

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, August 8th, 2017 at 6:00 p.m.
City Hall Common Council Chambers

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

Others: Alderpersons Kandy Peterson and Mary Ball, City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director Rod Akey, City Building Inspector Darin Pagel, Ken Maule from Lincoln County Economic Development Corp. (LCEDC), Dewey Pfister, Lori Anderson Malm, and representatives of Merrill Renewal Properties

Call to Order: Bialecki called the meeting to order at 6:00 p.m.

Consider approval of meeting minutes from August 1st, 2017:

Motion (Karow/Laufenberg) to approve the meeting minutes from August 1st.

Public Comment: None.

Public Hearings: Motion (Schwartzman/Laufenberg) to open the public hearings. Carried at 6:02 p.m. The public hearings included:

- the proposed project plan, boundaries and creation of Tax Incremental District No. 12 (Weinbrenner factory area)
- the proposed amendment of boundaries and project plan for Tax Incremental District No. 8 (West side area)

RDA Secretary Kathy Unertl provided the following TID Plan overviews:

TID No. 8 changes:

- Three parcels being deleted
 - two owned by Trinity Lutheran Church (Laundromat & parking lot)
 - vacant land (6.9 acres) along the Wisconsin River (Merrill Area Development Corp/Merrill Renewal Properties) - to TID No. 12
 - Project expenses include water and sewer utility infrastructure for Mitchell Metal Products (within ½ mile of TID No. 8 boundary) – manufacturing addition
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TID No. 12 creation:

- Mixed-Use TID including Weinbrenner Shoe Outlet, factory/parking lot, two houses, River Bend Trail, and the vacant land along Wisconsin River (parcel from TID No. 8)
- Instead of two tax parcels related to Weinbrenner factory and parking lot, there are actually five tax parcels. Final TID Plan will include all these parcels as identified by Lincoln County Tax Lister and Lincoln County Abstract.
- Potential TID expenditures include:
 - separation of Polk St. streetlights from Weinbrenner parking lot lighting;
 - potential future TID cash development incentive for Weinbrenner parking lot improvements;
 - various potential street infrastructure improvements (including street lighting) within ½ mile of the TID boundary; and
 - potential TID cash development incentives or infrastructure improvements if the Wisconsin River parcel is developed in the future.

Unertl reported that if there were future expansion(s) of the Weinbrenner factory, potential TID cash development incentive(s) would need to be included within an amended TID No. 12 plan.

There were no public comments on the proposed TID plans. Motion (Schwartzman/Laufenberg) to close the public hearings. Carried at 6:07 p.m.

Consideration of resolution designating proposed boundaries and approving a project plan for Tax Increment District No. 12, City of Merrill, Wisconsin:

Motion (Schwartzman/Karow) to adopt the resolution designating proposed boundaries and approving a project plan for Tax Increment District No. 12, City of Merrill, Wisconsin. Carried.

Consideration of resolution designating proposed amended boundaries and approving a project plan for Tax Increment District No. 8, City of Merrill, Wisconsin:

Motion (Schwartzman/Kusserow) to adopt the resolution designating proposed amended boundaries and approving a project plan for Tax Increment District No. 8, City of Merrill, Wisconsin. Carried.

Next RDA meeting: Tuesday, August 29th at 8:00 a.m. instead of the week after Labor Day weekend.

Adjournment: Motion (Schwartzman/Karow) to adjourn at 6:08 p.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl