

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, October 3rd, 2017 at 8:00 a.m. – **Closed Session**
City Hall Common Council Chambers

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

Others: 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)

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 29th
- 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 29th. 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.
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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