

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, September 4th, 2018 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Tim Meehean, Clyde Nelson, Sheila Polak, and Jill Laufenberg

Absent/Excused: Derek Woellner, Tony Kusserow, and Tim Haight

Others: City Clerk Bill Heideman, 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, 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 August 7th, 2018:

Unertl will provide minutes with the next RDA agenda packet.

Public Comment: None.

Status updates on various redevelopment projects:

Unertl and Johnson highlighted status of various TID No. 3 projects. East side street infrastructure projects are underway through Melvin Companies (Abbotsford). Unclear when utility and street projects in eastern downtown area would be underway.

One Way Collision has occupied their new building. An additional 3,600 sq. ft. building is being construction on the Thielman Street frontage. Nelson's Power House development should be underway during September.

Banker's Square (Pocket Park) development is underway downtown (TID No. 6). Business and property owners will be invited to meeting on final design features.

In TID No. 8, finish landscaping is still pending along Heldt Street. Premier Companies are now using their new City water and sanitary sewer services. Former bank "bubble" building site (401 – 403 W. Main St.) has had gravel hauled in since the property is being leased to Merrill Area Housing Authority (MAHA) for staging and parking during their Park Place renovation project.

For Sale signs are now on Lot 3 (2600 block of East Main St. in TID No. 3), the former Fox Point site (TID No. 10), and the new Highway G Industrial/Business Park (proposed TID No. 13).

Construction of additional Rock Ridge apartment buildings (Phase 2) is underway (TID No. 11).

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

Akey advised that the business would be purchasing a 4.6 acre site along Lincoln County Highway G between the City-owned industrial/business park and US Highway 51. A petition for direct annexation of this property will be submitted to the Merrill Common Council with request for Industrial zoning. This site was the first preference for the propane distribution business.

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

Unertl reported that new expenditure obligations were only possible through September 13th, 2020, including additional infrastructure projects and any development agreements. There was consensus by RDA Commissioners to recommend removal of concrete pavement on East Main Street (State Highway 64) from about Sturdevant St. to Pine Ridge Ave. and replacement with bituminous paving. Any potential bituminous paving replacement at the Merrill Festival Grounds should also be completed in 2019.

For the October 2nd RDA meeting, Unertl will provide future TID No. 3 revenue projections through 2026; current and future debt service obligations; cash development incentive obligations; and available amounts for other projects and/or transfers to “blighted” area TIDs.

Next RDA meetings: RDA will meet on regular first Tuesday of the month morning - Tuesday, October 2nd at 8:00 a.m. and tentatively on Tuesday, October 30th at 6:00 p.m. for public hearing on potential TID No. 13 (Highway G Industrial/Business Park).

Closed Session:

Chair 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. Update/discussion on potential manufacturing development in new Highway G Industrial/Business Park (Proposed TID No. 13)
- b. Consider potential purchase(s) of properties within various TIDs or within ½ mile of TID boundaries to facilitate future redevelopment

Motion (Laufenberg/Polak) to move into closed session. Carried 4-0 on roll call vote at 8:20 a.m.

City staff provided update on potential manufacturing development. Unertl is coordinating with Ehlers & Associates in preparing proposed TID No.13 Plan.

Unertl distributed GIS maps showing potential redevelopment sites within TID No. 3. Johnson provided information on potential additional industrial/business park properties. Staff will continue review and obtain potential property owner interest in selling.

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

Minutes prepared by RDA Secretary Kathy Unertl