

City of Merrill  
Meeting of Redevelopment Authority (RDA)

Tuesday, October 30<sup>th</sup>, 2018 at 6:00 p.m.  
City Hall Common Council Chambers

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

Others: Alderperson Rob Norton, City Clerk Bill Heideman, City Administrator  
Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl,  
Ken Maule from Lincoln County Economic Development Corp. (LCEDC),  
and two Merrill Productions camera operators

**Call to Order:** RDA Chairperson Meehean called the meeting to order at 6:00 p.m.

**Consider approval of RDA meeting minutes from October 2<sup>nd</sup>:**

**Motion (Laufenberg/Kusserow) to approve the meeting minutes from October 2<sup>nd</sup>.**  
Carried.

**Public Comment:** None.

**Status updates on various redevelopment projects:**

**TID No. 3** - East side street infrastructure projects are moving toward paving.

Lot 1 – There should be some site leveling work beginning for Nelson’s Power House.

Lot 2 - The additional 3,600 sq. ft. building on Thielman St. will be constructed over the winter.

Lot 3 – There are several potential interested developers. City staff has set minimum  
\$1 million new development criteria.

**TID No. 6** – Working toward completion of Banker’s Square (Pocket Park) improvements.

**TID No. 9** – City has received amended Idle Sites Grant paperwork with 11/15/2019 revised  
completion deadline.

**TID No. 10** – There is some developer interest in former Fox Point site.

**TID No. 11** - Construction of three additional Rock Ridge apartment buildings (Phase 2)  
continues.

**Future TID No. 13** – There is a “for sale” sign on the property. Extension of City water and  
sanitary sewer in 2019 will enhance marketability of the Industrial/Business Park.

**Update on 2019 TID-funded infrastructure projects:** Following the October 19<sup>th</sup> Committee  
of Whole budget meeting, revised fiscal estimates and maps were prepared for proposed 2019  
TID-funded infrastructure projects. City 2019 budget will be adopted on November 13<sup>th</sup>.

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**Follow-up review of site and aesthetics plans for United Development Group LLC's new commercial building at 3201 East Main Street (TID No. 3 – former 3's Company site):**

RDA Commissioners reviewed the site plan, building elevation plans, and color renderings for the Dollar Store. Unertl advised that City Building Inspector/Zoning Administrator Darin Pagel has reviewed the site plan and it met all requirements.

Demolition has already begun. Unertl reported that United Development Group representatives have indicated that occupancy will occur by Fall 2019.

**Next RDA meeting:** Tuesday, December 4<sup>th</sup> at 8:00 a.m.

**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. Consider approval of closed session RDA meeting minutes from October 2<sup>nd</sup>
- b. Consider request for TIF cash development incentive for proposed redevelopment of existing building in Tax Increment District No. 3)
- c. Review status of proposed new developments (Cooper Insurance - 900 Block of E. 1<sup>st</sup> St. in TID No. 6 and Nelson's Power House - Lot 1 in TID No. 3) and consider potential amendments to TID development agreements
- d. Consider potential TIF cash development incentive(s) to facilitate retention of manufacturing jobs (Tax Increment District No. 8)
- e. Update/discussion on potential new restaurant development(s) (TID No. 3)

**Motion (Laufenberg/Haight) to move into closed session.** Carried 6-1 on roll call vote at 6:17 p.m.

**Motion (Laufenberg/Kusserow) to approve the Closed Session meeting minutes from October 2<sup>nd</sup>.** Carried.

There was discussion regarding a TID No. 3 cash development incentive request for rehabilitation of an existing east side building. City staff will follow-up on proposed amount and required additional information.

RDA Commissioners reviewed and discussed the development agreements for DJC, LLC for 900 E. 1<sup>st</sup> St. (TID No. 6) and TSI State Property for 2500 E. Main St. (TID No. 3). There will be follow-up by City staff on development timing before amended development terms are considered by the RDA.

Johnson and Maule provided update on potential relocation option to facilitate retention of existing manufacturing jobs in City of Merrill. City representatives will continue discussions with the property owner and the manufacturing business.

Ken Maule from LCEDC provided status update on potential new restaurant development options. There will be continued discussions on potential site(s), developer(s), and operator(s).

**Adjournment:** Motion (Nelson/Laufenberg) to adjourn at 7:40 p.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl