

City of Merrill  
Redevelopment Authority (RDA)

Tuesday, May 2<sup>nd</sup>, 2017 at 8:00 a.m.  
City Hall Common Council Chambers

RDA Present: Ryan Schwartzman, Tim Haight, Jill Laufenberg,  
Clyde Nelson, Karen Karow, and Tony Kusserow

RDA Absent: Bill Bialecki

Others: Alderperson Mary Ball, City Administrator Dave Johnson,  
Finance Director Kathy Unertl, 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 City Clerk Bill  
Heideman

**Call to Order:** Acting Chair Schwartzman called the meeting to order at 8:00 a.m.

**Consider approval of meeting minutes:**

**Motion (Laufenberg/Karow) to approve the RDA meeting minutes from April 11<sup>th</sup>.**  
Carried.

**Public Comment:** None.

**Update on WI DNR site closure – former dry cleaners (806 N. Center Ave.):**

The RDA has been involved at this former dry cleaner site since 2006. First project was site assessment and demolition of small vacant building. Through WI Ready for Reuse grant funding, there was excavation/disposal of contaminated materials and then vapor detection assessment. Additional monitoring wells and analysis has been the focus for the past three years, as well as potential site closure.

RDA Commissioner Karow had asked previously how much has been spent on the environmental clean-up. Unertl's spreadsheet detailed over \$288,000 in expenditures with additional pending environmental consultant invoices. The Wisconsin Department of Natural Resources has authorized \$45,000 from DERF (Dry Cleaner Environmental Remediation Fund). This State DERF amount will reimburse TID No. 7 for past expenditures. Unertl estimated that the final total TID expenditures will be about \$15,000 over the past decade.

Past RDA discussion for site redevelopment has been for potential small office or retail business. Issuing a Request for Proposals (RFP) could be the next step once the City has received formal WI DNR site closure notice.

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### **Update on Idle Sites Grant activities for 2017:**

The former Merrill Pavers property is now owned by the City of Merrill. Environmental assessment and demolition of the existing building is being scheduled.

As to infrastructure improvements, the two major projects are the extension of the River Bend Trail to the east (i.e. from S. Park St. to Cooper St.) and curb, gutter, and repaving of S. Park St. (from E. 2<sup>nd</sup> St. south to the Wisconsin River). Bids on the subgrade work for the River Bend Trail extension will be opened on May 11<sup>th</sup>.

Bituminous paving will be bid in coming months with work anticipated for late summer/early fall when American Asphalt moves a bituminous plant into Merrill area instead of trucking in paving material from Mosinee. There was discussion of strong potential of having only one bidder for the bituminous paving work.

### **Update on proposed Nelson's Powerhouse TID No. 8 development – environmental site challenges require an alternative development site:**

Unertl and Akey reported that environmental issues were encountered at the S. State St./Kinzel St. proposed development site. A potential alternative east side (TID No. 3) development site might be an option.

### **New Annual TID Reporting Requirement – contracted with Ehlers:**

There is a new annual Wisconsin DOR reporting requirement. The Joint Review Board must meet to review the performance and status of each of the TIDs. The City has contracted with Ehlers to assist with the TID performance review and projections for future fiscal directions.

Unertl advised that the same information provided to the Joint Review Board would be shared at future joint meeting of the Redevelopment Authority (RDA) and Committee of the Whole (COW).

**RDA meeting:** Next RDA meeting is scheduled for Tuesday, June 6<sup>th</sup> at 8:00 a.m.

Schwartzman 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 purchase of properties and potential TIF development incentives in TID No. 3 to facilitate new commercial developments
- b. Consider approval of closed session meeting minutes from March 3<sup>rd</sup>

**Motion (Karow/Laufenberg) to move to closed session.** Motion carried 6-0 on roll call vote at 8:17 a.m.

Unertl distributed the closed session meeting minutes from March 3<sup>rd</sup>. **Motion (Laufenberg/Kusserow) to approve the closed session meeting minutes from March 3rd.** Carried.

There was extensive discussion regarding potential alternative site for the Nelson's Powerhouse development, as well as potential revised TIF development incentives. There will be further staff follow-up with the property owner of the potential alternative site in TID No. 3, as well as with Patrick Taylor of TSI State Property LLC.

**Adjournment:** Motion (Karow/Laufenberg) to adjourn at 8:53 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl