

City of Merrill  
Meeting of Redevelopment Authority (RDA)

Tuesday, December 5<sup>th</sup>, 2017 at 8:00 a.m.  
City Hall Common Council Chambers

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

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director/City Engineer Rod Akey, City Building Inspector Darin Pagel, Ken Maule from Lincoln County Economic Development Corp. (LCEDC), Mike VanDerGeest from Precision Companies, Paul Wagner from Merrill Area Housing Authority (MAHA) Board, and MAHA Executive Director Paul Russell

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

**Consider approval of Open and Closed RDA meeting minutes from November 7<sup>th</sup>:**

Motion (Schwartzman/Laufenberg) to approve the meeting minutes from November 7<sup>th</sup>.  
Carried.

**Public Comment:** None.

**Consider extension of water and sanitary sewer service to 2210 Heldt St. – Premier Companies (TID No. 8):**

Public Works Director/City Engineer Rod Akey provided background information on the proposed utility and street improvements and estimate of \$350,000 in probable costs. Looking at about 800' of curb and gutter extension on Alexander Street and then paving about ¼ mile of Heldt Street. Looping of the water main could also serve potential expansion of the S.C. Swiderski apartments.

Mike VanDerGeest from Precision Companies emphasized that municipal utilities were critical to facilitate their manufacturing expansion including powder coating and laser cutting. Paving Heldt Street would provide better access to semi-trucks to their property. Ten new employees are planned, along with about 10,000 sq. ft. facility expansion. VanDerGeest highlighted their three Premier businesses which include international sales of car wash dryers; Midwest regional sales for Premier Manufacturing products; and metal laser cutting for businesses throughout Wisconsin.

**Motion (Schwartzman/Haight) to recommend TID No. 8 extension of water and sanitary sewer service to the development area with input from Board of Public Works as to potential Alexander Street and Heldt Street improvements. Carried.**

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## **Update on various redevelopment projects:**

**TID No. 3:** City of Merrill completed the purchase of the two Badger Portfolio parcels (i.e. former Whispering Pines Mobile Home Community fronting on State Highway 64).

One Way Park City LLC now owns Lot 2 for their future vehicle body shop and related vehicle retail business. Transfer of ownership of Lot 1 to TSI State Property LLC for Nelson's Power House should be completed by mid-December. Planning for potential development for Lot 3 between Pearl St. and Gem St. continues.

**TID No. 9:** One residential development proposal has been received for the former Anson-Gilkey parcel. City staff are meeting with the potential developer and his engineer as part of the evaluation process.

Construction work on South Park Street south of the railroad tracks and the extension of River Bend Trail east to Cooper Street has been completed.

**TID No. 8:** Asbestos abatement is still underway on the former bank "bubble" building (401-403 West Main St.). City Administrator Johnson reported that demolition should occur soon. City of Merrill will be purchasing the property after site cleared.

**TID No. 6:** Development of Banker's Square Pocket Park delayed until 2018.

**Next RDA meeting:** Tuesday, January 2<sup>nd</sup>, 2018 at 8:00 a.m.

## **Review of previous action(s) on the RDA, Committee of Whole, and Merrill Common Council related to sale of Fox Point site (TID No. 10) to the Merrill Area Housing Authority (MAHA):**

Three individuals representing MAHA were at the meeting: MAHA Executive Director Paul Russell and MAHA Commissioners Paul Wagner and Jill Laufenberg.

The June 27, 2017 meeting minutes from the joint Redevelopment Authority-Committee of Whole meeting were reviewed, as well as the Merrill Common Council meeting minutes from July 11<sup>th</sup>, 2017.

The City of Merrill still owns the now vacant parcel. The potential development agreement and Payment in Lieu of Property Taxes (PILOT) with MAHA are still pending.

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: Consider potential development options for former Fox Point site (TID No. 10)

**Motion (Schwartzman/Laufenberg) to move to closed session.** Motion carried on 7-0 on roll call vote at 8:30 a.m.

There was extensive discussion regarding need for affordable family housing; potential funding options available; and potential development timeframe.

RDA Commissioners requested that the Merrill Area Housing Authority (MAHA) provide revised development and financing options by mid-2018.

**Adjournment:** Motion (Schwartzman/Laufenberg) to adjourn at 9:38 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl