

**CITY OF MERRILL
Redevelopment Authority (RDA)**

**Tuesday, January 6th, 2015 at 8:00 a.m.
Location – City Hall Council Chambers 1004 East 1st Street**

AGENDA

Voting RDA Members: Bill Bialecki, Ryan Schwartzman, Amanda Kostman, Wally Smith,
Karen Karow, Jill Laufenberg, and David Hayes

1. Call to order
2. Consider approval of meeting minutes from December 2nd, 2014
3. Status update on Downtown Revitalization Planning and Tax Increment District No. 6 boundary and plan amendment
4. Consider potential purchase of 913 East Main Street for \$25,000 from Lincoln Community Bank (former Guy's Shop parcel which is now vacant land)
5. Update on work time extension for 413 – 419 W. Main St. redevelopment
6. Next RDA meeting
7. Public Comment
8. 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. Discuss potential development incentives for properties located in Tax Increment District No. 9 (Wisconsin River/S. Center Ave. Area) and Tax Increment District No. 6 (Downtown)
 - b. Potential property acquisitions to facilitate redevelopment opportunities in Tax Increment District No. 6 (Downtown), No. 3 (East Side), and No. 9 (Wisconsin River area)
9. Adjournment

Agenda Prepared by RDA Secretary Kathy Unertl
Reviewed by RDA President Bill Bialecki

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Date and time agenda was posted: _____

Posted by: _____

**City of Merrill
Redevelopment Authority (RDA)**

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**Tuesday, December 2nd, 2014 at 8:00 A.M.
City Hall Council Chambers**

RDA Present: Bill Bialecki, Ryan Schwartzman, David Hayes, Karen Karow,
Wally Smith, and Amanda Kostman

RDA Absent: Jill Laufenberg

Others: Alderperson Chris Malm, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Street Commissioner Dick Lupton, Kristen Fish and Mary Rajek from Redevelopment Resources, City Building Inspector/Zoning Administrator Darin Pagel, Community Development Program Administrator Shari Wicke, Mike Morrissey from Morrissey Consulting, Tonia Speener from Clark-Dietz, Scott Voigt, and Jeremy Ratliff from Merrill FotoNews/Courier

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

Approval of meeting minutes from September 9th, 2014:

Motion (Schwartzman/Hayes) to approve the meeting minutes. Carried.

Update and discussion of Downtown Revitalization Program:

There will be a January meeting with downtown business and property owners. Bialecki advised that Lincoln County plans on planting new trees around the Courthouse after thirteen were removed.

Consider potential purchase of 913 East Main Street for \$25,000 from Lincoln County Bank (former Guy's Shop which is now vacant land):

Wally Smith asked whether Lincoln Community Bank has had any commercial interest in the site. Scott Voigt urged not taking off the tax base for open space. Voigt wondered if adjacent commercial property owners have been asked about their potential interest.

Voigt suggested that the site could facilitate a walkout basement access. He recommended that the RDA Commissioners think about the long-term. Unertl reported that the assessed land valuation for the site is \$37,800. Unertl also advised that the RDA is interested in multi-story redevelopment on the former Lincoln House site (with commercial on 1st floor and several floors of residential).

Consider potential purchase of 913 East Main Street (Continued):

Both Voigt and Karen Karow asked about potential litigation between property owners/insurance companies due to the collapsed former Guy Shop building roof? City Building Inspector Darin Pagel reported that the exposed “blighted” wall of the adjacent building owned by Merrill Federal Savings & Loan has building exterior repair orders. Page emphasized that the demolition of the former Guy Shop building just exposed the bad condition of the adjacent building.

Amanda Kostman expressed support for keeping the site as open space. It would be a great place for a break when shopping downtown. Mike Morrissey emphasized the importance of bring people downtown for events to transform the area.

Ryan Schwartzman suggested waiting a month to see if there is any other potential commercial redevelopment interest.

Update on potential grant applications:

Through a team effort between Redevelopment Resources, Lincoln County Economic Development Corp., and City staff, a solid grant application was prepared and submitted to the Wisconsin Economic Development Corp. (WEDC) for Idle Manufacturing Site Redevelopment. Area covered in the grant application included former Anson-Gilkey property, former Page Milk property, and former Merrill Paving property (all in Tax Increment District No. 9). City/RDA should be notified by end of January 2015 if the grant is awarded.

Unertl advised that team is reviewing Federal EPA Brownfield’s grant application information. However, it might be premature to submit an environmental clean-up application for the Page Milk site.

Next RDA meeting: Tuesday, January 6th, 2015 at 8:00 a.m.

Public Comment: Scott Voigt recommended pursuing #18 on the downtown initial impressions list – consider trenching overhead utilities (to extent financially feasible). Voigt described the lines as ugly.

Closed Session: Unertl advised that there would be no need for closed session related to potential redevelopment of the former fire station. Bialecki 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: Potential property acquisitions to facilitate redevelopment opportunities in Tax Increment District No. 6 (Downtown), No. 3 (East Side), and No. 9 (Wisconsin River area)

Motion (Schwartzman/Karow) to move into closed session. Carried on roll call vote 8:35 a.m. City staff provided updates on various potential properties.

Adjournment: Motion (Schwartzman/Karow) to adjourn. Carried at 8:50 a.m.

Minutes prepared by RDA Secretary Kathy Unertl

You're Invited



REDEVELOPMENT RESOURCES

Downtown Merrill Meeting & Mixer for Business and Property Owners



Tuesday, January 20, 2015

Mark your Calendar!

Tuesday, January 20, 2015

Reception: 6:00pm

Presentation: 6:30pm

Venue: Former Thelma's
1025 E. Main St., Merrill, WI

LEARN about City efforts to improve the downtown through a new redevelopment effort

IDENTIFY opportunities and programs for assistance in making improvements to your property

ENGAGE with City leaders on the downtown improvement process by sharing your ideas

GREEN BAY WI 543

20 DEC 2014 PM 3 L



REDEVELOPMENT RESOURCES

Redevelopment Resources
2402 Oakwood Boulevard
Wausau, WI 54403

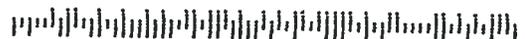


City of Merrill

1004 E. 1st Street
Merrill, WI 54452

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54452256001



Unertl, Kathy

From: Rust, Kurt <krust@lcbwi.com>
Sent: Tuesday, December 02, 2014 2:10 PM
To: Unertl, Kathy; Bialecki, Bill
Cc: Clyde Nelson
Subject: RDA- Former Guy's Shop (Proposed Purchase)

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Kathy and Bill,

Good morning. Wanted to drop a quick line to inform your office that going forward I will be the contact person regarding the potential sale of the former Guy's Shop parcel. Unfortunately, with Bob Roe's recent retirement and Clyde Nelson's hectic schedule, LCB was not present for the meeting this morning. From what I understand, the RDA will not be recommending to the common council the purchase of the lot at the council meeting on 12/9. Obviously, we were disappointed that we are not moving forward with the sale.

I would look to either of you for your assistance in trying to inform the RDA of LCB's past conversations and negotiations on the property. There may be either misinformation or more information that I think LCB would be able to address for next month's RDA meeting. Is it appropriate to try to reach the RDA committee members prior to next month's meeting, or would you recommend I wait until January's meeting?

I was not 100% privy of your prior communications with Bob Roe but I want to reiterate our position with regard to the sale of the parcel to the City. LCB would sell the land to the City of Merrill/RDA in an effort to revitalize the downtown. LCB would NET from the sale of the land no less than \$25,000. In addition, LCB would require, and the City have to stipulate, a restrictive deed which would not allow the City to sell this land to another financial institution.

If the City of Merrill or RDA is aware of a potential buyer, LCB would entertain a swift dialogue with that particular entity or individual. Those negotiations could potentially offer LCB an opportunity to recover additional funds as this potential buyer would purchase this land at a significantly higher sales price. However, it does not interest me in negotiating with an entity that's only interest is to prolong this process any further.

Sincerely,
Kurt J Rust



Kurt J Rust
Vice President
Senior Lender Commercial Banking
Lincoln Community Bank
1400 E Main Street
Merrill, WI 54452

Phone: (715) 536-8301
Fax: (715) 536-8306
Email: krust@lcbwi.com

Lincoln County Land Record



Request: 25131061230300
PIN: 251-3106-123-0300
Parcel: 34-0096-002-845-00-00
Municipality: City of MERRILL

Report Generated:
 11/24/2014 at 10:50:54 AM

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For reference purposes only.

No warranties are expressed or implied for the data provided.

View Type: Internal

Account: User

(1) General Parcel Information:

PIN 251-3106-123-0300
Parcel Number 34-0096-002-845-00-00
Parcel Status Active
Sale Type NOT OPEN MARKET
Sale Date 11/20/2013
Sale Amount \$0.00
Transfer Tax \$0.00
Deed Type Quit Claim
Deed Reference D0505253
Mailing Address LINCOLN COMMUNITY BANK
 1400 E MAIN ST
 MERRILL, WI
 54452

Former Guy's Shop site

\$25,000 Purchase Price
 for vacant land

(2) Parcel Owners Names:

Owner # 1 LINCOLN COMMUNITY BANK

(3) Parcel Addresses:

Address # 1 913 E MAIN ST MERRILL, WI 54452

(4) Parcel Descriptions:

Year	Acre	Description
1994	N/A	T B SCOTT LBR CO 3RD ADD'N LTS 5-6-7 BLK 1 *2845

(5) Parcel Assessment:

Year	Use	Acre	Land Value	Improvement Value	Total Value
2000	COMMERCIAL	0.00	\$37,800.00	\$54,800.00	
	Totals for 2000	0.00	\$37,800.00	\$54,800.00	\$92,600.00
1995	COMMERCIAL	0.00	\$30,200.00	\$49,300.00	
	Totals for 1995	0.00	\$30,200.00	\$49,300.00	\$79,500.00
1994	COMMERCIAL	0.00	\$27,700.00	\$40,300.00	
	Totals for 1994	0.00	\$27,700.00	\$40,300.00	\$68,000.00

(7) Recent Taxes:

[View](#) Payoff Statement (for current month of all unpaid taxes, interest, and penalty)

Year	Description	Due	Paid	Unpaid	Description	Value
2013					Fair Mkt. Value	88,000.00
	General Net	2,535.37			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	2,535.37	2,535.37	0.00	Land	37,800.00
	Special	0.00	0.00	0.00	Use Assessment	0.00
	Wood	0.00	0.00	0.00	Improvement	54,800.00
	Other	0.00	0.00	0.00	Wood	0.00
	Totals:	\$2,535.37	\$2,535.37	\$0.00	Total Assessed Value	\$92,600.00



CITY OF MERRILL

Office of the City Attorney
Thomas N. Hayden, City Attorney

1004 East First Street • Merrill, Wisconsin • 54452

Phone (715) 539-3510 • FAX (715) 536-0514

e-mail: tom.hayden@ci.merrill.wi.us

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December 18, 2014

Ms. Stephanie Springborn
Winds and Paradox, LLC
N2395 Gen Drive
Merrill, WI 54452

RE: 413-419 Property – Extension Request

Dear Ms. Springborn:

We have reviewed the letter from Mr. Koppelman dated November 24, 2014, request for an extension of time to complete the new roof on your property, along with our letter to you dated November 17, 2014.

The city will extend the new roof deadline to June 1, 2015, for completion. The replacement of doors and windows should be completed by July 1, 2015. All other timelines will remain the same.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

CITY OF MERRILL

Thomas N. Hayden, City Attorney

TNH:dw

CC: Mayor Bialecki
City Administrator Johnson
Finance Director Unertl
Building Inspector Pagel
Attorney James Koppelman