

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, May 1st, 2019 at 8:00 a.m.
City Hall Common Council Chambers

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

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl participated via phone, Public Works Director Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, and Ken Maule and Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Dave Cooper from DJC, LLC, Patrick Taylor from TSI State LLC, Laura Schulte (Wausau Daily Herald), Eric Dayton, Danielle Faulkner, 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 April 3rd:

Motion (Laufenberg/Kusserow) to approve the meeting minutes from April 3rd. Carried.

Public Comment: None.

Update on 1/1/2019 local assessments and impacts on Tax Increment Districts:

Unertl highlighted the 1/1/2019 local assessments provided by Kitt Koski from Bowmar Appraisal. There was major tax increment growth of \$5 million in TID No. 3 due to Park City Credit Union and One Way Collision new buildings. Phase II of Rock Ridge Apartments increased TID No. 11 about \$1 million.

Unertl provided updates on specific TID projects. Rock Ridge Apartments tax increment growth is over \$3 million (TID No 11) compared to undeveloped site assessment of \$65,000. The One Way Collision 1/1/2019 assessment exceeds the 2015 assessments for the entire almost seven acres of State Highway 64 frontage (i.e. previously mobile homes).

Consider request from DJC, LLC for potential additional TID cash development incentive for expanded new development (900 and 902 E. Main Street – TID No. 6):

Dave Cooper is purchasing the adjacent parcel at 902 E. Main Street. Copper's development plan has changed and now is for a multi-tenant new 3,000 sq. ft. commercial structure. Due to acquisition and demolition costs, Cooper is requesting potential additional \$20,000 in TID cash development incentive. In addition to the existing Cooper Insurance employees, there will be two employees for the tenant that will be new to Merrill.

DJC LLC – 900 – 902 E. Main St. (TID No. 3) – Continued:

Development costs are projected over \$400,000. Unertl's tax increment fiscal estimates are too conservative and need revision. The original TID agreement was for total of \$40,000 (i.e. \$10,000 annually over four years). Cooper is requesting potential additional \$10,000 annually for two more years. The increased tax increment will cover the requested additional TID cash development incentive.

For the next RDA meeting, RDA Commissioners requested site plan showing parking and building elevation drawings.

Update and discussion on availability of Lot 1 for new development – 2500 E. Main Street (TID No. 3):

Pat Taylor reported that he is still working on obtaining financing for the proposed Nelson Powerhouse new buildings.

Next RDA meeting: Wednesday, June 5th at 8:00 a.m.

Adjournment: Motion (Kusserow/Polak) to adjourn at 8:30 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl