



**CITY OF MERRILL**  
**REDEVELOPMENT AUTHORITY**  
**AGENDA • TUESDAY SEPTEMBER 4, 2018**

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**Regular Meeting**

**City Hall Council Chambers**

**8:00 AM**

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- I. Call to Order
- II. Minutes of previous meeting(s):
  1. Consider approval of RDA meeting minutes from August 7, 2018
- III. Public Comment
- IV. Agenda items for consideration:
  1. Status update on various redevelopment projects
  2. Update on propane distribution development site and petition for direct annexation
  3. Remaining expenditure period for TID No. 3 (East Side) and review/discussion of infrastructure improvement priorities
- V. Next RDA meeting(s)
- VI. 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:
  1. Update/discussion on potential manufacturing development in new Highway G Industrial/Business Park (Proposed TID No. 13)
  2. Consider potential purchase(s) of properties within various TIDs or within 1/2 mile of TID boundaries to facilitate future redevelopment
- VII. Adjournment



## City of Merrill

Kathy Unertl, RDA Secretary

1004 East 1st Street • Merrill, Wisconsin • 54452

Phone: 715.536.5594 • Fax: 715.539.2668

e-mail: Kathy.Unertl@ci.merrill.wi.us

Date: August 29<sup>th</sup>, 2018

To: RDA Commissioners

From: Kathy Unertl, Finance Director/RDA Secretary

RE: RDA Meeting Minutes from August 7<sup>th</sup>, 2018

Sorry, I have multiple fiscal projects going and several growing piles of paper. When I find the rest of my notes, I will be able to prepare the meeting minutes. I hope to be able to distribute the minutes at the 9/4/2018 RDA meeting.

Attachment: RDA Minute Status - 2018-08-07 (3586 : Consider approval of RDA meeting minutes from August 7, 2018)

## City of Merrill – Tax Increment District (TID) Updates

8/29/2018

### TID No. 3 (East Side):

Various street projects underway by Melvin (Abbotsford), including:

- E. 6<sup>th</sup> St. (between Sales St. and Johnson St.)
- E. 10<sup>th</sup> St. (between Sales St. and Memorial Dr.)
- Thielman St. (between Memorial Dr. and Gem St.)
- Pearl St. and Gem St. (between Thielman St. and E. Main St.)

Curb and gutter concrete work is planned the week after Labor Day. Sidewalks and street paving will be later in September. Streetlighting has been reviewed and improvements will follow (either LED heads on new City-owned metal poles or Wisconsin Public Service lights on wood poles).

Merrill Gravel & Construction will be starting utility and street projects after Labor Day, including eastern downtown area (such as E. 1<sup>st</sup> St., Park St., and E. Main St. - between N. Center Ave. and N. Stuyvesant St.)

**Highway 64 frontage** - formerly part of Whispering Pines mobile home community:

**Lot 1** – Nelson’s Power House project should be underway in September.

**Lot 2** – One Way body shop – wow! An additional 3,600 sq. ft. Brickner’s Park City building is under construction closer to Thielman St.

**Lot 3 (between Gem Street and Pearl Street)** – site available for commercial development. “For Sale” sign on property.

### TID No. 4 (Thielman St./N. Pine Ridge Ave.):

Planning work continues by City Public Works Director/City Engineer related to acquisition of road right-of-way for future North Pine Ridge Ave. extension.

### TID No. 6 (Downtown):

Banker’s Square (Pocket Park) retaining wall and steps complete. There will be safety fence on the retaining wall. Seeking input from downtown property owners and businesses on finishing features.

## City of Merrill – Tax Increment District (TID) Updates

8/29/2018 - Continued

### TID No. 8 (West Side):

Premier Manufacturing at 2210 Heldt St. provided with new municipal water and sanitary sewer service essential for their business operations and expansion.

Landscaping still needs completion on Heldt Street.

Vacant former bank “bubble” building site (401-403 W. Main St.) and parking lot are being used by various contractors. Still need to seed with grass.

### TID No. 9 – Wisconsin River Frontage/Idle Sites Grant:

Additional improvements are planned at the River Bend Trail parking lot at the end of South Park Street. Various utility and street infrastructure projects in area planned – see update under TID No. 3 on timing. Idle Sites grant amendment has been submitted and is in process with Wisconsin Economic Development Corp (WEDC).

### TID No. 10 (Former Fox Point site):

The vacant site is available for redevelopment. “For Sale” sign on property.

### TID No. 11 (Hwy 107 – Rock Ridge Apartments):

Construction of Phase 2 (i.e. three additional twelve-unit apartment buildings) is underway.

### Future TID No. 13 (Hwy G – Industrial/Business Park):

“For Sale” sign on property.

## REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority (RDA)

Date of Meeting: Tuesday – September 4<sup>th</sup>, 2018

Request by: RDA Secretary Kathy Unertl

Describe below the item(s) you wish to have put on the agenda:  
(please attach any pertinent information):

**Update on propane distribution development site and petition for direct annexation**

The propane distribution firm is purchasing the 4.6 acre site on the north side of Lincoln County Highway G from Krueger Plumbing (see following aerial photo showing parcel).

A petition for direct annexation into the City of Merrill will be submitted for referrals at the September 11<sup>th</sup> Common Council meeting. The development site is continuous to the City-owned property. The developer is requesting Industrial zoning.

Date: 8/29/2018

# Lincoln County Public Access Land Records Viewer



Author: Public  
 Date Printed: 8/28/2018



The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Map may be reproduced with permission of the Lincoln County Land Services Department. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phone (715) 539-1049.

Attachment: Propane Annexation Aerial (3591 : Update on propane distribution development site and

Board or Committee: Redevelopment Authority (RDA)

Date of Meeting: Tuesday – September 4<sup>th</sup>, 2018

Request by: RDA Secretary Kathy Unertl

**Remaining expenditure period for TID No. 3 (East Side) and review/discussion of infrastructure improvement priorities**

Although TID No. 3 tax increment revenue comes in through 2026, the expenditure period ends 9/13/2020. Therefore, any infrastructure improvements need to be completed by then. Any cash development incentive agreements need to be approved and signed by then.

Besides development incentives for potential new restaurants, the major policy issue is **E. Main St. (Highway 64) from Memorial Dr. to the US Highway 51 ramps**. Patch again? Or, replace concrete with bituminous pavement (without any State of Wisconsin financial assistance)?

Other potential infrastructure projects:

- River Bend Trail extension on south side of E. Main St. (from WWT plant to S. Pine Ridge Ave.) – 10' wide path
- New sidewalk on south side of E. Main St. (from Associated Bank to Sturdevant St. by WWT plant)
- Connecting sidewalks from end of Cooper St. (River Bend Trail) to E. Main St., as well as replacement of 1890s cast iron water mains and street improvements on Logan Ave. and Sturdevant St. (i.e. now gravel)
- Thielman St. new streetlighting from Eagle Dr. to N. Pine Ridge Ave. – section currently without any streetlighting
- Complete Johnson Street sidewalk (from 800 block to E. 6<sup>th</sup> St.)
- Since with ½ mile of boundary, E. Main St. downtown improvements from Center Ave. to Cleveland St.)
- Utility and street improvements of N. Pine Ridge Ave. (from Zastrow's to Lincoln County Hwy G) – likely both TID No. 3 and TID No. 4 financing

Date: 8/29/2018