remediation on the property at 201 S. Prospect Street and the Development Agreement shall be amended to reflect that expenditure.

Redevelopment Authority Motion

Motion (Smith/Bialecki) to recommend adoption of the resolution, and to refer this recommendation to the Common Council. Carried.

Common Council Motion

Motion (Meehean/Burgener) to adopt the resolution. Carried 5-1 on roll call vote. Voting No – Alderman Malm.

**1409999S** Motion (Burgener/Peterson) to adjourn. Carried. Adjourned at 7:45 P.M.

---

William R. Bialecki  
Mayor

---

William N. Heideman, CMC, WCMC  
City Clerk

I, William N. Heideman, City Clerk of the City of Merrill, Wisconsin, do hereby certify that the Mayor approved the above action of the Common Council on September 17<sup>th</sup>, 2014.

---

William N. Heideman, CMC, WCMC  
City Clerk