

City of Merrill
Redevelopment Authority (RDA)

Tuesday, September 6th, 2016 at 8:00 A.M.
City Hall Common Council Chambers

RDA Present: Bill Bialecki, Amanda Kostman, Tim Haight, Jill Laufenberg,
Karen Karow, and Tony Kusserow

RDA Absent: Ryan Schwartzman

Others: Alderperson Mary Ball, City Administrator Dave Johnson,
Finance Director Kathy Unertl, City Attorney Tom Hayden,
Public Works Director Rod Akey, City Building Inspector Darin
Pagel, Mary Rajek from Redevelopment Resources, Ken Maule
from Lincoln County Economic Development Corp. (LCEDC),
and Whispering Pines residents Scott and Pamela Koehn and
Patricia Karabowski

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

Public Comment:

Scott Koehn from #22 Whispering Pines expressed concerns with potential time requirements for packing and unpacking; potential difficulty in moving their mobile home; and turning their lives upside down. Patricia Karabowski speaking as a resident of Whispering Pines emphasized the hardships of potential relocation.

RDA Chair Bialecki requested that the following item be addressed next:

Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Badger Portfolio, LLC (Continental Properties) to facilitate construction of new maintenance garage, relocation of nineteen (19) mobile homes, and City option to purchase three (3) tax parcels

Bialecki advised that he wanted this shelved in June and recommended motion to table consideration.

Motion (Karow/Laufenberg) to table consideration of the proposed development agreement. Carried.

Consider approval of meeting minutes:

Motion (Kostman/Karow) to approve the RDA meeting minutes from August 2nd, 2016. Carried.

Consider potential lease terms for parking lot behind 401 W. Main St. by Merrill Area Housing Authority (MAHA):

RDA Commissioners reviewed the outline of potential lease terms include annual City right-of-way lease calculation of \$466.72 and insurance and property maintenance items. Unertl's outline suggested use of the parking lot in return for snow and ice control on the public sidewalks (i.e. S. Prospect St. and W. Main St.).

Motion (Kusserow/Laufenberg) to recommend lease of the parking lot for no cost in exchange for services, including snow and ice control on the public sidewalks. Carried. This RDA recommendation will be forwarded to the City's Personnel and Finance Committee for consideration.

Review and discuss potential next steps for Westside Renewal:

The agenda background materials provided an update on accomplishments and current status. Earlier this year, RetailWorks prepared preliminary improvement concepts for each building in this area. Mary Rajek from Redevelopment Resources reported that most suggests were for under \$15,000. The proposed "no cost" TIF subsidy for potential Community Development loans would be another tools to facilitate private-sector investments. City Building Inspector Darin Pagel advised that exterior maintenance orders from fall 2015 have been resolved.

Consensus that follow-up with property and business owners would be winter staff/consultant effort.

Bialecki requested review of any redevelopment timeframes for RD Properties LLC related to the former manufacturing site located in the 500-block of West Main Street/North Genesee Street.

Consider potential TIF-Funded interest subsidy program:

Program would be open to commercial and manufacturing property owners located within a tax increment district (TID). The City currently has over \$150,000 in bank accounts for smaller improvement loans.

Kusserow asked about regional loan program. Unertl advised that that regional loan program is available for larger economic loan amounts. Laufenberg asked about potential TIF loans for residential roof improvements. Unertl advised that CDBG (Community Development Block Grant) funding was available through Merrill Community Development Department and a regional CDBG fund – including for emergency roof improvements.

Motion (Karow/Kostman) to recommend the TIF-funded interest subsidy program to facilitate expanded use of Community Development Revolving Loan Program. Carried.

Review TID No. 10 plan – 1905 E. 14th St, redevelopment site (Adopted 9/22/2015):

Unertl noted that the site was included in TID No. 7 since August 2009. Due to the \$372,400 reduction in assessed valuation, this area was deleted from TID No. 7 and included in new TID No. 10 in September 2015. Multi-family residential redevelopment was projected in the TID plan, after demolition of the former manufacturing building.

There are two proposals in response to the Request for Proposals for site redevelopment. Johnson reported that the RFP was broad and would have allowed for any type of redevelopment proposal.

The housing proposals are from: S.W. Swiderski, LLC and Horizon/Merrill Area Housing Authority (MAHA). There is notice on City website and block ads in local newspapers related to Monday, September 19th developer presentations and answering questions. There will also be an opportunity for public comment.

RDA meetings: Next RDA meeting is Monday, September 19th at 6:00 p.m. (including developer presentations on redevelopment proposals for 1905 E. 14th St. – former Fox Point site).

Next regular RDA meeting is scheduled for Tuesday, October 4th 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:

Request for Proposal housing responses for 1905 E. 14th St. (former Fox Point site)

Motion (Laufenberg/Karow) to move to closed session. Motion carried 6-0 on roll call vote at 8:30 a.m.

There was discussion on above item.

Adjournment: Motion (Karow/Kusserow) to adjourn at 9:10 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl