

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, November 7th, 2017 at 8:00 a.m.
City Hall Common Council Chambers

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

RDA Absent: Tim Haight

Others: Alderperson Mary Ball, City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, 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 October 3rd:

Motion (Schwartzman/Laufenberg) to approve the meeting minutes from October 3rd.
Carried.

Public Comment: None.

Consider resolution amending the 2010 development agreement TIF development incentive payment time frames for One Way Collision Center, LLC (424 E. 1st St.):

Unertl advised that the One Way Collision demolished a smaller building addition to construct a new paint booth addition and install new equipment. The 2010 development agreement had an extended TIF development incentive payment structure.

With upcoming new One Way - Park City development on East Main Street in TID No. 3, Unertl recommended paying off the remaining \$4,000 TID No. 6 development incentive.

Motion (Schwartzman/Laufenberg) to recommend the resolution authorizing modifying the TIF development incentive payment timeframe for One Way Collision Center, LLC. Carried.

Update on and discussion of 2018 and 2019 Tax Increment District (TID) infrastructure projects, including E. Main St. (between Stuyvesant St. and Cleveland St.) – Downtown Vision Plan:

Unertl highlighted the infrastructure improvement plans for 2018 and 2019. RDA Commission consensus to recommend decorative streetlighting comparable to Courtview access way. The existing streetlight poles would be reused elsewhere.

Due to Wisconsin winter weather conditions, potential bump-outs were not recommended. Schwartzman emphasized that streetlighting and trees were important amenities for downtown area. There is also interest by RDA Commissioners for some type of entry/gateway feature(s).

Johnson reported that the Banker's Square pocket park construction (i.e. between former Book World building and Merrill Community Bank) had been delayed until 2018. Johnson also reported that Wisconsin Public Service will be demolishing their block building (east of the Agra Pavilion); however, the WPS property is not for sale.

Need for more visible River Bend Trail signage was mentioned. Kusserow suggested that potential retail incubator might be considered. It was noted that there are more vacant downtown storefronts at this time.

As far as potential existing building improvements, Community Development has about \$150,000 available for potential façade loans. TIF development incentives could also be available. These types of loans/grants would be available for improvements to the Wisconsin River side of downtown buildings.

Next RDA meeting: Tuesday, December 5th at 8:00 a.m.

Unertl distributed copies of the Tax Increment District (TID) 2018 budgets which will be discussed at the December RDA meeting.

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 October 3rd
- b. Consider potential sale of property and potential TIF development incentive in TID No. 3 to facilitate new commercial development
- c. Consider potential priorities for property acquisitions to facilitate “blight” elimination and future redevelopment opportunities in Merrill TIDs

Motion (Schwartzman/Nelson) to move to closed session. Motion carried on 6-0 on roll call vote at 8:25 a.m.

- **Motion (Schwartzman/Laufenberg) to approve the closed session meeting minutes from October 3rd.** Carried.
- City staff provided an update on the potential development of Lot 3 (i.e. 2600 block of E. Main St. – between Pearl Street and Gem Street).
- There was discussion of potential priorities for future property acquisitions focusing on the downtown area.

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

Minutes prepared by RDA Secretary Kathy Unertl