

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, August 7th, 2018 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Derek Woellner, Tim Meehean, Clyde Nelson, Tony Kusserow,
Tim Haight, and Jill Laufenberg, and 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 and
Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC),
and Merrill Productions camera operator

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

Consider approval of RDA meeting minutes from June 27th:

Motion (Laufenberg/Kusserow) to approve the meeting minutes from June 27th. Carried.

Public Comment: None.

Update on 2018 TID equalized valuations and review/discussion of 2017 Annual TID Reports:

Unertl highlighted the 1/1/2018 equalized assessment valuations. Total TID equalized valuation is almost \$34.3 million dollars with the vast majority in TID No. 3 (East Side) and TID No. 4 (Thielman St./ N. Pine Ridge Ave.). TID No, 11 (Rock Ridge Apartments) is just over \$2 ¼ million. Only “Blighted” area TIDs No. 7 (N. Center Ave.), No. 9 (Wisconsin River/S. Center Ave.), and No. 10 (Fox Point) have no tax increment being generated.

As to 2017 TID Annual Reports, Unertl provided overview of revenues and expenses. Investments of over \$5 million were made in 2017 including for utility and street infrastructure, real estate assembly, and cash development incentives. TID No. 3 transferred \$485,000 in tax increment to reimburse General Fund Advances to TID No. 6, No. 7, and No. 8.

Status updates on various redevelopment projects:

TID No. 3: Construction is underway on various east side street improvements.

The One Way Collision building is almost complete and another building is being constructed fronting on Thielman St. 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 and engineering design.

TID No. 6: Street and Utility Department personnel have started Banker's Square (Pocket Park) development between former Book World and Merrill Community Bank construction.

TID No. 8: Except for landscaping, the water/sewer utility extensions and Alexander/Heldt Street improvements are complete. Premier Manufacturing new building is now connected to City utility services.

City owns the former bank "bubble" building site (401-403 West Main St.) and parking lot. Various contractors are using the site for parking/staging.

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; however, unclear when work will start.

TID No. 11: Construction of Phase 2 of the Rock Ridge apartments is underway.

For sale marketing signs will be installed on City-owned properties (including Lot 3 in TID No. 3, Fox Point in TID No. 10, and new Highway G industrial/business park).

Notice from Hoffman Construction advising that no longer considering potential development of former Anson-Gilkey site (TID No. 9):

City received July 26th, 2018 e-mail notice that Hoffman Construction is no longer considering potential development of the former Anson-Gilke site. Johnson advised that he was connecting Bryan Hoffman with an alternate privately-owned vacant site. City staff and contractors will continue to market the former Anson-Gilke site for redevelopment.

Consider potential priorities for WEDC Idle Sites grant amendment request:

Unertl reported that an Idle Sites grant amendment request was needed both to adjust expenditure categories, as well as for a time extension. Unertl suggested the following additional projects:

- Replacement of two blocks of water mains from the 1890s (i.e. between Cooper St. and Sales St.) on Logan Ave. and Sturdevant St.;
- Curb, gutter, and paving of the two blocks of Logan Ave. and Sturdevant St. that are currently gravel (over the 1890s water mains); and
- Completion of sidewalks (including ADA accessible corners) to connect the end of River Bend Trail at Cooper St./Logan Ave. – along Cooper St., Sales St., Logan Ave., and Sturdevant St.

Motion (Nelson/Kusserow) to submit Idle Sites grant amendment request. Carried.

Next RDA meeting: RDA will meet on regular first Tuesday of the month morning - Tuesday, September 4th at 8:00 a.m.

Chairperson Meehean read the following:

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 potential sale of one-acre site in new Highway G Industrial/Business Park for propane distribution operation; and
- b. Update/discussion on potential manufacturing development in new Highway G Industrial/Business Park (Proposed TID No. 13).

Motion (Laufenberg/Kusserow) to move into Closed Session. Carried 6 – 1 on roll call vote at 8:20 a.m.

Public Works Director/City Engineer Akey provided overview of the proposed propane distribution business. One option is within the Highway G Industrial/Business Park; however, the first preference for the business is a vacant site for sale by Krueger Plumbing. Upon potential purchase of the Highway G frontage, there would be petition for annexation and request to zone Industrial.

Akey and Johnson provided update on potential manufacturing development. Additional design and cost estimates are being prepared by the potential developer whom would then lease to the manufacturer. Training needs/resources were also discussed.

Adjournment: Motion (Laufenberg/Kusserow) to adjourn at 9:05 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl