

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, September 2nd, 2020 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Tony Kusserow, Steve Sabatke, Sheila Polak,
Lori Anderson-Malm, and Derek Woellner (via phone)

RDA Excused: Val Mindak

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl (via phone), Public Works Director/City Engineer Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Heath Tappe of Denyon Homes and Ryan Ott of Ryan Ott Development & Construction, Jim Jaworski from JJ Premier Investments and Travis Carlson from CMO Building Services

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

Consider approval of RDA meeting minutes from August 19th, 2020:

Motion (Sabatke/Kusserow) to approve the meeting minutes from August 19th. Carried.

Public Comment: None

Presentation on and discussion of potential options for single-family home development on former Kienitz parcel (Tax Increment District No. 11):

Denyon Homes and Ryan Ott Development & Construction, LLC:

Heath Tappe of Denyon Homes highlighted his firm's housing developments in central Wisconsin communities with a PowerPoint presentation. Tappe was involved in the Nicholas Subdivision in Merrill. Denyon Homes will be the primary financing partner and has connections for building materials and construction contractors. Ryan Ott Development & Construction will be the primary building contractor.

Their plan is construction of three new homes on W. St. Paul St. starting in September 2020. Timing of Wisconsin Public Service utility installation was discussed, as well as need for high speed internet service. City of Merrill would plan for potential 2021 utility and Superior Street infrastructure construction in 2021 (i.e. extension between W. 10th St. and W. St. Paul St.).

Unertl reported that Merrill Common Council authorized the three single-family home development project with Ryan Ott Development & Construction LLC on 9/9/2019. City Attorney Tom Hayden concurred that just a revised development agreement would be needed with both Denyon Homes and Ryan Ott included.

Presentation on and discussion of potential options for single-family home development on former Kienitz parcel (Tax Increment District No. 11) - Continued:

JJ Premier Investments, LLC and CMO Building Services, LLC:

Bialecki introduced Jim Jaworski from JJ Premier Investments and Travis Carlson from CMO Building Services. JJ Premier has built new affordable housing on Sherman Street in Wausau.

There were building concept drawings in the RDA agenda packet. Typical homes are three bedrooms and two bathrooms (i.e. about 1,400 sq. ft.). JJ Premier Investments is interested in starting construction on up to three homes yet in Fall 2020. These would be stick built homes, so the recent building material pricing increases were mentioned as a concern.

RDA Commissioner Discussion and Motion:

Timing of City infrastructure improvements were discussed. Public Works Director/City Engineer Rod Akey suggested preliminary timeframe of July 31st, 2021 for curb, gutter, and paving of W. St. Paul St. Extension of Superior St. would involve both utility and street improvements.

Nelson verified that the transfer of three (3) City-owned lots was possible now. City Building Inspector/Zoning Administrator Darin Pagel advised that the Certified Survey Map (CSM) allows for transfer of three lots. A City Plan Commission public hearing and recommendation to the Common Council is still needed on the formal Plat to facilitate future development of the rest of the parcel. Anderson-Malm asked about right-of-first-refusal for the entire property if the three new homes constructed as Phase 1 in 2020. The right-of-first-refusal is in the draft revised development agreement included in the RDA agenda packet.

Motion (Woellner/Anderson-Malm) to continue finalizing a revised development agreement with Denyon Homes and Ryan Ott Construction and proceed with the platting approval process. Motion carried.

RDA Commissioners requested Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC) and City staff to work with JJ Premier Investments on potential other City-owned property that could be developed for single-family home development.

Update on redevelopment of former Hurd Windows & Doors parcels (Tax Increment District No. 8):

Johnson reported that Merrill Area Development Corp. (MADC) has accepted an offer to sell the site and the two buildings to Weinbrenner Shoe Company. The sale closing will occur in early 2021. Weinbrenner plans to invest about \$3 million in improvements. Bialecki commented that Weinbrenner Shoe Company plans to add new jobs to facilitate their business expansion.

Before end of 2020, City staff will be preparing draft Common Council resolution and development agreement for Weinbrenner Shoe Company redevelopment of the former Hurd Windows & Doors property and buildings.

Follow-up on FreMarq Innovations quarterly employee count information (Tax Increment District No. 7):

Renea Frederick has requested potentially restart the two-year fifty employee retention period as of mid-December 2020 due to the impacts of COVID-19 on their curtain wall manufacturing business. RDA Commissioner consensus to consider this request in closed session at the November RDA meeting.

Unertl also reported that the City of Merrill will not be extending water and sanitary sewer to the northern most building in 2020. This infrastructure project will be considered in the future.

Next RDA meetings: Joint meeting with Committee of Whole scheduled for 6:00 p.m. on Wednesday, September 23rd. Regular RDA meeting scheduled for Wednesday, October 7th at 8:00 a.m.

Adjournment: (Woellner/Sabatke) to adjourn at 9:15 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl