

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

**Tuesday, June 2<sup>nd</sup>, 2015 at 8:00 a.m.**

**Location – City Hall Council Chambers 1004 East 1<sup>st</sup> Street**

**AGENDA**

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

1. Call to order
2. Public Comment
3. Consider approval of meeting minutes from May 5<sup>th</sup>, 2015
4. Consider resolution authorization a development agreement by and between the City of Merrill and Fick Bricks LLC (for Ballyhoo's at 124 N. Prospect St. in TID No. 8)
5. Consider potential RFP responses for sale and redevelopment of 900 E. 1<sup>st</sup> St. (TID No. 6)
6. Follow-up on Downtown Vision Plan potential implementation including:
  - a. Consider potential implementation feasibility and costs for downtown wireless
  - b. Consider recommendation for purchase of former Guy's Shop vacant lot from Lincoln Community Bank for development of downtown pocket park
  - c. Discussion of additional potential implementation steps
7. Status update on Idle Sites grant activities (Tax Increment District No. 9) – still waiting for WEDC grant agreement
8. Update on proposed meeting with Lincoln County Forestry Committee regarding delinquent tax properties
9. Next RDA meeting
10. Adjournment

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

Note: A potential quorum of the Common Council could attend the meeting for information. There will be no Common Council action taken.

The Merrill City Hall is accessible to the physically disadvantaged. If special accommodations are needed, please contact the Merrill City Hall at 536-5594.

Date and time agenda was posted: \_\_\_\_\_

Posted by: \_\_\_\_\_

City of Merrill  
Redevelopment Authority (RDA)

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Tuesday, May 5<sup>th</sup>, 2015 at 8:00 A.M.  
City Hall Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Karen Karow, Wally Smith,  
Jill Laufenberg, and Amanda Kostman

RDA Absent: None – David Hayes has resigned

Others: Tony Kusserow whose appointment as RDA Commissioner is pending,  
Alderpersons Dave Sukow and Tim Meehan, City Administrator Dave  
Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl,  
Ken Maule from Lincoln County Economic Development Corp., Mike  
Morrissey and Mary Rajek from Redevelopment Resources, City Building  
Inspector/Zoning Administrator Darin Pagel, Tonia Speener from Clark Dietz,  
Dean Fenske from AECOM, Linda Berlin and Tom Curran

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

**Public Comment:** None.

**Approval of meeting minutes from March 31<sup>st</sup> and April 21<sup>st</sup>, 2015:**

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

**Update on pending Wisconsin Legislation related to TIF Study Committee:**

Unertl advised that there are various TIF-related bills pending. Proposed adjustments of Merrill TID boundaries and TID Plans will be pursued after State legislature acts. Laufenberg asked about timing. Unertl reported that if before 9/30/2015, the January 1<sup>st</sup>, 2015 assessed valuations are used. After 9/30/2015, the 2016 assessed valuations are used.

**Status Update on Idle Sites grant activities (TID No. 9):**

City is still waiting for signed grant agreement from Wisconsin Economic Development Corp. (WEDC). Unertl and Johnson highlighted recent purchase by the River Bend Foundation/City of Merrill of former Wisconsin Public Service property just east of the North Center Avenue bridge (including metal building). Karow asked if this is going to be Rotary Park. Johnson confirmed that there will be recommendation from River Bend Foundation to name this trailhead off South Park Street. The other street improvement and trailhead will be off South Kyes Street. Clark Dietz has been hired by River Bend Foundation for designing/engineering services.

## **Follow-up on Downton Vision Plan potential implementation:**

### **Chamber/Downtown Business Group List -**

A list of items supported by Chamber/Downtown business group was reviewed. The items include implementation of angle parking on East Main Street; City purchase of former Guy's Shop and development as "pocket park"; removing poles and overhead electrical lines behind East Main Street businesses and in alleys between East Main Street and East 1<sup>st</sup> Street; and repaving the City public parking lot west of Trophy Bar.

Kostman strongly recommended the angle parking for more spots and to slow people down. Laufenberg asked about safety in backing up. Mike Morrissey reported that City of Stevens Point Police noted fewer accidents after angle parking implemented. Schwartzman noted that UPS and Federal Express currently double park which will no longer be possible. Smith asked about plowing snow to the middle. Johnson advised that snow will be pushed to the sides.

**Motion (Smith/Karow) to recommend to the Board of Public Works that angle parking be implemented on three blocks of East Main Street (i.e. from Courtside Furniture to Cosmo Theatre/public parking lot). Carried.**

### **Board of Public Works potential curb/paving project -**

Mayor Bialecki advised that the Board of Public Works on April 29<sup>th</sup> supported obtaining bids for repaving of City parking lot #3 and Scott and Cleveland Streets between East Main St. and East 1<sup>st</sup> St. Johnson highlighted proposed landscaping and new curbing for the parking lot west of Trophy Bar.

**Motion (Schwartzman/Karow) to recommend obtaining concrete and paving project bids for parking lot #3 and one-block sections of Scott and Cleveland streets (i.e. between E. Main St. and E. 1<sup>st</sup> St.). Carried.**

### **Potential implementation feasibility and costs for downtown wireless (requested by RDA Commissioner Laufenberg) -**

RDA Commissioners reviewed proposed wireless equipment, licensing, and systems engineering cost estimate of about \$25,000 that had been provided by City Information Technology Manager Ron Turner. Turner will be requested to attend the next RDA meeting to provide more information and answer questions (such as lifespan, annual operating costs, coverage range, and relationship to potential fiber infrastructure).

### **Discussion of additional potential implementation steps -**

Schwartzman and Johnson advised that Scott Voigt is now supporting City purchase of the former Guy's Shop parcel and development of "pocket park". Kostman emphasized

Discussion of additional potential implementation steps (Continued) -

that this vacant lot is really not a feasible new building site due to the drop off. Unertl suggested that this could be a potential site for small water feature instead of Streeter Square as proposed in the Downtown Vision Plan. RDA Commissioners noted that individuals would have different appreciation levels for the view of the WPS dam and Wisconsin River. Johnson advised that the River Bend Foundation would be installing signage along the trail related to the history of hydro-power generation.

Smith asked how long before the City would improve the property. Mayor Bialecki recommended obtaining more detailed cost estimates for the "pocket park" and including in 2016 TID No. 6 budget request.

The next RDA meeting will include formal agenda item considering purchase of the former Guy's Shop parcel from Lincoln Community Bank.

**Next RDA meeting:** Tuesday, June 2<sup>nd</sup> at 8:00 a.m. Unertl reported that there could be two development agreements for RDA consideration.

**Closed Session:** 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 TID No. 6 (Downtown) and Tax Increment District No. 9 (Wisconsin River area)

**Motion (Schwartzman/Smith) to move into closed session.** Carried on roll call vote at 8:40 a.m. There was no discussion related to properties in TID No. 9.

Extensive discussion of delinquent tax parcels located in TID No. 6. There is lease revenue going to the current property owner/business owner; however, the 2007 through 2014 property taxes are delinquent and Lincoln County has not foreclosed. City is unable to disconnect utility service under Wisconsin Public Service Commission regulations. For 2014, almost \$2,000 in delinquent utilities was placed as special charges on tax roll.

City representatives will request meeting with Lincoln County Forestry Committee who has policy oversight related to delinquent tax properties.

**Adjournment:** Motion (Smith/Schwartzman) to adjourn. Carried at 9:05 a.m.

Minutes prepared by RDA Secretary Kathy Unertl

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RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND FICK BRICKS LLC (BALLYHOO'S)**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 8 on September 13, 2011 and amended the boundary and TIF Plan on September 24, 2013; and,

WHEREAS, Fick Bricks LLC proposes rehabilitating the exterior façade of a historic commercial building located at 124 North Prospect Street, which is located within TID No. 8; and,

WHEREAS, the City of Merrill finds that the proposed redevelopment and the fulfillment of the items and conditions of the attached Agreement are in the vital and best interest of the City of Merrill, Redevelopment Authority and City residents and serves a public purpose in accordance with State law; and,

WHEREAS, the City and Fick Bricks LLC have negotiated the development agreement to provide an incentive payment to facilitate the rehabilitation of a historical commercial building;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 9<sup>th</sup> day of June, 2015, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Fick Bricks LLC and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: \_\_\_\_\_

\_\_\_\_\_  
William R. Bialecki  
Mayor

Passed: \_\_\_\_\_

\_\_\_\_\_  
William N. Heideman  
City Clerk

## City of Merrill – TIF Development Incentive Overview

### **TID No. 8 (West Side)**

Property Owner: Fick Bricks LLC (Mike Fick)

Business Entity: Ballyhoo's

Location: 124 N Prospect St.

Development: Exterior façade improvements and some interior remodeling and new furnishings.

Per previous architectural sketch from Kye Studio, restoring front façade historical features.

Jobs: Maintaining existing jobs.

Infrastructure: N/A – None.

### **TID Development Incentives:**

Building Owner: Up to \$10,000 upon completion of façade work and documentation of actual rehabilitation costs.

TID Lifespan Tax Increment:

New tax increment projected at \$7,058 – please see TIF spreadsheet.

**City of Merrill - Projected Tax Increment for Ballyhoo's Façade Improvements**

124 N. Prospect St.

Property Owner - Fick Brothers LLC

PIN: 251-3106-113-0263

Parcel: 34-0078-002-482-00-00

<u>Real Estate</u>	<u>Existing</u> <u>Valuation</u>	<u>Projected</u> <u>Valuation</u>
Land	\$10,100	Land \$10,100
Improved	\$37,300	Improved* \$42,300
<b>Total</b>	<b>\$47,400</b>	<b>Total \$52,400</b>

\*Includes some interior rehabilitation

**Projected RE Tax Increment \$5,000**

**Personal Property -Projected:**

New furniture/fixtures **Projected \$10,000**  
with projected future replacement in 2029

**Projected Tax Increment (TID No. 8 - West Side)**

Const. Year	Value Year	Revenue Year	PP Value Increment 10% Dep.	Total Value Increment	Tax Rate	Real Estate Tax Increment	PP Tax Increment	Projected Total Tax Increment
2015	2016	2017	\$10,000	\$15,000	\$28.13	\$141	\$281	\$422
	2017	2018	\$9,000	\$14,000	\$28.13	\$141	\$253	\$394
	2018	2019	\$8,100	\$13,100	\$28.13	\$141	\$228	\$369
	2019	2020	\$7,290	\$12,290	\$28.13	\$141	\$205	\$346
	2020	2021	\$6,561	\$11,561	\$28.13	\$141	\$185	\$325
	2021	2022	\$5,905	\$10,905	\$28.13	\$141	\$166	\$307
	2022	2023	\$5,314	\$10,314	\$28.13	\$141	\$149	\$290
	2023	2024	\$4,783	\$9,783	\$28.13	\$141	\$135	\$275
	2024	2025	\$4,500	\$9,500	\$28.13	\$141	\$127	\$267
	2025	2026	\$4,500	\$9,500	\$28.13	\$141	\$127	\$267
	2026	2027	\$4,500	\$9,500	\$28.13	\$141	\$127	\$267
	2027	2028	\$4,500	\$9,500	\$28.13	\$141	\$127	\$267
	2028	2029	\$4,500	\$9,500	\$28.13	\$141	\$127	\$267
	2029	2030	\$4,500	\$9,500	\$28.13	\$141	\$127	\$267
	2030	2031	\$10,000	\$15,000	\$28.13	\$141	\$281	\$422
	2031	2032	\$9,000	\$14,000	\$28.13	\$141	\$253	\$394
	2032	2033	\$8,100	\$13,100	\$28.13	\$141	\$228	\$369
	2033	2034	\$7,290	\$12,290	\$28.13	\$141	\$205	\$346
	2034	2035	\$6,561	\$11,561	\$28.13	\$141	\$185	\$325
	2035	2036	\$5,905	\$10,905	\$28.13	\$141	\$166	\$307
	2036	2037	\$5,314	\$10,314	\$28.13	\$141	\$149	\$290
	2037	2038	\$4,783	\$9,783	\$28.13	\$141	\$135	\$275
<b>Projected Tax Increment</b>						<b>\$3,094</b>	<b>\$3,964</b>	<b>\$7,058</b>
						<b>Real Estate</b>	<b>PP</b>	<b>Total</b>

## Ballyhoo's – 124 N Prospect St.

PIN: 251-3106-113-0263 Parcel: 34-0078-002-482-00-00

Ownership: Fick Bricks LLC

Begin forwarded message – from Mike Fick:

Shari - here is my list of expenditures to date can you please help me to get some funds to offset these cost. Please let me know what we need to do to move forward thank you

Date: April 27, 2015

Subject: Bar restoration cost

1- booths 6000. Spent 4000 more when complete.	10,000.00
2- tile cost 6000.00 tile cost 4500 labor cost.	10,450.00
3 replacement window cost 12,500.00 labor 3500.	16,000.00
4- Paint 500 paint 750 labor.	1250.00
5 - new boiler hot water heater 3500.00 and moving cost labor radiators for new window. 1150.00.	4650.00
6- Replace floor for window move	675.00
7- move sign wire light estimate.	3500.00
8- Re roof awning paint underside dress poles. Est.	3000.00
9.- replace front door	Est 1500.00
10- re do sand seal floors.	Est. 2500.00
Total of money spent and estimated money to Complete project I am paying out of pocket All expenses to date I would like to <b>ask for</b> <b><u>10,000 to 15,000 grant money</u></b> to help me off set Cost to do improvements.	
	\$ 53,525.00.

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Request For Proposals  
*"900 E. First Street"*  
City of Merrill, Wisconsin



City Administrator's Office  
Merrill, Wisconsin 54452  
(715) 536-5594

April 28, 2015

## Contents

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## Introduction -

*Background* - The City of Merrill, Wisconsin invites qualified individuals and businesses to submit a proposal to the City for purchase and redevelopment of a commercial property located at 900 E. First Street. The City of Merrill is initiating a revitalization program in its central business district which consists of actions to enhance the viability of Merrill's downtown, invigorating local businesses and livability of the community.

The City of Merrill's settlement commenced in 1843, five years before Wisconsin was established as a State. Originally called "Jenny Bull Falls", the city was a hub of social and economic activity through the timber boom years. Located at the crossroads of State Highways 51 and 64 it has a 2000 population 10,146 and an area population of 16,289. Merrill today is a full service community with a diverse economy.

*Purpose* - In an effort to revitalize its downtown area the City of Merrill acquired the 900 E. 1<sup>st</sup> St. property in 2014, from Lincoln County via a tax deed after condemning the building and demolishing it. This property is located on East First Street and is prominently located within the central business district; midway between the historic Lincoln County Court House (to the east) and the historic former Merrill City Hall (to the west).

This request for proposals is designed to provide introductory property and background information so that individuals and business owners can submit a requested proposal to acquire and improve the property located at 900 E. First Street.

## Property Overview -

### *Overview and Zoning -*

The 900 E. 1<sup>st</sup> Street property is an approximately 8,240 square foot parcel. The parcel is located in the center of Merrill's downtown and although vacant at the current time the property has been used as a Oldsmobile/Cadillac dealership, an appliance store, and cold storage building.

The City of Merrill is the County seat for Lincoln County and its downtown is primarily a service and retail center for all local (City and County) government headquarters and together with the Wausau MSA (population 125,834) forms the Wausau-Merrill Combined Statistical Area. The Area has a CSA population of 155,475.

The 900 E. 1<sup>st</sup> Street property is zoned within the "Business B" Zoning District. This zoning classification is the established center of distribution of goods and services in the City and is intended to be used principally by retail and service trades that encompass the downtown district. Permitted uses within the "B" zoning classification include a wide range of retail, commercial and service type businesses within this classification. There are several conditional land uses outlined within the zoning code. A copy of the zoning district description can be found on the City's website under Code of Ordinances; Part II – Land Development Regulations, Section 113.

Kitty-corner from the 900 E. 1<sup>st</sup> St. property is a renovated "City Center" one level office building. Across First St. is a BMO Harris bank; active retail and commercial businesses are west and south, with one quarter block public parking to the south. A small residential property directly east is available for sale by private owner and could be combined to make this a larger parcel for development.

PROPOSAL SUBMISSION –

Proposals submitted to the City of Merrill should be presented in concise form responding specifically and directly to renovation and reuse of the 900 E. First Street property.

All questions regarding the proposal shall be directed to: and three (3) copies of the proposal shall be submitted to:

David Johnson – City Administrator  
1004 East First Street  
Merrill, Wisconsin 54452  
Telephone: (715) 536-5594  
Fax: (715)539-2668/  
email: David.Johnson@ci.merrill.wi.us

City Contacts include:

- Kathy Unertl, Finance Director 715-536-5594
- Tom Hayden, City Attorney 715-536-3510

PROPOSAL COMPONENTS –

Prospective developer proposals should follow the suggested components as listed below:

1. Proposal Summary –

- a. Provide a brief description of the proposed uses for the property once acquired. Include proposed use(s) and anticipated user(s) if known. [Note: The City of Merrill is particularly interested in having the property brought into service with operating business(es) and not acquired for speculative or future use].

2. Project Summary Outline and Tentative Schedule –

Provide an outline of primary tasks necessary to bring the property into service. Design, permitting, financing, construction, occupancy of the property and any other tasks required to complete the proposed project.

Identify any phases in the development and include a timeline for the Scope of Work and list all anticipated conditions that might affect completion of the proposed project.

3. Development Organization –

Provide necessary details about the acquiring party whether individual, limited liability company LLC, partnership and a brief history or level of experience in operating a successful business and a statement which demonstrates that bidding/acquiring party has the financial capacity to perform. Also, provide any irregularities relative suspensions, defaults or bankruptcies and other matters which may have an effect or impact on this proposal.

Include contact information for the individual or company as well as contact information on project team: contact telephone number(s), cell phone numbers and email addresses which will be used in for communication while developing this project.

In the event more than one individual or company joins with another entity all of the above information is required for each participating party. The primary bidder will be the responsible party for all contracts, performances and guarantees.

4. Proposal Price Offer –

Each individual or party shall submit to the City of Merrill an offer to purchase listing a dollar amount and any other terms

and conditions as they may apply to acquiring the Property.  
The city's expectation is for cash at closing.

PRELIMINARY SCHEDULE

(All dates are for 2015)

May 08	RFP Available For Distribution
May 22	2:00PM CDT, PROPOSAL DUE DATE
June 02	Discussion and negotiation of project details
July 15	Estimated Closing Date

EVALUATION AND SELECTION CRITERIA -

Any award to be made for this project will be based upon the proposal with consideration for operational, technical, cost and business experience qualifications. The following items will be the primary considerations utilized to evaluate proposals and selection of the bidder or buyer:

1. Completion of all proposal component responses;
2. The extent to which the proposal fulfills city goals;
3. Developer's experience, history of successful building ownership and business experience;
4. Price offer and demonstration of financial ability. The City reserves the right to offer the property as an incentive for a project that the City deems to be in its best interest.

The developer's final price offer is not the sole basis for award. The City of Merrill reserves the right to discontinue this Request For Proposal process without notice for any reason. All dimensions, and any estimates, are presented to the best of the city knowledge and should be verified by those individuals submitting proposals. The City may reject any and all proposals; may waive formalities in the review of proposals and may select whichever proposal it deems to be in the best interest of the City of Merrill.

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Potential Wireless Network – Downtown Area

I received a budgetary proposal from CDW to extend our wireless network to the east side downtown area. This system will cover the East Main Street downtown area between Scott Street and North Center Avenue.

The total estimated cost for this project is \$24,981. An itemized list is as follows:

**Outdoor Wireless Access Points:** (wireless users connect their devices to these)  
\$3881 each. 4 needed. Total: \$15,524 If we wanted to do a smaller area, we could reduce the number of Outdoor Wireless Access Points.

**Point to Point Wireless:** (communication back to City Hall from Downtown area)  
\$1,642.42 each. 2 needed Total: \$3,285

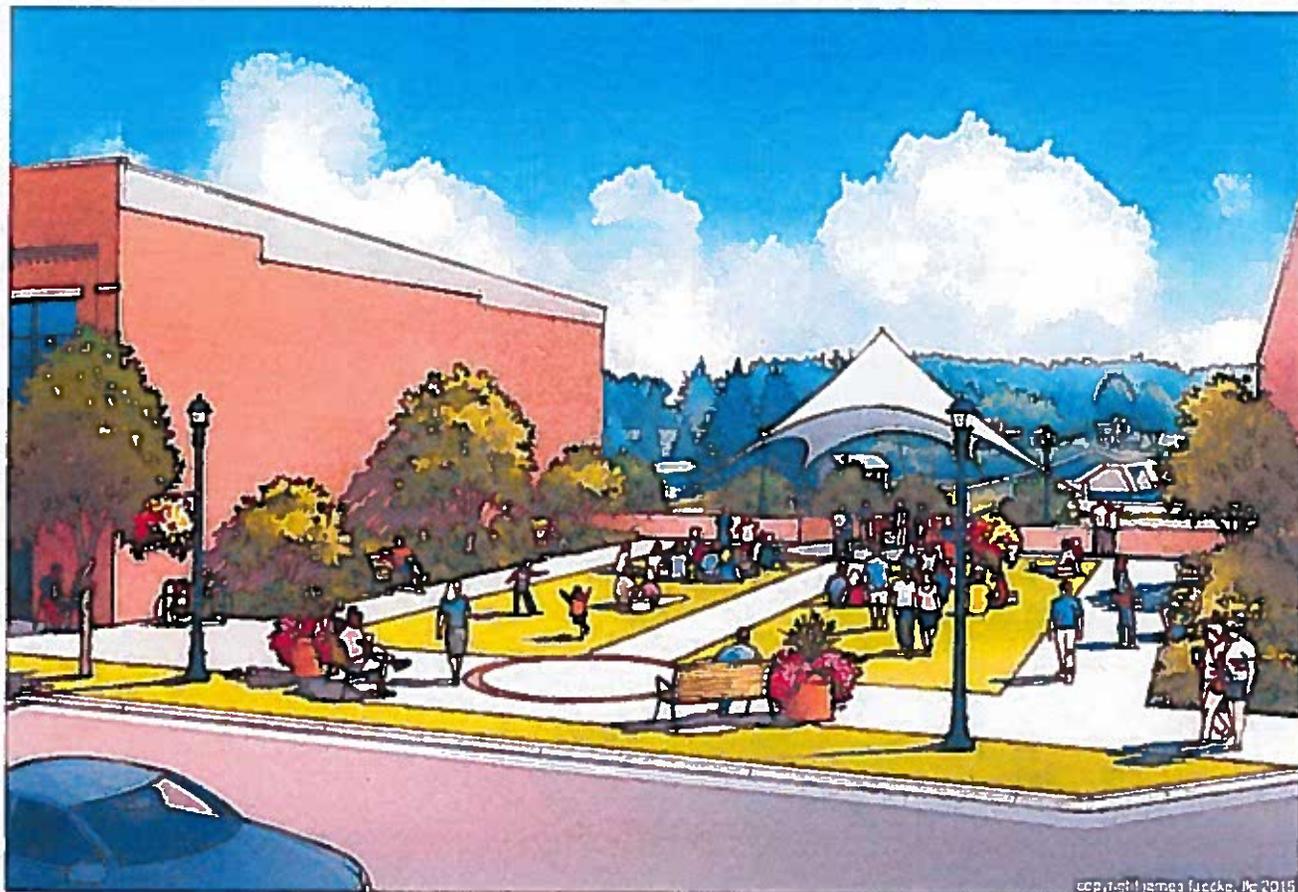
**Licensing:** \$3,452

**Engineering design/configuration:** \$2,720 Engineering services are estimated to be 16 hours (\$170/hour). This is probably on the high side as I can do some of the configuration myself.

Ronald Turner  
Information Technology Manager  
City of Merrill

# TRANSFORMATIVE SCALE RECOMMENDATIONS

- Downtown Pocket Park



**1501185**      Redevelopment Authority

**1501186**      The Authority recommends purchasing the property at 913 East Main Street for \$25,000 from Lincoln Community Bank (former Guy's Shop which is now vacant land)

Motion (Schwartzman/Peterson) to refer to the Redevelopment Authority. On roll call vote, motion failed 3-5. Voting Yes – Alderman Schwartzman, Alderwoman Peterson and Alderman Norton.

Motion (Sukow/Lokemoen) to not purchase the property at this time. Motion carried 7-1 on roll call vote. Voting No – Alderman Schwartzman.

Lincoln County Land Record

Report Generated:  
5/19/2015 at 12:13:25 PM



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

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

**(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
2015	COMMERCIAL	0.00	\$37,800.00	\$0.00	
	Totals for 2015	0.00	\$37,800.00	\$0.00	\$37,800.00
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
2014					Fair Mkt. Value	80,900.00
	General Net	2,477.15			Wood Fair Mkt. Value	0.00
	Lottery Credit	0.00				
	General Tax	2,477.15	2,477.15	0.00	Land	37,800.00
	Special	0.00	0.00	0.00	Use Assessment	0.00

## Unertl, Kathy

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**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)

913 E. Main St.

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, to 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](mailto:krust@lcbwi.com)

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From Wednesday, April 22<sup>nd</sup>, 2015 meeting attended by Merrill City Administrator David Johnson:

Here are the things that the Chamber downtown business group wants to see done first.

- 1) Angle parking on Main St. [Including block in front of Cosmo Theater/Public Parking Lot #4]
- 2) City purchase of former Guy's Shop and development of a "pocket park" with a water feature
- 3) Remove poles and overhead lines behind Main St. businesses.
- 4) Re-pave city public parking lot west of Trophy Bar, add some decorative green space and trees
- 5) Remove poles and overhead lines in alley between Main St. and 1<sup>st</sup> St.

**5/20/2015 Status Update – RDA Secretary Kathy Unertl:**

- Request to implement angle parking being considered at Board of Public Works meeting on Wednesday, May 27<sup>th</sup>, 2015
- Sealed bids for concrete and asphaltic paving due at 2 p.m. on June 2<sup>nd</sup>, 2015 --
  - Public Parking Lot #4
  - Scott Street (between East 1<sup>st</sup> Street and East Main Street)
  - Cleveland Street (between East 1<sup>st</sup> Street and East Main Street)

Potential award of contract tentatively scheduled for Tuesday, June 9<sup>th</sup>, 2015  
Common Council meeting