

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, October 2nd, 2019 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Ken Maule, Clyde Nelson, Tony Kusserow, Steve Sabatke,
Dan Koblitz, and Derek Woellner

RDA Excused: Sheila Polak

Others: Alderperson Rick Blake, City Clerk Bill Heideman, City Administrator
Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl,
Building Inspector/Zoning Administrator Darin Pagel, Public Works
Director/City Engineer Rod Akey, Bill Bialecki from Lincoln County
Economic Development Corp., Ryan Schwartzman, and Bryan Hoffman

Call to Order: Chair Nelson called the meeting to order at 8:00 a.m.

Consider approval of RDA meeting minutes from September 18th:

Motion (Maule/Woellner) to approve the meeting minutes from September 18th. Carried.

Public Comment: None.

Request from Bryan Hoffman to consider potential creation of new Tax Increment District (TID) to facilitate construction of storage buildings on S. Center Ave. :

Hoffman's development site is within the City of Merrill; however, is further than ½ mile from the southern boundary of existing TID No. 9. Hoffman is constructing storage buildings on about a five acre site fronting South Center Ave. This development site is part of larger thirty-two acre undeveloped parcel.

Two storage building are under construction with up to another four units planned for either this site or outside the City of Merrill depending upon availability of TID cash development incentive to assist with paving costs. Maule requested estimates from Hoffman for potential paving cost.

City Zoning Administrator Pagel advised that a Conditional Use Permit (CUP) amendment would be needed to build more than two additional storage buildings. Ryan Schwartzman emphasized that the request met "but for" TID criteria in that up to four more buildings could be constructed within the City of Merrill instead of outside the City boundaries.

Further information will be provided at next RDA meeting. Estimated cost to create a new mixed use TID is about \$12,000. Unertl's preliminary fiscal projections show that about \$100,000 in new tax increment would be generated over twenty-years for two additional storage buildings. There is potential for additional development in this area.

Review and discuss proposed 2020 Tax Increment District (TID) budget requests:

Unertl briefly highlighted the preliminary 2020 TID budget requests.

Update on Impact Seven accepted Purchase Option - former Fox Point site (TID No. 10):

As of September 24th, City has a signed six-month Purchase Option for 1905 E. 14th St. (former Fox Point site). The City also received a \$25,000 earnest money payment. Title to the property remains with the City of Merrill. Sabtack expressed his concern that market-rate rentals are potentially being overbuilt.

Review and discuss why RDA has Closed Sessions and need to maintain confidentiality during negotiations):

City Attorney Hayden highlighted Wisconsin Statutes that allow for Closed Sessions related to litigation, employee matters, and negotiations. For competitive and bargaining reasons, it is important to maintain confidentiality during negotiations.

Next RDA meeting: Wednesday, December 4th at 8:00 a.m. or the call of the RDA Chair.

Closed Session: Nelson read the following: 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 September 4th
- b. Consider potential City purchase of properties to facilitate redevelopment in TID No. 3 (East Side), TID No 4 (Pine Ridge Ave. area), TID No. 8 & 12 (Weinbrenner Factory area), and TID No. 9 (Wisconsin River area)

Motion (Maule/Kusserow) to move into closed session. Carried 6-0 on roll call vote at 8:50 a.m.

- **Motion (Kusserow/Koblitz) to approve the Closed Session meeting minutes from September 4th.** Carried.
- RDA Commissioners reviewed information on potential property purchases to facilitate redevelopment adjacent to TID No. 12 (Weinbrenner area), as well as TID No. 9 (Wisconsin River area). The potential TID No. 9 redevelopment opportunity would be dependent upon successful State of Wisconsin grant writing along with potential Federal EPA Brownfield's grant funding.

Due to length of the meeting, there were no discussion related to potential purchase of properties located within TID No. 3 and TID No. 4.

Adjournment: Motion (Kusserow/Woellner) to adjourn at 9:30 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl