

City of Merrill  
Redevelopment Authority (RDA)

Wednesday, September 2<sup>nd</sup>, 2015 at 5:30 P.M.  
City Hall Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Wally Smith,  
Jill Laufenberg, Amanda Kostman, and Tony Kusserow

RDA Absent: Karen Karow

Others: 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, and  
about 75 interested property and business owners

**Call to Order:** Chair Bialecki called the meeting to order at 5:30 p.m.

**Public Comment:** None.

**Approval of meeting minute from August 4<sup>th</sup>, 2015:**

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

**Presentation of Westside Renewal Plan:**

Kristen Fish and Mike Morrissey from Redevelopment Resources distributed the plan and provided a brief presentation. There are currently 73 jobs in the Westside business district generating over \$1.3 million in wages. Property tax valuation is about \$3.1 million dollars. However, there is almost 40% vacancy rate and there are numerous properties in need of rehabilitation. Availability of parking is an issue.

Key renewal sites mentioned for this area include: Wire Products, St. Vincent's bubble-wrap former bank building, 1892 Building at corner of Grand Ave./N. Prospect St. and former armory at 419 W. Main St. Future directions for Merrill Housing Authority will also have a major impact on area redevelopment. Several conceptual drawings were highlighted, as well as potential investment features and preliminary costs.

There will be expanded presentation and discussion with Westside property owners and businesses in mid-September.

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**Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and RD Properties LLC – Phase I (500-Block of West Main Street and 100-Block of North Genesee Street):**

This is Phase I of acquisition, demolition, and redevelopment of this former manufacturing site. The proposed TIF development incentive for Phase I is \$40,000.

A separate TIF development agreement amendment will be negotiated after demolition and evaluation of the site. It is anticipated that part of the site will be transferred to City of Merrill ownership for a new municipal parking lot. This has been the redevelopment concept since the 1998 planning process and conceptual drawings.

Unertl highlighted her conservative future tax increment projections of over \$250,000 after the site is redeveloped. Smith asked about the future redevelopment plans. City staff advised that preliminary concepts have involved a restaurant with drive-thru. Key first step is demolition by RD Properties LLC after acquisition and asbestos abatement.

**Motion (Schwartzman/Kostman) to recommend the resolution and development agreement with RD Properties LLC.** Motion carried.

**Public Hearings – Various Tax Increment Districts (TIDs):**

Motion (Schwartzman/Smith) to open the public hearing at 6:00 p.m.

City Attorney Tom Hayden highlighted the public hearing notices to consider potential boundary and plan changes to various Tax Increment Districts (TIDs) and potential creation of a new Tax Increment District, including:

- TID 3 – Project Plan in order to share increment with TIDs No. 6, 7, and 8
- TID 3 – Project Plan and Boundary Amendment
- TID 6 – Project Plan and Boundary Amendment
- TID 8 – Project Plan and Boundary Amendment
- TID 7 – Project Plan and Boundary Amendment
- TID 10 – Creation [Proposed as “Blighted” Area TID]

Sean Lentz and Patrick Malloy from Ehlers & Associates presented overview of proposed TID Amendments, including providing background on how TIF works. Potential project costs and redevelopment projections were highlighted. There were maps showing proposed boundary changes, TID timeframes, and TID fiscal status as of 12/31/2014. Unertl advised that two parcels were being deleted from TID No. 7 and moved into proposed new TID No. 10 due to assessment valuation reduction for former Fox Point parcel which is negatively impacting TID No. 7 tax increment.

Public testimony began about 6:20 p.m. with the following comments/questions:

One of the individuals whom came into the meeting after the presentation wanted to know what TIF was all about. Unertl briefly highlighted the purpose, as well as responded to questions about potential TIF roof loan program for owner-occupied homes.

A representative from Bible Presbyterian Church commented that their property is only being included in proposed TID No. 10 as connection if there were any future annexations to the north. Only the Fox Point parcel is designated as “blighted” in TID No. 10.

***Motion (Schwartzman/Smith) to close the public hearings at 6:45 p.m. Carried.***

**Consideration of Resolution No. 2015-01: Approving a Project Plan Amendment for Tax Increment District No. 3 in Order to Share Tax Increment With Tax Increment Districts No. 6, 7, and 8:**

***Motion (Smith/Schwartzman) to adopt Resolution No. 2015-01: Approving a Project Plan Amendment for Tax Increment District No. 3 in Order to Share Tax Increment With Tax Increment Districts No. 6, 7, and 8. Carried.***

**Consideration of Resolution No. 2015-02: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3 of the City of Merrill, Wisconsin:**

***Motion (Schwartzman/Laufenberg) to adopt Resolution No. 2015-02: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3 of the City of Merrill, Wisconsin. Carried.***

**Consideration of Resolution No. 2015-03: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6 of the City of Merrill, Wisconsin:**

***Motion (Schwartzman/Laufenberg) to adopt Resolution No. 2015-03: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6 of the City of Merrill, Wisconsin. Carried.***

**Consideration of Resolution No. 2015-04: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 8 of the City of Merrill, Wisconsin:**

***Motion (Schwartzman/Laufenberg) to adopt Resolution No. 2015-04: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 8 of the City of Merrill, Wisconsin. Carried.***

**Consideration of Resolution No. 2015-05: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7 of the City of Merrill, Wisconsin:**

***Motion (Schwartzman/Smith) to adopt Resolution No. 2015-05: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7 of the City of Merrill, Wisconsin. Carried.***

**Consideration of Resolution No. 2015-06: Designating Proposed Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 10 of the City of Merrill, Wisconsin:**

***Motion (Schwartzman/Kostman) to adopt Resolution No. 2015-06: Designating Proposed Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 10 of the City of Merrill, Wisconsin. Carried.***

**Next RDA meetings:** Wednesday, September 16th, 2015 at 6:00 p.m. on the Westside Renewal Plan with property and business owners and Tuesday, October 6<sup>th</sup>, 2015 at 8:00 a.m.

**Adjournment:** Motion (Schwartzman/Laufenberg) to adjourn. Carried at 6:55 p.m.

Minutes prepared by RDA Secretary Kathy Unertl