

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, June 3rd, 2020 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Derek Woellner, Tony Kusserow, Steve Sabatke, Sheila Polak, Lori Anderson-Malm, Val Mindak, and Clyde Nelson (who arrived at 8:15 a.m.)

Others: City Clerk Bill Heideman, Alderpersons Rick Blake and Steve Hass, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl (via phone), Public Works Director/City Engineer Rod Akey, Bill Bialecki from Lincoln County Economic Development Corp., and camera operator from Merrill Productions

Call to Order: Mayor Woellner called the meeting to order at 8:00 a.m.

Consider approval of RDA meeting minutes from May 6th, 2020:

Motion (Kusserow/Sabatke) to approve the meeting minutes from May 6th. Carried.

Public Comment: Bill Bialecki from LCEDC recommended including presentation on potential workforce housing endowment program at the July RDA meeting. Bialecki will also invite representatives from City of Tomahawk to attend the housing presentation.

Review and consideration of resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and SCS – S.C. Swiderski LLC for market-rate multi-family housing redevelopment on former Fox Point site (TID No. 10):

The S.C. Swiderski proposal is for four apartment buildings, including total of 56 apartments:

1 bedroom	24
2 bedroom	12
3 bedroom	20

Unertl highlighted the proposed development including information on comparable multi-family improved assessments in Merrill; projected future tax increment from proposed four new apartment buildings (i.e. about \$2.5 million over TID No. 10 lifespan); and preliminary TID No. 10 cash flow. There will be adequate tax increment to cover City debt service related to 2016 property acquisition; the \$250,000 cash development incentive; and potential future infrastructure improvements to the area.

Besides sale of the City-owned land for \$1.00, there will be a TID No. 10 cash development incentive total of \$250,000 which will be paid per the following payment schedule:

\$50,000 upon construction start of first apartment building; and
\$50,000 upon completion (State Occupancy Permit) for each of the four apartment buildings.

Review and consideration of resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and SCS – S.C. Swiderski LLC for market-rate multi-family housing redevelopment on former Fox Point site (TID No. 10) - Continued:

Motion (Kusserow/Mindak) to recommend the resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and SCS – S.C. Swiderski LLC for market-rate multi-family housing redevelopment on former Fox Point site (TID No. 10). Carried.

Follow-up on proposed Ryan Ott Construction single-family home development on West St. Paul Street (TID No. 11):

Kusserow recommended development of property covenants that would limit to owner-occupied homes (i.e. not rentals). There will be further discussion at the next RDA meeting.

Next RDA meeting: Scheduled for Wednesday, July 8th at 8:00 a.m.

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 May 6th, 2020
- b. Consider potential negotiation terms for acquisition of property located along Wisconsin River (TID No. 9)

Motion (Sabatke/Kusserow) to move into closed session. Carried 7-0 on roll call vote at 8:27 a.m.

Motion (Anderson-Malm/Kusserow) to approve the closed session meeting minutes from May 6th. Carried.

RDA Commissioners provided negotiation direction to City staff regarding potential property acquisition along Wisconsin River (TID No. 9). There will be future RDA discussion on potential vision for redevelopment options.

This would be a multi-year redevelopment project. Various potential Wisconsin Economic Development Corp. (WEDC) grant funding opportunities will be explored by City staff.

Adjournment: (Polak/Anderson-Malm) to adjourn at 9:22 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl