

City of Merrill  
Redevelopment Authority (RDA)

Thursday, December 3<sup>rd</sup>, 2015 at 8:00 A.M.  
City Hall Basement Conference Room

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

RDA Absent: Tony Kusserow

Others: Alderperson Dave Sukow, City Administrator Dave Johnson, Finance  
Director Kathy Unertl, City Building Inspector Darin Pagel, Ken Maule from  
Lincoln County Economic Development Corp., Diane Goetsch from  
Kindhearted Home Care, LLC., Kristen Fish, Mike Morrissey, and Mary Rajek  
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 November 3<sup>rd</sup>:**

Motion (Schwartzman/Kostman) to approve the meeting minutes with correction that RDA Commissioner Karen Karow was not at the November 3<sup>rd</sup> meeting. Carried.

**Consider a resolution authorizing development agreement by and between the City of Merrill and Alamsa, LLC (900 E. 1<sup>st</sup> Street in TID No. 6):**

Diane Goetsch from Kindhearted Home Care, LLC and Unertl responded to RDA Commissioner questions. Construction would begin about mid-April 2016 with target of occupancy on September 1<sup>st</sup>. Property ownership and development agreement will be under Alamsa, LLC.

**Motion (Karow/Laufenberg) to recommend the resolution and development agreement to the Merrill Common Council.** Motion carried.

**Continued discussion of Westside Renewal Plan and Downtown Vision Plan:**

Unertl advised that she had included recent article from Wisconsin Technology Council as to what millennials are looking for in a community. Bialecki added that a recent Northern Wisconsin economic summit highlighted the major workforce challenges for the region. Community amenities such as new aquatic center, Merrill Festival Grounds, and River Bend Trail are important to attracting people to live in the community. Bialecki emphasized that another challenge in Merrill is quality housing.

The new public Wi-Fi/internet capability is being used in the downtown area. Personnel and Finance Committee direction is to expand service to Normal Park, Merrill Area Recreation Complex, and Merrill Festival Grounds. Unertl noted need to potentially

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**Continued discussion of Westside Renewal Plan and Downtown Vision Plan (Continued):**

partner with the Merrill Housing Authority related to future west side business area Wi-Fi/internet expansion.

As to proposed downtown “pocket park”, Unertl and Johnson advised that still waiting for response from Lincoln Community Bank to proposed \$10,000 purchase offer. Besides authorization to use the property in return for mowing and snow removal, Merrill Federal Savings and Loan is considering donating their adjacent lot to the City.

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

Johnson reported that sixteen potential contractors had attended the mandatory walk-through of Page Milk building which has been marked (via spray paint) for locations of lead paint, asbestos, etc. Only firms participating in the walk-through will be allowed to bid. The bids are due on Monday, December 14<sup>th</sup>. Maule asked about timing of work? Johnson responded that based upon contractor availability and pricing.

**Next RDA meeting:** Tuesday, January 5<sup>th</sup>, 2016 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:

- a. Potential TIF development incentives for proposed new rental housing development in TID No. 5 (Highway 107)
- b. Update on potential new commercial development in TID No. 3 (East Side) and potential TIF development incentives
- c. Continued discussion of potential property purchases in Redevelopment Area No. 3 to facilitate demolition of “blighted” structures and redevelopment

Motion (Schwartzman/Karow) to move to closed session. Motion carried 6-0 on roll call vote at 8:20 a.m.

There was discussion on above issues and options.

**Adjournment:** Motion (Schwartzman/Kostman) to adjourn at 8:50 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl