

City of Merrill  
Meeting of Redevelopment Authority (RDA)

Wednesday, June 27<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, Tim Haight, and 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, and Ken Maule from Lincoln County Economic Development Corp. (LCEDC)

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

**Consider approval of RDA meeting minutes from June 5<sup>th</sup>:**

**Motion (Nelson/Haight) to approve the meeting minutes from June 5<sup>th</sup>.** Carried.

**Public Comment:** None.

**Additional information on Federal Opportunity Zones and Merrill Eligible Area Map:**

Maule and Unertl reported the eligible area map is a U.S. Census Tract based upon Median Household Income. The areas include properties west of S. Center Ave. and south of Grand Ave. In addition, there is an area north of Grand Ave. from about Cottage St. to Champagne St.

Background information from Internal Revenue Service and Policy Focus Enterprise were included in the RDA agenda packet. Purpose of the zones is an economic development tool designed to spur development and job creation. More information should be available later in 2018 or early 2019.

**Update and discussion on Request For Proposal (RFP) Responses for former Fox Point site redevelopment (TID No. 10):**

Although there had been potential interest from three developers, Johnson reported that no RFP responses were submitted by the Friday, June 22<sup>nd</sup> deadline. The discussion focused upon the RFP which requested commercial or residential development concepts. Public Works Director Akey emphasized that this is the peak development season, so timing limited potential RFP responses.

Consensus that the vacant site is not for either manufacturing or single-family redevelopment. Although attached garages are not required, RDA Commissioner 2016 discussion emphasized the need for available garages for rental tenants. Laufenberg noted the need for affordable housing sites. Unertl reported that with the fiscal deficits in "blighted area" TIDs, it was important that TID No. 10 (which includes the Fox Point site) cash flows.

City staff will follow-up with potential "For Sale" sign and notice on City website that the property is available for development.

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**Next RDA meetings:** RDA will meet on regular first Tuesday of the month morning - Tuesday, August 7<sup>th</sup> at 8:00 a.m.

Unertl reported that Merrill Common Council needs to wait until after November 6<sup>th</sup>, 2018 to potentially create the planned TID No. 13 (Highway G Industrial/Business Park). Waiting after September 30<sup>th</sup> also provides for the maximum number of future TID revenue years.

**Potential Closed Session:**

Chairperson Meehean advised that the RDA would not convene in Closed Session since no RFP responses were received for TID No. 10 (Fox Point site redevelopment).

**Consider approval of RDA Closed Session meeting minutes from June 5<sup>th</sup>:**

**Motion (Laufenberg/Haight) to approve the closed session meeting minutes from June 5<sup>th</sup>.** Carried.

**Adjournment:** Motion (Laufenberg/Kusserow) to adjourn at 8:22 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl