

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, January 2nd, 2018 at 8:00 a.m.
City Hall Common Council Chambers

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

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, 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 December 5th:

Motion (Schwartzman/Nelson) to approve the meeting minutes from December 5th. Carried.

Public Comment: None.

Update on various redevelopment projects:

TID No. 3: One Way Park City LLC now owns Lot 2 for their future vehicle body shop and related vehicle retail business. Their contractor cleared former trees to prepare the site for development.

Transfer of ownership of Lot 1 to TSI State Property LLC for Nelson's Power House development should be completed shortly.

City staff will be presenting new proposed development for Lot 3 between Pearl St. and Gem St. in Closed Session. The availability of a vacant site was key criteria for the developer.

TID No. 4: North Pine Ridge Ave. right-of-way (ROW) has been preliminarily identified by Public Works Director/City Engineer Rod Akey.

TID No. 8: Demolition started on the former bank "bubble" building (401-403 West Main St.) before equipment breakdown. City will be purchasing the property after site cleared and dirt/seeding occurs. Finance Director advised that likely April/May purchase.

Board of Public Works recommended improvements of Alexander St. and about 1,300 linear feet of Heldt St. for the Premier Companies manufacturing expansion. TID development resolution and background information will be considered at the 1/9/2018 Merrill Common Council meeting.

MAHA – Stonebridge Apartment: MAHA Executive Director Paul Russell requested that the RDA Commissioners be kept informed on construction status.

Next RDA meeting: Tuesday, February 6th, 2018 at 8:00 a.m.

Laufenberg arrived at 8:10 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 RDA meeting minutes from December 5th, 2017
- b. Consider TID development incentives, including potential sale of Lot 3 (2700 Block of E. Main St. between Pearl St. and Gem St.) for proposed new development (TID No. 3)
- c. Update and discussion on Rock Ridge Apartments Phase II timeframes (TID No. 11)
- d. Update on and discussion on residential development proposal for former Anson-Gilkey site (TID No. 9)
- e. Discuss potential purchases of properties for North Pine Ridge Ave. extension right-of-way and for future development sites (TID No. 3 and TID No. 4)

Motion (Schwartzman/Haight) to move to closed session. Motion carried on 7-0 on roll call vote at 8:11 a.m.

Motion (Schwartzman/Laufenberg) to approve the closed session meeting minutes from December 5th, 2017. Carried.

City staff updated RDA Commissioners on proposed Lot 3 development in TID No. 3 (i.e. between Pearl St. and Gem St.). Formal development resolution and overview is anticipated for consideration at February or March RDA meeting.

The City of Merrill will be proceeding with the sale of the Phase II site in TID No. 11 to Premier Real Estate in 2018. Future apartment rental demand will determine whether the Phase II construction of Rock Ridge Apartments (i.e. three additional 12 unit buildings) are completed in 2019 or more likely in 2020.

One Request for Proposal (RFP) response was received from a building contractor for the former Anson-Gilkey property in TID No. 9. The developer and his engineer are continuing in their planning and seeking financing.

Public Works Director/City Engineer Rod Akey provided overview of plans for 100' right-of-way for extension of North Pine Ridge Ave. from Thielman St. to Lincoln County Highway G. in TID No. 4. Several properties in the area were discussed for potential acquisition to facilitate new development or redevelopment. City staff will continue with research and negotiation.

Adjournment: Motion (Schwartzman/Laufenberg) to adjourn at 8:57 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl