



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • TUESDAY OCTOBER 3, 2017

Special Meeting

City Hall Council Chambers

8:00 AM

- I. Call to Order
- II. Minutes of previous meeting (s):
 1. Consider approval of RDA meeting minutes from August 29th
- III. Public Comment
- IV. Agenda items for consideration:
 1. Review and discussion of 2018 Tax Increment District 9TID) budget requests
 2. Continued discussion of future directions related to housing in City of Merrill
- V. Next RDA meeting(s)
- VI. 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:
 1. Consider approval of closed session minutes from RDA meeting from August 29th
 2. Potential sale of properties and potential TIF development incentives in TID No. 3 to facilitate new commercial developments
 3. Consider potential priorities for property acquisitions to facility "blight" elimination and future redevelopment opportunities in Merrill TIDs
- VII. The RDA may reconvene in open session to take action on closed session items related to potential sale of properties and potential TIF cash development incentives in TID No. 3
- VIII. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, August 29th, 2017 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Karen Karow, Clyde Nelson, and Tony Kusserow

RDA (Excused): Jill Laufenberg and Tim Haight

Others: 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, and Ken Maule from Lincoln County Economic Development Corp. (LCEDC)

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

Consider approval of RDA meeting minutes from August 8th and Joint COW-RDA meeting minutes from August 8th:

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

Public Comment: None.

Discussion of future directions related to housing in City of Merrill:

Bialecki noted that housing building sites remain in Nicklaus and Semling Additions. Both development areas have ended up auctioning off remaining vacant lots.

Nelson reported on \$99,000 priced home that sold in less than four hours after listing. There is low housing inventory in the \$100,000 to \$150,000 range.

Karow asked about condos in Merrill besides Thielman St. Johnson advised that there are two four-plex condos on Johnson St. and Heritage Ct. Karow noted that some older residents were more interested in owning vs. renting.

Unertl highlighted the City of Marshfield housing incentive program which is targeting new residential construction (one or two family units). This new incentive program began June 1st, 2017. Schwartzman concurred with considering some type of new housing construction incentive, as well as toward water and sanitary sewer connections for existing homes requesting annexation into the City of Merrill.

Maule provided an update on potential concept for Kienitz vacant parcel. The preliminary plan was for nine four-unit rental buildings with single level (i.e. no steps). There has not been recent contact from this potentially interested construction contractor. RDA Commissioner consensus to issue Request for Proposal (RFP) for single-level residential development (either rental or condos) on the Kienitz parcel.

Discussion of future directions related to housing (Continued):

Pagel emphasized the need for incentives for in-fill development. Unertl advised that the City of Merrill still does not own most of the vacant lots that have resulted from razing of “blighted” structures. However, Lincoln County appears to be making some progress with delinquent tax foreclosure process. Pagel reported that the Merrill Zoning Board of Appeals has never turned down a proposal for new housing on a non-conforming lot.

There was also discussion about need to issue Request for Proposal (RFP) for development on the former Anson-Gilkey property along the Wisconsin River. Johnson advised that RFP will be issued as soon a Certified Survey Map (CSM) is completed for the new cellular tower site. Karow suggested that condos might be appropriate for this site.

Schwartzman also expressed interest in encouraging broader housing rehabilitation. Unertl noted that the existing Community Development (CDBG) loan programs have income restrictions.

As to potential down payment assistance program, RDA Commissioner preliminary reaction is that if a potential new home owner could not save enough for down payment, it might be fiscally challenging to handle future home maintenance costs.

Next RDA meeting: Tuesday, October 3rd 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:

- a. Consider approval of closed session minutes from August 1st
- b. Potential purchase of properties and potential TIF development incentives in TID No. 3 and TID No. 4 to facilitate new commercial developments

Motion (Schwartzman/Kusserow) to move to closed session. Motion carried on 5-0 on roll call vote at 8:22 a.m.

City staff provided updates on potential property acquisitions and potential TID development agreements within TID No. 3 and TID No. 4. Per RDA Commissioner consensus, City staff will continue negotiations.

Adjournment: Motion (Schwartzman/Karow) to adjourn at 8:43 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl



City of Merrill
Redevelopment Authority (RDA)

Kathy Unertl, RDA Secretary
1004 East 1st Street • Merrill, Wisconsin • 54452
Phone: 715.536.5594 • Fax: 715.539.2668
e-mail: Kathy.Unertl@ci.merrill.wi.us

Date: September 27th, 2017

To: RDA Commissioners

From: Kathy Unertl, Finance Director/RDA Secretary

A handwritten signature in black ink that reads "Kathy Unertl".

RE: Draft 2018 Tax Increment District Budget Requests

Unfortunately, I had way too many interruptions to finish draft budgets. The TID summary and detail will be distributed at the meeting.

Following are two major components of the TID budgets:

- TID cash development incentives
- TID-funded infrastructure improvements

City of Merrill - Tax Increment Districts (TIDs)

TID Development Incentives - 2018

EXPENDITURES		TID No. 3***	TID No. 6	TID No. 7	TID No. 9	TID No. 11	Total	Final Year
43	57100-04-50205	Mex Restaurant-Gateway North	\$20,000				\$20,000	2019
43	57100-04-50555	Pine Dells/Wendorf Dev Incent	\$10,000				\$10,000	2018
43	57100-04-50211	Gateway North - AmericInn	\$40,000				\$40,000	2021
43	57100-04-50213	Cobblestone - Border's Inn	\$30,000				\$30,000	2021
43	57100-04-55557	Whispering Pines - Garage	\$25,000				\$25,000	Pending
43	57100-04-55562	Nelson's Power House*	\$25,000				\$25,000	Pending
43		Potential Dev. #2	TBD				\$0	Pending
43		Potential Dev. #3	TBD				\$0	Pending
46	57100-04-52100	One Way Collision Dev		\$1,000			\$1,000	2021
46	57100-04-52113	Alamosa (Kindhearted)		\$25,000			\$25,000	2019
46	57100-04-52114	DJC, LLC (Dave Cooper Ins.)		\$10,000	Upon completion		\$10,000	2020
48	57100-04-59400	1502 W. Main St. Facade		\$43,000	Upon completion		\$43,000	2017
49	57100-04-50500	Neumann Lot2-Dev Incent			\$15,000		\$15,000	2018
41	57100-04-52577	Premier Apartments - Phase II*					\$0	Pending
TOTAL EXPENDITURES		\$150,000	\$79,000	\$0	\$15,000	\$0	\$244,000	

Pending - development agreement or completion of proposed development project.

Attachment: Draft 2018 TID Budgets (2827 : 2018 Tax Increment District (TID) budget requests)

City of Merrill - Proposed Infrastructure Projects - 2018

The following potential infrastructure projects are being reviewed at the Board of Public Works. **Fiscal estimates are pending.**

Right-of-way acquisition and engineering design for future extension of N. Pine Ridge Ave. from Zastrow's The Beer Man to Lincoln County Highway G would occur in 2018 with planned construction during 2019.

TID No.	Street	From:	To:	Total \$	Curb/Gutter/ Paving	Water	Sewer	Special Assessments
N/A	Chestnut St.	E. 6th St.	E. 10th St.					
3	S. Park St.	E. 3rd St.	RR Tracks					
3	E. 2nd St.	N. Center Ave.	Van Rensselaer St.					
3	E. 6th St.	Sales St.	Memorial Dr.					
3	E. 6th St.	Memorial Dr.	Johnson St.					
3	Thielman St.	Memorial Dr.	Gem St.					
3	Gem St.	Thielman St.	E. Main St.					
3	Pearl St.	Thielman St.	E. Main St.					
3	E. 10th St.	Sales St.	Memorial Dr.					
N/A	E. 10th St.	Cedar St.	Lake St.					
3	E. Main St.	N. Center Ave.	Stuyvesant St.					
N/A	Court St.	E. 2nd St.	E. 5th St.					
6	Poplar St.	E. 1st St.	E. 2nd St.					
N/A	Poplar St.	E. 2nd St.	E. 4th St.					
6	Mill St.	E. 1st St.	E. 2nd St.					
N/A	Cleveland St.	E. 4th St.	E. 6th St.					
12*	Logan St.	E. 5th St.	E. 6th St.					
12*	E. 6th St.	Logan St.	Blaine St.					

*In conjunction with paving Athletic Park parking lot

Attachment: Draft 2018 TID Budgets (2827 : 2018 Tax Increment District (TID) budget requests)

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, August 29th, 2017 at 8:00 a.m. – Closed Session
City Hall Common Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Karen Karow, Clyde Nelson,
and Tony Kusserow

RDA Excused: Jill Laufenberg and Tim Haight

Others: 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, and Ken Maule from Lincoln County Economic Development
Corp. (LCEDC)

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. Consider approval of closed session minutes from August 1st
- b. Potential purchase of properties and potential TIF development incentives in TID No. 3 and TID No. 4 to facilitate new commercial developments

Motion (Schwartzman/Kusserow) to move to closed session. Motion carried on 5-0 on roll call vote at 8:22 a.m.

Motion (Schwartzman/Karow) to approve the RDA August 1st Closed Session meeting minutes. Carried.

City staff provided updates on potential property acquisitions and potential TID development agreements within TID No. 3 and TID No. 4. Per RDA Commissioner consensus, City staff will continue negotiations.

Adjournment: Motion (Schwartzman/Kusserow) to adjourn at 8:43 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl