

City of Merrill  
Meeting of Redevelopment Authority (RDA)

Tuesday, October 3<sup>rd</sup>, 2017 at 8:00 a.m.  
City Hall Common Council Chambers

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

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, Ken Maule from Lincoln County Economic Development Corp. (LCEDC), Bob and Jane Dehnel (One Way Collision) and Jim Brickner (Brickner's Park City)

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

New RDA Commissioner Sheila Polak was introduced. She is replacing Karen Karow.

**Consider approval of RDA meeting minutes from August 8<sup>th</sup>**

Motion (Schwartzman/Nelson) to approve the meeting minutes from August 29<sup>th</sup>.

**Public Comment:** None.

**Review and discussion of 2018 Tax Increment District (TID) budget requests:**

In the agenda packet were lists of TID cash development incentive payments scheduled for 2018, as well as potential City infrastructure projects. Public Works Director/City Engineer Rod Akey is preparing fiscal estimates for the infrastructure projects.

Unertl distributed a one-page overview of TID projects, as well as the debt service schedules for the Tax Increment Revenue Bonds for TID No. 3 (East Side) and TID No. 4 (Thielman/Pine Ridge). Updated TID budget summary and detailed budget requests will be provided to RDA Commissioners once pending borrowing process is completed.

**Continued discussion of future directions related to housing in City of Merrill:**

Laufenberg, whom is also on the Merrill Area Housing Authority (MAHA) Board, reported that partnership plans are being finalized for proposed multi-family residential development at the former Fox Point site (TID No. 10).

Laufenberg and Bialecki provided update on Merrill Area Housing Authority (MAHA) Park Place – Stonebridge Apartment project. MAHA is waiting on Federal HUD authorization to proceed with construction.

City staff will be issuing Requests for Proposals (RFP) for former Anson-Gilkey site (TID No. 9) and former Kienitz site (TID No. 11).

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**Next RDA meeting:** Tuesday, November 7<sup>th</sup> 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 29<sup>th</sup>
- b. Consider potential sale of properties and potential TIF development incentives in TID No. 3 to facilitate new commercial developments
- c. Consider potential priorities for property acquisitions to facilitate “blight” elimination and future redevelopment opportunities in Merrill TIDs

**Motion (Schwartzman/Laufenberg) to move to closed session.** Motion carried on 7-0 on roll call vote at 8:16 a.m.

- **Motion (Nelson/Kusserow) to approve the closed session meeting minutes from August 29<sup>th</sup>.** Carried.
- RDA Commissioners reviewed preliminary site concept plan for Lot 2 (i.e. 2500 block of E. Main St.) for proposed new vehicle body shop and vehicle sales/services. Bob and Jane Dehnel (One Way Collision) and Jim Brickner (Brickner’s Park City) provided information on their proposed joint development and responded to RDA Commission and City staff questions.
- Since there has been turnover as to RDA membership, Unertl verified whether RDA Commissioners had the Downtown and Westside redevelopment concept plans. For next meeting, Unertl is requesting input from RDA Commissions on future priorities.

**Reconvene in Open Session:** Motion (Schwartzman/Kusserow) to reconvene in open session at 8:57 a.m.

**Motion (Schwartzman/Nelson) to recommend transfer of Lot 2 of the new CSM (i.e. Highway 64 frontage that City is purchasing from Badger Portfolio, LLC) and development agreement with \$75,000 TID No. 3 development incentive with One Way Collision/Brickner’s Park City for new vehicle body shop and associated vehicle sales/services.** Carried.

**Adjournment:** Motion (Schwartzman/Laufenberg) to adjourn at 8:58 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl