

City of Merrill
Redevelopment Authority (RDA)

Tuesday, November 3rd, 2015 at 8:00 A.M.
City Hall Council Chambers

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

RDA Absent: Tony Kusserow and Karen Karow

Others: City Administrator Dave Johnson, Finance Director Kathy Unertl, Ken Maule
from Lincoln County Economic Development Corp., Tonia Speener from
Clark-Dietz, and Kristen Fish from Redevelopment Resources

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

Public Comment: None.

Consider approval of meeting minutes from October 6th:

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

Continued discussion of Westside Renewal Plan and Downtown Vision Plan:

Johnson advised that trees have now been planted in the newly paved downtown parking lot. Council 2016 budget action limits potential \$10,000 for purchase of former Guy's Shop vacant lot. This purchase amount is being considered by the board for Lincoln Community Bank.

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

The former water tower on Anson-Gilkey property is now down. In the future, a new cell tower will be constructed by AT&T on the northeast corner of the fifteen acre site. Bialecki recommended proceeding with advertising the former Anson-Gilkey property for sale and noted that the site can be served by railroad.

Johnson is finalizing a Request for Proposal for environmental remediation and demolition of Page Milk building.

Update and discussion of 201 S. Prospect St. environmental remediation and redevelopment plans (Tax Increment District No. 8):

Johnson and Bialecki reported that Wisconsin DNR will be providing a liability letter related to the former dip tank site. City/RDA will be the applicant for a \$200,000 Wisconsin Ready for Reuse grant. Merrill Area Development Corp. (MADC) will provide the \$44,000 for the local match.

Next RDA meeting: Thursday, December 3rd at 8:00 a.m.

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 TIF development incentives for new rental housing development (that would require amendment to TID No. 8 boundary and project plan) and potential TID development incentives to facilitate development in TID No. 5.

Motion (Schwartzman/Laufenberg) to move to closed session. Motion carried 5-0 on roll call vote at 8:15 a.m.

There was discussion on above issues and options. RDA Commission consensus that TID No. 5 was preferred site for potential new rental housing development.

Adjournment: Motion (Schwartzman/Smith) to adjourn at 8:32 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl