

City of Merrill
Redevelopment Authority (RDA)

Thursday, April 7th, 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, Alderperson-Elect Paul Russell,
City Administrator Dave Johnson, Finance Director Kathy Unertl, City
Attorney Tom Hayden, Public Works Director Rod Akey, City Building
Inspector Darin Pagel, Mike Morrissey and Mary Rajek from Redevelopment
Resources, and Ken Maule from Lincoln County Economic Development
Corp. (LCEDC)

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

Bialecki thanked Alderperson Dave Sukow for his attendance at RDA meetings during his term as alderperson.

Public Comment: None.

Consider approval of meeting minutes:

Motion (Schwartzman/Smith) to approve the meeting minutes from February 2nd, 2016. Carried.

Update on Common Council March 8th action related to former Lincoln House site (120 S. Mill St.) and Kindhearted Home Care's development plan:

The TID No. 8 development incentive overview was provided in the RDA agenda packet, along with site plan. Besides the lot for \$1.00, there will be a \$100,000 TID cash development incentive (i.e. \$25,000 upon occupancy and then \$25,000 in each of the next three years).

Karow and Laufenberg expressed some disappointment with planned use of the former Lincoln House site. City Administrator Johnson reported that there is potential commercial interest in the 900 East 1st Street.

Status update on planned 2016 Idle Sites Grant work (TID No. 9):

Unertl highlighted the Idle Site Grant action items planned for 2016. The City will be bidding South Park Street improvements, including trailhead parking. Concept drawings for Rotary Park – AGRA Pavilion were also provided.

Update on fiscal need to split TID No. 5 to facilitate new apartment development at 1501 Highway 107 (Proposed new Tax Increment District No. 11):

Unertl distributed draft TID No. 11 plan and highlighted the parcels proposed to be included within the new TID boundary. This would be a Mixed Use TID with lifespan of twenty years and better provide for TID cash flow. Unertl reported that there are significant vacant parcels that could be developed if infrastructure improvements were made in the future.

Smith asked about former Rockies site. At this point, there is no expansion proposed of the TID No. 5 boundary to the west. Unertl advised that the parcel is tax delinquent and that the City would not issue any liquor license without taxes being current. Laufenberg asked about easement for future River Bend Trail access. Akey advised that the easement will be north of Phase 1 of the apartments and wetland/stormwater ponds.

Next RDA meetings: Next RDA meeting is scheduled for Tuesday, April 26th at 6:00 p.m. due to the public hearing on proposed TID No. 11.

The next regular RDA meeting will be Tuesday, June 7th 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 to facilitate developments in Tax Increment District No. 3 and No. 8 and potential property acquisition to facilitate redevelopment opportunities in Redevelopment Area No. 3 (Tax Increment District No. 10)

Motion (Schwartzman/Smith) to move to closed session. Motion carried 7-0 on roll call vote at 8:22 a.m. There was discussion on above items.

Adjournment: Motion (Schwartzman/Karow) to adjourn at 8:33 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl