

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, May 1st, 2018 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Derek Woellner, Tim Meehean, Clyde Nelson, Tony Kusserow, Jill Laufenberg, and Tim Haight (whom arrived at 8:20 a.m.)

RDA Absent: Sheila Polak

Others: City Clerk Bill Heideman, Alderperson Ryan Schwartzman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Ken Maule from Lincoln County Economic Development Corp. (LCEDC), and Chris Malm

Call to Order: RDA Secretary Unertl called the meeting to order at 8:00 a.m. New RDA Commissioners include Mayor Derek Woellner and Alderperson Tim Meehean.

Legal Basis of the Merrill Redevelopment Authority (RDA):

RDA Commissioners reviewed background information on the Merrill RDA, as well as Wisconsin Statutes that were from Racine City Attorney presentation at the League of Wisconsin Municipalities on Redevelopment Authorities, Housing Authorities, and Community Development Authorities.

Merrill Common Council Ordinance No. 2004-10 established the Merrill Redevelopment Authority on August 10th, 2004. The RDA model was used due to existing Merrill Area Housing Authority and Community Development Committee.

Election of RDA President/Chairperson:

Mayor Woellner questioned why no previous election of RDA President/Chairperson with former Merrill Mayor's serving as President/Chairperson. Unertl advised that it was hard to cover the legal basis of the Redevelopment Authority and then not follow general Robert's Rules of Order processes. All other City of Merrill commissions, boards and authorities elected officers.

There was extensive discussion related to RDA President/Chairperson role. Woellner expressed concerns with the number of City of Merrill TIDs, as well as fiscal risks to payoff TIDs with deficit status before Tax Increment District No. 3 (East Side) closes out in the future.

RDA Commissioners emphasized the long-term strategy related to building a community's tax base and employment opportunities.

Nominations for RDA President/Chairperson included Tim Meehean and Derek Woellner. Alderperson Meehean was elected on a 6-0 roll call vote. Meehean committed to open door communications with Mayor Woellner on Redevelopment Authority activities.

Public Comment: None.

Consider approval of RDA meeting minutes from March 6th:

Motion (Laufenberg/Nelson) to approve the meeting minutes from March 6th. Carried.

Western City of Merrill designated Federal Economic Opportunity Zone:

Further information is needed from Federal government and State of Wisconsin. However, key first step was successful inclusion of City of Merrill Census Tract as Federal Economic Opportunity Zone.

Status update on various redevelopment projects:

TID No. 3:

TIS State Property LLC now owns Lot 1 and One Way Park City LLC now owns Lot 2 for their new facilities. Now that finally Spring conditions, these developments are moving forward.

There have been several inquiries about potential new development on Lot 3 between Pearl St. and Gem St.

Bid opening for numerous TID-financed street infrastructure improvements is scheduled for Thursday, May 3rd.

TID No. 4: City Public Works Director Rod Akey continues to work on North Pine Ridge Ave. right-of-way (ROW) property acquisitions. City staff have had discussions for potential new manufacturing development requiring about five acres. A parcel west of Zastrow's The Beer Man will be included in boundary for TID No. 4 since some of the Thielman Street frontage could be developed.

TID No. 6: Banker's Square (Pocket Park) development between former Book World and Merrill Community Bank is planned for summer construction. City staff are checking on plans for new David Cooper Insurance building at 900 E. 1st St.

TID No. 8:

Bid opening for water/sewer utility extensions and Alexander/Heldt Street improvements is scheduled for Thursday, May 3rd. Premier Manufacturing building expansion is under construction.

City now owns the former bank "bubble" building site (401-403 West Main St.) and parking lot.

The former blue house at 220 Grand Avenue was razed due to uninhabitable conditions. Due to asbestos, demolition costs were over \$20,000 which will be invoiced to the property owner/mortgage companies. Unertl advised that future taxes, including likely Special Charge for demolition, will likely become delinquent.

TID No. 9:

Additional improvements are planned at the River Bend Trail parking lot at the end of South Parks St. Bid opening for utility and street improvements are scheduled for Thursday, May 3rd. The existing sidewalks and LED streetlight will not be replaced as part of this project.

TID No. 10:

Update and discussion on the former Fox Point site redevelopment will be included on future RDA agendas. City/RDA needs clarification on what Merrill Area Housing Authority (MAHA) potential plans are.

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

Woellner question the RDA meeting time of 8:00 a.m. RDA Commissioners commented that many owned businesses and early morning was best time for them to participate. Unertl reported that when there is a public hearing, RDA meetings are held at 6:00 p.m.

Meehean 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 March 6th
- b. Update/discussion on potential manufacturing development either in amended TID No. 4 area or potential new Highway G Industrial/Business Park TID
- c. Update/discussion on residential development proposal for former Anson-Gilkey site (TID No. 9)

Motion (Laufenberg/Haight) to move to closed session. Motion carried on 5-1 roll call vote at 8:50 a.m.

Motion (Laufenberg/Kusserow) to approve the closed session meeting minutes from March 6th. Carried.

City staff updated RDA Commissioners on potential manufacturing development either on Thielman Street (with amended TID No. 4 boundary) or the new Highway G Industrial/Business Park TID. Discussions will continue with potential builder and existing Merrill manufacturer.

City staff will continue discussions with the potentially interested developer of the former Anson-Gilkey site (TID No. 9). City staff highlighted the challenges of potential residential redevelopment. Major fiscal constraint is the need for utility and street infrastructure upfront.

Adjournment: Motion (Laufenberg/Haight) to adjourn at 9:28 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, May 1st, 2018 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Derek Woellner, Tim Meehean, Clyde Nelson, Tony Kusserow, Jill Laufenberg, and Tim Haight (whom arrived at 8:20 a.m.)

RDA Absent: Sheila Polak

Others: Alderperson Ryan Schwartzman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, and Ken Maule from Lincoln County Economic Development Corp. (LCEDC)

Meehean 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 March 6th
- b. Update/discussion on potential manufacturing development either in amended TID No. 4 area or potential new Highway G Industrial/Business Park TID
- c. Update/discussion on residential development proposal for former Anson-Gilkey site (TID No. 9)

Motion (Laufenberg/Haight) to move to closed session. Motion carried on 5-1 roll call vote at 8:50 a.m.

Motion (Laufenberg/Kusserow) to approve the closed session meeting minutes from March 6th. Carried.

City staff updated RDA Commissioners on potential manufacturing development either on Thielman Street (with amended TID No. 4 boundary) or the new Highway G Industrial/Business Park TID. Discussions will continue with potential builder and existing Merrill manufacturer.

City staff will continue discussions with the potentially interested developer of the former Anson-Gilkey site (TID No. 9). City staff highlighted the challenges of potential residential redevelopment. Major fiscal constraint is the need for utility and street infrastructure upfront.

Adjournment: Motion (Laufenberg/Haight) to adjourn at 9:28 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl
