

City of Merrill  
Meeting of Redevelopment Authority (RDA)

Tuesday, June 5<sup>th</sup>, 2018 at 8:00 a.m.  
City Hall Common Council Chambers

RDA Present: Derek Woellner, Tim Meehean, Clyde Nelson, Tony Kusserow, Sheila Polak, and Tim Haight

RDA Absent: Jill Laufenberg

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 Paul Russell from Merrill Area Housing Authority (MAHA)

**Call to Order:** RDA Chairperson Meehean called the meeting to order at 8:00 a.m.

**Consider approval of RDA meeting minutes from May 1<sup>st</sup>:**

**Motion (Kusserow/Haight) to approve the meeting minutes from May 1<sup>st</sup>.** Carried.

**Public Comment:** None.

**Update on fiscal status of Merrill TIDs as of 12/31/2017:**

Unertl highlighted the 12/31/2017 fiscal snapshot information. There was a \$485,000 transfer from TID No. 3 (East Side) to three “blighted” area TIDs. Additional 2017 TID revenue and expenditure information will be provided through the Wisconsin Department of Revenue’s TID Annual Report.

**Status update on various redevelopment projects:**

**TID No. 3:**

Construction bids on various utility and street infrastructure projects total \$1,878,197. Merrill Gravel & Construction was awarded projects with utility work and Melvin (Abbotsford) has been recommended for street improvements without utility work.

The One Way Park City development is moving forward. Nelson’s Powerhouse project has had a slower start. There remains potential interest in new development on Lot 3 between Pearl St. and Gem St.

**TID No. 4:** City Public Works Director Rod Akey continues to work on North Pine Ridge Ave. right-of-way (ROW) property acquisitions. LCEDC’s Maule advised that there could be potential State grant funding available to assist especially if tied to Hwy G industrial/business park development and potential new housing on the former Fox Point site.

---

**TID No. 6:** New David Cooper Insurance building at 900 E. 1<sup>st</sup> St. is planning for Fall 2018 construction start. Banker's Square (Pocket Park) development between former Book World and Merrill Community Bank is planned for summer construction.

**TID No. 8:**

The bid of \$398,598 for water/sewer utility extensions and Alexander/Heldt Street improvements was awarded to Merrill Gravel & Construction. Premier Manufacturing building expansion is under construction.

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

**TID No. 9:**

Additional improvements are planned at the River Bend Trail parking lot at the end of South Parks St. Bids for various utility and street infrastructure project constructions were awarded.

**TID No. 11:**

Construction of Phase 2 of the Rock Ridge apartments is now underway.

**Consider amendment to the development agreement between the City of Merrill and Premier Apartments II, LLC (For Rock Ridge Apartments Phase 2 in TID No. 11):**

In response to questions from RDA Commissioner Woellner, there was extended discussion of history of this housing project and the long-term investment strategy related to TIDs.

The 17.8 acre site was generating \$2,747 in property tax in 2015 on a \$101,500 total valuation. Phase I Rock Ridge apartment assessment for 1/1/2018 is Land \$125,400 and Improved \$1,973,700 for total assessment of \$2,099,100. Unertl projected the 2018 property tax will be about \$57,500. An additional about \$2 million in valuation will result from Phase II development.

All lower level units of Phase I are occupied and Maule reported that potentially four or five apartments remain to be leased. Polak emphasized that there is a need for this type of rental housing. Due to rental demand, the developer is moving forward faster on Phase II.

**Motion (Nelson/Kusserow) to approve the amendment of the Phase II development agreement.** Carried. Following completion of the three additional apartment buildings, the first \$100,000 of the Phase II development incentive would be paid by December 1<sup>st</sup>, 2019.

**Update on former Fox Point site redevelopment (TID No. 10) and review/discussion of Request For Proposal (RFP) timeframes:**

Deadline for the reissued Request For Proposal (RFP) is Friday, June 22nd. City staff anticipate at least three private-sector development proposals. The next RDA meeting will focus will be review and evaluation of the RFP responses.

**Consider potential sale of 401-403 W. Main St. vacant site and adjacent parking areas to Merrill Area Housing Authority (Corner of W. Main St./S. Prospect St. in TID No. 8):**

Paul Russell from MAHA advised of upcoming parking challenges with the Park Place rehabilitation project and was wondering if RDA/Common Council would consider transfer of the property to the Merrill Area Housing Authority.

**Meehean recommended just proceeding with the lease of the existing parking lot as approved in Fall 2016 until there were firmer future MAHA development plans.** MAHA will be allowed to use the parking lot in return for snow removal and mowing services.

The former “bubble” building site will have black dirt hauled in and grass planted since it cannot remain gravel. City Public Works Director Akey will review utilities in the alley to determine if an additional tax parcel closer to S. Genesee Street is needed.

**Review/discussion of timeframes for proposed creation of new TID No. 13 (Highway G Industrial/Business Park) and proposed amendments to other TID Plans:**

RDA Commission consensus to schedule tentative 6:00 p.m. meeting on Tuesday, July 31<sup>st</sup> to consider various TID Plans and hold required public hearings.

**Next RDA meetings:** Wednesday, June 27<sup>th</sup> at 8:00 a.m. and Tuesday, July 31<sup>st</sup> 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 May 1<sup>st</sup>
- b. Update/discussion on potential manufacturing development in proposed new Highway G Industrial/Business Park (Proposed TID No. 13)

**Motion (Kusserow/Polak) to move to closed session.** Motion carried on 5-1 roll call vote at 8:45 a.m.

**Motion (Nelson/Woellner) to approve the closed session meeting minutes from May 1<sup>st</sup>.** Carried.

City staff updated RDA Commissioners on potential manufacturing development in the proposed new Highway G Industrial/Business Park TID. Discussions included potential TID development incentives, as well as preliminary cost estimates for utility and street infrastructure. Discussions will continue with the developer and existing Merrill manufacturer.

**Adjournment:** Motion (Nelson/Kusserow) to adjourn at 9:15 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill  
Meeting of Redevelopment Authority (RDA)

Tuesday, June 5<sup>th</sup>, 2018 at 8:00 a.m. – Closed Session  
City Hall Common Council Chambers

RDA Present: Derek Woellner, Tim Meehean, Clyde Nelson, Tony Kusserow, Sheila Polak, and Tim Haight

RDA Absent: Jill Laufenberg

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 May 1<sup>st</sup>
- b. Update/discussion on potential manufacturing development in proposed new Highway G Industrial/Business Park (Proposed TID No. 13)

**Motion (Kusserow/Polak) to move to closed session.** Motion carried on 5-1 roll call vote at 8:45 a.m.

**Motion (Nelson/Woellner) to approve the closed session meeting minutes from May 1<sup>st</sup>.** Carried.

City staff updated RDA Commissioners on potential manufacturing development in the proposed new Highway G Industrial/Business Park TID. Discussions included potential TID development incentives, as well as preliminary cost estimates for utility and street infrastructure. Discussions will continue with the developer and existing Merrill manufacturer.

**Adjournment:** Motion (Nelson/Kusserow) to adjourn at 9:15 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

---