

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

**Tuesday, January 6<sup>th</sup>, 2015 at 8:00 A.M.  
City Hall Council Chambers**

RDA Present: Bill Bialecki, Ryan Schwartzman, David Hayes, Karen Karow, Wally Smith, Jill Laufenberg, and Amanda Kostman

RDA Absent: None

Others: Alderperson Dave Sukow, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Kurt Rust from Lincoln Community Bank, Ken Maule from Lincoln County Economic Development Corp., Kristen Fish and Mary Rajek from Redevelopment Resources, City Building Inspector/Zoning Administrator Darin Pagel, Rick Schroeder from Becher-Hoppe, Tonia Speener from Clark-Dietz, and Dean Feske from AECOM

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

**Approval of meeting minutes from December 2<sup>nd</sup>, 2014:**

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

**Status Update on Downtown Revitalization Planning and TID No. 6 Boundary and Plan Amendment:**

There will be a meeting with downtown business and property owners on Tuesday, January 20<sup>th</sup> beginning at 6:00 p.m. RDA Commissioners are invited to participate and appropriate public meeting notice will be posted. Unertl reported that all properties in the downtown area would be included in amended TID No. 6 boundary.

Unertl noted that the intent is to develop downtown plan during 2015 with any potential construction for 2016 and future budget requests.

**Consider potential purchase of 913 East Main Street for \$25,000 from Lincoln County Bank (former Guy's Shop which is now vacant land):**

Unertl advised that the proposed \$25,000 purchase price was a discounted amount based upon City staff discussions with former Lincoln Community Bank President Bob Roe whom wanted to support downtown revitalization. There would be deed restriction that the City/RDA could not sell the site to another financial institution.

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### **Consider potential purchase of 913 East Main Street (Continued):**

In response to RDA Commissioner questions, City Administrator Johnson advised that the River Bend Trail would be completed in Spring 2015. A small section adjacent to the CN Railroad tracks still needs to be paved.

Bialecki emphasized that the objective of keeping the parcel as vacant, public space is to enhance the downtown and bring events to the area. The site would be also used to link the River Bend Trail to the downtown business district. Laufenberg commented on the positive view from this vacant land toward the WPS dam, Wisconsin River, and River Bend Trail. Kostman and Schwartzman expressed support for moving forward.

Smith suggested that it was too soon to take any action. Smith asked about the adjacent building owned by Merrill Federal Savings & Loan. City Building Inspector Pagel reported that the City has issued a raze order.

Maule noted that the City of Merrill/RDA could still sell the property if there were other redevelopment interest than from a financial institution.

Laufenberg asked about any additional potential regulations related to the site. Johnson responded no and noted that the parcel is separated from the Wisconsin River by an alley, railroad tracks, River Bend Trail, and WPS property. Smith asked who would maintain the property. Johnson and Bialecki emphasized that the River Bend Trail Foundation would be reimbursing the City for Parks Department maintenance of the path and trail-related amenities.

**Motion (Kostman/Schwartzman) to recommend to the Common Council the purchase of 913 East Main Street parcel for \$25,000. Motion carried.**

### **Update on time extension for 413 – 419 West Main Street Redevelopment:**

City Attorney reported that Stephanie Springborn had requested a time extension for the new roof and replacement of windows and doors. There were some unanticipated structural issues with the old roof supports. Time extensions are to June 1, 2015 for new roof and to July 1, 2015 for new windows and doors.

**Next RDA meeting:** Tuesday, February 3<sup>rd</sup>, 2015 at 8:00 a.m.

**Public Comment:** None.

**Closed Session:** Bialecki read the following notice:

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

**Closed Session (Continued):**

require a closed session to consider: Discuss potential development incentives for properties located in Tax Increment District No. 9 (Wisconsin River/S. Center Ave. Area) and Tax Increment District No. 6 (Downtown) and Potential property acquisitions to facilitate redevelopment opportunities in Tax Increment District No. 6 (Downtown), No. 3 (East Side), and No. 9 (Wisconsin River area)

**Motion (Schwartzman/Smith) to move into closed session.** Carried on roll call vote 8:15 a.m. City staff provided updates on various potential redevelopment projects and properties for potential acquisitions.

**Adjournment: Motion (Smith/Laufenberg) to adjourn.** Carried at 8:37 a.m.

Minutes prepared by RDA Secretary Kathy Unertl