

City of Merrill
Redevelopment Authority (RDA)

Tuesday, January 5th, 2016 at 8:00 A.M.
City Hall Common Council Chambers

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

RDA Absent: None

Others: Alderpersons Dave Sukow and Kandy Peterson, City Administrator Dave Johnson, Finance Director Kathy Unertl, City Attorney Tom Hayden, City Building Inspector Darin Pagel, Ken Maule from Lincoln County Economic Development Corp., Mary Rajek from Redevelopment Resources, Ryan Peacock and Mark Raymer, Mark Hammond from MSP Real Estate, Inc., and Linda Berlin from Trophy Bar

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

Public Comment: None.

Consider approval of meeting minutes from December 3rd, 2015:

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

Consider award of \$231,000 demolition contract to C&D Excavating, LLC for former Page Milk structure located at 2200 Sturdevant St. (TID No. 9):

Johnson reported that sixteen potential contractors attended the mandatory walk through on December 2nd. Six firms submitted bids including environmental work and demolition/disposal. The bids ranged from low of \$231,000 to high of \$400,000.

Laufenberg asked about comparable demolition projects? Johnson advised that C&D Excavating has successfully handled demolition of Lincoln House, Anson-Gilkey buildings, and other commercial and residential structures.

Motion (Schwartzman/Karow) to award the demolition contract to C&D Excavating, LLC. Carried.

Consider a resolution authorizing development agreement by and between the City of Merrill and Mark Raymer for 1504 W. Main St. rehabilitation – TID No. 8:

RDA Commissioners reviewed the architectural renderings that were prepared by Stacy Ness from Kye Studios. Ryan Peacock advised that potential commercial tenants include laundromat, liquor store, and professional service offices. There will also be two apartments.

Laufenberg noted that several new jobs would result from the redevelopment in addition to the tax increment generated. Unertl reported that the proposed \$30,000 TIF cash development incentive would be covered by the proposed tax increment. Unertl and Schwartzman advised that the Community Development Committee would be considering the requested \$50,000 Façade Loan. Public sector financial component is about 25% of the acquisition and redevelopment project.

Motion (Schwartzman/Kostman) to recommend the resolution and development agreement to the Merrill Common Council. Motion carried.

Update on accepted \$200,000 offer to purchase 17 acres and request for proposals for new development at 1501 Highway 107 (TID No. 5):

In follow-up to December 2015 RDA closed session discussion, Johnson advised that there is an accepted offer to purchase the 17 acre Lokemoen Construction property for \$200,000. The City's offer to purchase is contingent upon development proposals.

RFP development responses are due Thursday, January 21st. Johnson reported that one proposal has already been received.

City staff anticipates being able to review the RFP responses and potentially having a proposed development agreement for consideration at the February RDA meeting.

Next RDA meetings: Next regular RDA meeting is scheduled for Tuesday, February 2nd at 8:00 a.m.

Due to the redevelopment proposal for the Lincoln House site and deadline for WHEDA tax credit applications, a joint Common Council, RDA, and Plan Commission meeting is tentatively planned for Wednesday, January 20th at 6:00 p.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. Continued discussion on potential new commercial development in TID No. 3 (East Side) and potential TIF development incentives
- b. Update on and consideration of potential request for proposal responses for redevelopment at 120 S. Mill St. (former Lincoln House site) in TID No. 6
- c. Discussion of potential property acquisition northwest Merrill to facilitate new residential development (Proposed site would be included in future expanded TID No. 8 boundary amendment)

Motion (Schwartzman/Kostman) to move to closed session. Motion carried 7-0 on roll call vote at 8:25 a.m.

There was discussion on above issues and options.

Motion (Schwartzman/Smith) to reconvene in open session. Carried at 9:32 a.m. There was no action on closed session items.

Unertl informed Linda Berlin that there would be joint meeting between RDA, Common Council, and Plan Commission tentatively at 6:00 p.m. on Wednesday, January 20th in follow-up to the redevelopment proposal for the Lincoln House site.

Adjournment: Motion (Schwartzman/Kostman) to adjourn at 9:35 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl