

City of Merrill  
Meeting of Redevelopment Authority (RDA)

Tuesday, December 4<sup>th</sup>, 2018 at 8:00 a.m.  
City Hall Common Council Chambers

RDA Present: Tim Meehean, Derek Woellner, Clyde Nelson, Sheila Polak,  
Jill Laufenberg, 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 Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, Ken Maule and Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Pat Taylor from TSI State LLC, 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 October 30<sup>th</sup>:**

**Motion (Laufenberg/Kusserow) to approve the meeting minutes from October 30<sup>th</sup>.**  
Carried.

**Public Comment:** None.

**Status updates on various redevelopment projects:**

**TID No. 3** - East side street infrastructure projects just need final landscaping in 2019. The E. 6<sup>th</sup> St. streetlights will be installed when Wisconsin Public Service (WPS) electrical is connected.

Lot 1 – Some site leveling work has begun 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. A potential development proposal will be reviewed and discussed in closed session.

**TID No. 6** – Due to early winter conditions, final concrete and landscaping on Banker’s Square (Pocket Park) improvements will occur in spring 2019.

**TID No. 8** – Unertl reported that S&S Bar will be requesting potential TID cash development for their building addition. Once layout if provided, this request will be included on future RDA agenda.

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

**TID No. 10** – A potential residential development proposal for the former Fox Point site will be reviewed and discussed in closed session.

**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.

---

**Consider time extension amendments to the development agreement between the City of Merrill and DJC, LLC (i.e. Cooper Insurance) at 900 E. 1<sup>st</sup> St. (TID No. 6):**

RDA Commissioners emphasized need to hold deed-in-trust if development does not proceed and title to the vacant site reverts back to City of Merrill. Consensus to use occupiable instead of substantially complete by the new September 30<sup>th</sup>, 2019 deadline. Since this property is commercial zone, no off-street parking spots are required.

**Consensus to proceed with amended development agreement with DJC LLC.**

**Consider resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Zelich Customs, LLC for rehabilitation of 2213 E. Main St. (TID No. 3):**

Unertl advised that new address for the garage is 2213 E. Main St. since this building is on a separate tax parcel from the adjacent house. Pagel advised that there are exterior maintenance orders on both the house and garage which were issued to the former property owner. Maxwell Zelich will need to request a time extension into 2019 when additional exterior painting is possible.

Pagel reported that the front façade had been painted and signs installed per City sign permit application. Water and sanitary sewer laterals have been installed. Unertl advised that it looked like new windows have been installed. RDA Commissioners suggested using potential June 30<sup>th</sup>, 2019 completion date. Zelich will be contacted to discuss his proposed completion timeframes.

**Motion (Meehean/Haight) to recommend the resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Zelich Customs LLC for rehabilitation of 2213 E. Main St. (TID No. 3).** Carried. The TID cash development incentive of \$4,500 would be paid after work is completed and the exterior maintenance orders resolved.

**Next RDA meetings:** Tentatively on Thursday, January 3<sup>rd</sup>, 2019 at 8:00 a.m. (if needed) and Tuesday, February 5<sup>th</sup>, 2019 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 30<sup>th</sup>
- b. Review status of proposed Nelson's Power House new development - Lot 1 (TID No. 3) and consider potential amendments to TID development agreement

- c. Consider potential sale of Lot 3 (i.e. 2600 E. Main St. between Pearl St. and Gem St. – TID No. 3) and potential TID cash development incentives to facilitate new development and jobs expansion
- d. Consider potential TIF cash development incentive(s) to facilitate retention of manufacturing jobs (TID No. 8)
- e. Update and discussion on potential sale of former Fox Point site (TID No. 10) for residential development project and potential request for TID cash development incentives
- f. Update/discussion on potential new restaurant development(s) (TID No. 3)

**Motion (Laufenberg/Kusserow) to move into closed session.** Carried 6-1 on roll call vote at 8:17 a.m.

**Motion (Nelson/Laufenberg) to approve the Closed Session meeting minutes from October 30<sup>th</sup>.** Carried.

RDA Commissioners reviewed and discussed the status of Nelson Powerhouse development with Pat Taylor of TSI State Property (Lot 1 - 2500 E. Main St. - TID No. 3). Additional RDA Commissioner status review will occur at the February 5<sup>th</sup> RDA meeting.

Akey, Johnson, and Unertl provided update on potential Lot 3 (2700 E. Main St. - TID No. 3) development, as well as potential TID cash development incentive. City staff will continue to assist the developer to move this potential development forward.

Maule and Bialecki provided update on 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.

Johnson and Pagel highlighted proposed apartment development proposal for former Fox Point site (TID No. 10). City staff will continue discussions with the developer to facilitate potential phased development, as well as potential TID infrastructure and cash development incentives.

Bill Bialecki from LCEDC provided status update on potential new restaurant development options in TID No. 3. There will be continued discussions on potential site(s), developer(s), and operator(s).

**Adjournment:** Motion (Meehean/Nelson) to adjourn at 9:37 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl