

City of Merrill
Redevelopment Authority (RDA)

Tuesday, August 4th, 2015 at 8:00 A.M.
City Hall Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Karen Karow,
Jill Laufenberg, Amanda Kostman, and Tony Kusserow

RDA Absent: Wally Smith

Others: Alderpersons Dave Sukow, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Ken Maule from Lincoln County Economic Development Corp., Kristen Fish and Mike Morrissey from Redevelopment Resources, City Building Inspector/Zoning Administrator Darin Pagel, Tonia Speener from Clark-Dietz, Dean Fenske from AECOM, and MP-3 student taping the meeting

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

Public Comment: None.

Approval of meeting minutes from July 7th and July 13th, 2015:

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

Review and discussion of proposed Tax Increment District boundary amendments:

Unertl highlighted proposed boundary amendments to the following TIDs:

- **TID No. 3** – inclusion of former Lincoln County Fairgrounds, several apartments at the corner of Memorial Drive/East 6th Street, and former car wash (east of Associated Bank). One of the apartments is four years tax delinquent and appears to need maintenance work.
 - **TID No. 6** – inclusion of rest of historical downtown buildings and residential areas to the west (to Prairie River Middle School) that were not included in 2009.
 - **TID No. 7 and TID No. 10** – the Fox Point parcel is being deleted from TID No. 7 since the 2014 assessed valuation reduction of \$372,400 is eliminating any tax increment generation in TID No. 7. Another “blighted area” TID is being created to facilitate future redevelopment of the Fox Point property. The middle of Lincoln County Highway G is the current City border; however, it would be possible to extend the TID north if there were future annexation requests.
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- **Review and discussion of proposed Tax Increment District boundary amendments (Continued):**

As far as TID No. 7, numerous residential parcels are proposed to be added. These additional include a number of delinquent tax parcels; inclusion of more properties located in the area of former Northern Specialty/Haunted Sawmill on Hendricks Street; and an area on Douglas Street. All properties that had an assessed improved valuation of less than \$30,000 – especially if rental property – were generally included.

- **TID No. 8** – Several properties south of West Main Street to Stange Street are proposed to be added to facilitate future redevelopment (such as former Lincoln County Bank/St. Vincent). There are a couple delinquent tax parcels.

Status update on Idle Sites grant activities (Tax Increment District No. 9):

Unertl advised that in closed session, there would be discussion of potential property purchases. In future agenda packets, there will be list of activities with status noted.

City Administrator Johnson reported that an environmental contractor and he had toured the Page Milk building. Estimate for asbestos testing is just under \$4,000. Based upon previous information, it is anticipated that asbestos remediation work could cost over \$200,000. Unertl noted that City/RDA might need to apply for Federal EPA Brownfield's grant this fall.

Next RDA meeting: Wednesday, September 2nd, 2015 at 5:30 p.m. with a public hearing on various Tax Increment Districts at 6:00 p.m.

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 require a closed session to consider: Potential property acquisitions to facilitate redevelopment opportunities in Tax Increment District No. 9 (Wisconsin River area)

Motion (Schwartzman/Karow) to move into closed session. Carried on roll call vote at 8:25 a.m. There was discussion of potential property purchases.

Adjournment: Motion (Schwartzman/Karow) to adjourn from closed session. Carried at 8:55 a.m.

Minutes prepared by RDA Secretary Kathy Unertl