

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

Tuesday, July 7th, 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 Tony Kusserow

1. Call to order
2. Public Comment
3. Consider approval of meeting minutes from June 2nd, 2015
4. Update regarding delinquent tax properties and City Administrator meeting with Lincoln County representatives
5. Update on 500 Block of East 2nd Street and implications for residential properties
6. West side renewal planning meeting – Monday, July 13th at 6:00 p.m.
7. Follow-up on Downtown Vision Plan potential implementation including:
 - a. Update on former Guy's Shop vacant lot and engineering cost estimate for potential pocket park development
 - b. Discussion of additional potential implementation steps and budget requests
8. Status update on Idle Sites grant activities (Tax Increment District No. 9) – have signed contract with Wisconsin Economic Development Corp. (WEDC)
9. Next RDA meeting(s)
10. Adjournment

Agenda Prepared by RDA Secretary Kathy Unertl

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)

3

Tuesday, June 2nd, 2015 at 8:00 A.M.
City Hall Council Chambers

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

RDA Absent: None

Others: Alderpersons Dave Sukow and Chris Malm, 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, Clyde Nelson and Kurt Rust from Lincoln Community Bank, Dewey Pfister, Linda Berlin from Trophy Bar, Diane Goetsch from Kindhearted Home Care, LLC, and City Information Technology Manager Ron Turner

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

Public Comment: None.

Approval of meeting minutes from May 5th, 2015:

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

Consider potential RFP responses for sale and redevelopment of 900 E. 1st St. (TID No. 9):

City Administrator Dave Johnson reported that only one RFP response was received. That plan is from Diane Goetsch for construction of new Kindhearted Home Care, LLC building for social center, spa services, respite care, and offices for supportive home care services, with surrounding green space.

The purchase price offer is \$5,000 with various proposed contingencies. Diane Goetsch proposes closing on the lot on or before December 10th, 2015.

Karen Karow commented that she would like to see retail at the site and higher offer than \$5,000. Wally Smith questioned the viability of retail due to lack of parking. Ryan Schwartzman suggested that professional office could be fit for the site.

Jill Laufenberg asked Goetsch for information on her business. Goetsch reported that business serves both adults and kids – over 150 families. Preliminary concept is for two-story building with offices and adult day care on lower level and business or apartments on second floor. The business would bring people downtown.

Consider potential RFP responses for sale and redevelopment of 900 E. 1st St. (TID No. 9) - Continued:

Johnson highlighted the contingencies and City responses. Specifically, City would transfer title via quit claim deed and no environmental issues were identified. By realignment of East 1st Street west-bound traffic markings, there could be pick-up/drop-off in front of the proposed building. There would need to be an application for a new driveway access off of North Mill Street. The State of Wisconsin controls approvals for Adult Day Care Plans and requires that buildings have fire sprinkler system.

At this point, it is unknown if or how much of a potential financing gap might be. Goetsch may apply for loan funding through the Merrill Community Development Committee. Unertl cautioned that loan funding would be preferred since Tax Increment District No. 6 has already invested over \$50,000 for site acquisition, demolition, and site preparation work.

Motion (Schwartzman/Smith) to recommend sale of 900 East 1st Street for \$5,000 to facilitate development of new Kindhearted Home Care, LLC building. Carried.

Consider resolution authorizing a development agreement by and between the City of Merrill and Fick Bricks LLC (for Ballyhoo's at 124 N. Prospect St. – Tax Increment Distric No. 6):

The 2012 façade sketch by Stacy Ness from Kyes Studios was displayed along with picture of existing exterior appearance. City Administrator Johnson commented on the awning over the sidewalk. Bialecki and Unertl reported that this was a historical stage coach site and that improvements to the support posts were planned.

Mike Fick proposes to make improvements both to interior and façade at estimated \$53,525 total improvement cost. City staff are proposing TIF development incentive of up to \$10,000 upon completion of the improvements,

RDA Commissioner discussion on what previous TIF development incentives have been. Both Studio 808 and Clark Cup-n-Cone have been \$10,000 amounts. Finance Director Unertl conservative TIF tax increment projection comes close to covering the proposed TIF incentive.

Motion (Karow/Schwartzman) to a resolution authorizing a development agreement by and between the City of Merrill and Fick Bricks LLC. Carried.

Follow-up on Downtown Vision Plan potential implementation:

a. Consider potential implementation feasibility and costs for downtown wireless:

Unertl noted that City Hall Council Chambers currently have public Wi-Fi. City Administrator Johnson commented that parents sit outside McDonalds and the T.B. Scott Library so that families without internet service can access public Wi-Fi service.

Downtown wireless (Continued):

City IT Manager Ron Turner highlighted the proposal to extend coverage to the downtown area at cost of about \$25,000 using outdoor wireless access points and point-to-point communication connection back to City Hall. Use of Cable TV Franchise Fee revenue was discussed at the May 5th RDA meeting and Unertl concurs that use fits with that funding purpose.

Smith asked about interference with Wi-Fi in local businesses and hacking. Turner responded that there shouldn't be issue with interference. A warning screen could be added to existing guest network connection. Laufenberg wondered about any reports available on use. Kuesserow asked about potential parent control. Turner advised that City uses Websense for internet filtering and that it would be possible to block additional sites if user abuse. It is also possible to add software to provide report on use.

Smith also asked about any legal issues. Turner and Unertl reported that public Wi-Fi is almost expected in public buildings. When events are held at the Smith Center, there could be thirty to fifty user devices connecting. Turner added that in recent visit to City of Manitowoc, there were downtown signs that public Wi-Fi was available. Turner noted that City has successful outdoor connections at the wastewater treatment plant.

Laufenberg asked about proposed coverage area and whether it would reach River Bend Trail. Initial coverage area would be Center Avenue to Scott Street. An additional outdoor wireless access point could be installed if signal the does not reach the developing Rotary Park at the end of South Park Street at the Wisconsin River.

Motion (Schwartzman/Kostman) to proceed to implement wireless network to the downtown area with funding through the Cable Franchise Fee Revenue.
Carried. At the request of RDA Commissioners, feasibility for west side public Wi-Fi will be considered in future planning efforts.

b. Consider recommendation for purchase of former Guy's Shop vacant lot from Lincoln Community Bank for development of downtown pocket park:

With the Downtown Vision Plan and sketch of the pocket park concept, the Common Council, businesses, and community members can see how the property could be used as key downtown gathering area. Schwartzman reported that Scott Vogt is now supporting purchase of the site and development of the pocket park.

In response to RDA Commissioner questions, City Building Inspector Darin Pagel advised that Merrill Federal Savings & Loan would be completing façade work on the west side of their building. Then, the vacant lot would be graded and grass planted.

Smith asked about potential cost to develop the proposed pocket park. Mike Morrissey highlighted Downtown Plan estimate of about \$125,000; however, the cost is dependent upon features/amenities. Smith commented that some type of retaining wall might be needed. Johnson advised that terracing the site should be possible. Landscape architecture design and engineering services would assist in finalizing plans and providing probable construction estimates which could be included in the 2016 TID No. 6 budget request.

Purchase of former Guy's Shop vacant lot from Lincoln Community Bank for development of downtown pocket park (Continued):

Motion (Kostman/Karow) to recommend City purchase of former Guy's Shop vacant lot for \$25,000 from Lincoln Community Bank for development of downtown pocket park. Carried.

Discussion of additional potential implementation steps:

On May 27th, 2015, the Board of Public Works recommended implementation of angle parking for three blocks of East Main Street from Court Street to Scott Street. Unertl noted that there are already ADA ramps at all sidewalk corners of the downtown area. ADA parking spots will be included with the angle parking as part of a recent accessibility litigation settlement.

Bids are being opened on the afternoon of June 2nd for paving replacement for Public Parking Lot #4 (west of Trophy Bar) and one-block sections of Scott Street and Cleveland Street (between East 1st Street and East Main Street). The potential award of construction contract will be on the June 9th Common Council agenda.

City representatives will follow-up with Wisconsin Public Service as to potential costs to bury overhead electric lines in the downtown area.

Status update on Idle Sites grant activities (Tax Increment District No. 9):

City of Merrill is still waiting for signed Idle Site grant agreement from Wisconsin Economic Development Corp. (WEDC).

Update on proposed meeting with Lincoln County Forestry Committee regarding delinquent tax properties:

City Administrator Johnson advised that he would be meeting with Lincoln County Clerk Chris Marlowe first. There was discussion of need to foreclose on tax delinquent – especially ones that are vacant - as soon as possible (i.e. when three years of delinquent taxes).

Next RDA meeting: Tuesday, July 7th at 8:00 a.m.

Adjournment: Motion (Schwartzman/Smith) to adjourn. Carried at 9:00 a.m.

Minutes prepared by RDA Secretary Kathy Unertl

New Development and Blight elimination

After taking possession of the residence at 410 Blaine St. from Wells Fargo Bank we offered it for sale by sealed bid. On 6/12/15 we opened the four bids received. The high bid was \$8,000. The bid results will be provided to the Personnel & Finance Committee with my recommendation to accept the high bid of \$8,000. This places the property on the tax rolls again and prevents a vacant lot in the neighborhood.

On June 15, Darin, Chief Savone, Mike Drury and I met with representatives of the Samuels Group who are working on the Sawmill Brewery at the old ranger Station. They went over the design plans with us as we walked through the building. What they envision for the building will make a nice addition to the Merrill business community. [TID No. 7]

On June 5th, Ken Maule and I met with Chris Marlowe and Dan Leydet to **discuss tax delinquent properties**. I let them know that the City would be interested in acquiring the following tax delinquent properties:

1102 Van Buren St. (vacant house with 2 garages that can most likely be saved)
– Vacant about six years

718-720 E. 2nd St. (Merrill Glass)

202 E. 1st St. (Owner occupied house)

501 E. 2nd St. (City has raze orders on the structure and a neighbor interested in the lot)

All of these properties are five to nine years tax delinquent. Rather than pay 5-9 years of delinquent taxes due to the County's past unwillingness to take properties I offered to pay three years of taxes (3 years is the point at which property can be taken for delinquent taxes). Chris said that the County would not accept this but Dan Leydet understood the long-term business case for getting properties back on the tax roll and said he would help make a case for the County Board to deal on these and future properties. I have asked the County Clerk to notify us of all properties that reach three years in tax delinquency to see if the City has an interest in them.



City of Merrill
Redevelopment Authority
Kathy Unertl, RDA Secretary
1004 East 1st Street • Merrill, Wisconsin • 54452
Phone: 715.536.5594 • Fax: 715.539.2668
e-mail: Kathy.Unertl@ci.merrill.wi.us

5

Date: July 1st, 2015

To: RDA Commissioners

From: Kathy Unertl, Finance Director/RDA Secretary *Kathy Unertl*

RE: **What is happening? - 500 East 2nd Street Block**

The block east of the new Merrill Fire Station is **undergoing major transformation**. This block highlights the impacts of the post-2008 economic collapse. Please see the following attachments.

Key points:

- Three homes will be demolished shortly after the July 4th weekend, One is a “zombie” property after uncompleted mortgage foreclosure and several years without anyone (except some squatters) living there.
- Total 1/1/2014 improved valuation of these three raze homes was \$85,600. However, all tax parcels are delinquent – so, no property taxes are being paid.

It might be possible to see some new garages built or the sites will remain vacant lots.

City will continue to incur costs for mowing and snow removal until these properties can be Sold/gifted to adjacent properties.

- After mortgage foreclosures, two other homes are being rehabilitated. For 2015 property taxes, there will be significantly lower assessments (i.e. reflecting purchase price by new owner).
- The two tax delinquent homes on Pier Street owned by an estate.
- **Roofs are the key to protecting homes.** During the past several years, most Community Development (CDBG) loan applications are being turned down due to lack of homeowner equity.

City staff is in discussion with Ehlers & Associates (TIF consultant) and Quarles & Brady (legal counsel) on potential new TIF-funded forgivable loan program for owner-occupied homes.



City of Merrill GIS

500 Block - E 2nd St



SCALE: 1" = 56'



DISCLAIMER: The City of Merrill Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Print Date: 6/29/2015

City of Merrill - Block East of Merrill Fire Station

Residential - Raze Orders				Year Starting Tax Delinquent	June Tax Payoff Amount	2014 Property Tax	2014 Mowing/ Snow	2014 Delinquent Utilities
501 East 2nd Street	Land \$9,000	Improved \$27,300	Total \$36,300	2010	\$5,631	\$930		
509 East 2nd Street	\$7,600	\$32,400	\$40,000	2012	\$6,990	\$1,032	\$636	\$259
108 Hendricks Street	\$9,600	Driveway \$9,600	\$9,600	2007	\$6,039	\$264	\$625	
104 Hendricks Street	\$7,200	\$25,900	\$33,100	2013	\$1,264	\$842		
	<u>\$33,400</u>	<u>\$85,600</u>	<u>\$119,000</u>		<u>\$19,925</u>	<u>\$3,069</u>	<u>\$1,262</u>	<u>\$259</u>
Total Delinquent 2014								\$4,589

Note: Lincoln County can foreclose on 509 East 2nd Street in August 2015. There will be additional 2015 delinquent property taxes and City Special Charges for delinquent utilities, mowing, and snow removal.

Residential - Delinquent Taxes				Year Starting Tax Delinquent	June Tax Payoff Amount	2014 Property Tax	2014 Mowing/ Snow	2014 Delinquent Utilities
107 Pier Street	Land \$9,300	Improved \$36,400	Total \$45,700	2012	\$4,505	\$1,189		\$234
109 Pier Street	\$9,300	\$70,400	\$79,700	2014	\$2,541	\$2,123		\$298
	<u>\$18,600</u>	<u>\$106,800</u>	<u>\$125,400</u>		<u>\$7,046</u>	<u>\$3,311</u>	<u>\$0</u>	<u>\$532</u>
Total Delinquent 2014								\$3,843

City of Merrill - Block East of Merrill Fire Station

Residential - Under Rehabilitation
Purchased after mortgage foreclosures

	Land	Improved	Total	
503 E. 2nd St.	\$9,300	\$47,700	\$57,000	
2015 Assessment	\$9,300	\$13,300	\$22,600	
Reduction	\$0	(\$34,400)	(\$34,400)	
105 Pier St.	\$9,300	\$50,600	\$59,900	
2015 Assessment	\$9,300	\$28,100	\$37,400	
Reduction	\$0	(\$22,500)	(\$22,500)	
Total Reduction	\$0	(\$56,900)	(\$56,900)	Projected Reduction in 2015 Taxes (\$1,563)

Note: The 1/1/2016 Improved Valuations should be at (or above) previous amounts.

Idle Sites Grant – East of North Center Avenue (TID No. 9)

8

Property acquired from Wisconsin Public Service Corp. – between Center Avenue bridge and South Park Street [Total of \$29,560 through River Bend Trail Foundation]

Please see Trailhead Charrette (May 27th, 2015) for overview of potential plans.

(b) Use the Idle Sites Grant and Matching Funds for Eligible Project Costs, incurred between the Award Date and December 31, 2017, as outlined in the following budget:

CODE	PROJECT ACTIVITIES	SOURCES OF FUNDING					TOTAL
		WEDC	TID 9	COMMUNITY FOUNDATION	FEDERAL Brownfield's	DOT/ DNR	
0120	Acquisition (Land & Building)	\$0	\$50,000	\$0	\$0	\$0	\$50,000
0232	Remediation	\$0	\$100,000	\$0	\$200,000	\$0	\$300,000
Site Improvements							
0190	Demolition	\$48,500	\$126,500	\$0	\$0	\$0	\$175,000
0415	Sewer/Water	\$35,000	\$0	\$0	\$0	\$0	\$35,000
0415	Parking	\$56,250	\$34,375	\$50,000	\$0	\$46,875	\$187,500
0415	Other – Trail	\$0	\$150,000	\$100,000	\$0	\$50,000	\$300,000
0430	Streets	\$277,500	\$66,250	\$0	\$0	\$0	\$343,750
	TOTALS	\$417,250	\$527,125	\$150,000	\$200,000	\$96,875	\$1,391,250
	Percentage	29.99%	37.89%	10.78%	14.38%	6.96%	100%

The amount incurred by the Recipient on each Eligible Project Cost may vary by up to ten percent (10%) of the amount delineated in the table above, provided that the total amount of the WEDC Idle Sites Grant will not exceed the amount awarded under this Agreement.

River District Development Foundation of Merrill

River Bend Trail, Trailhead Charrette

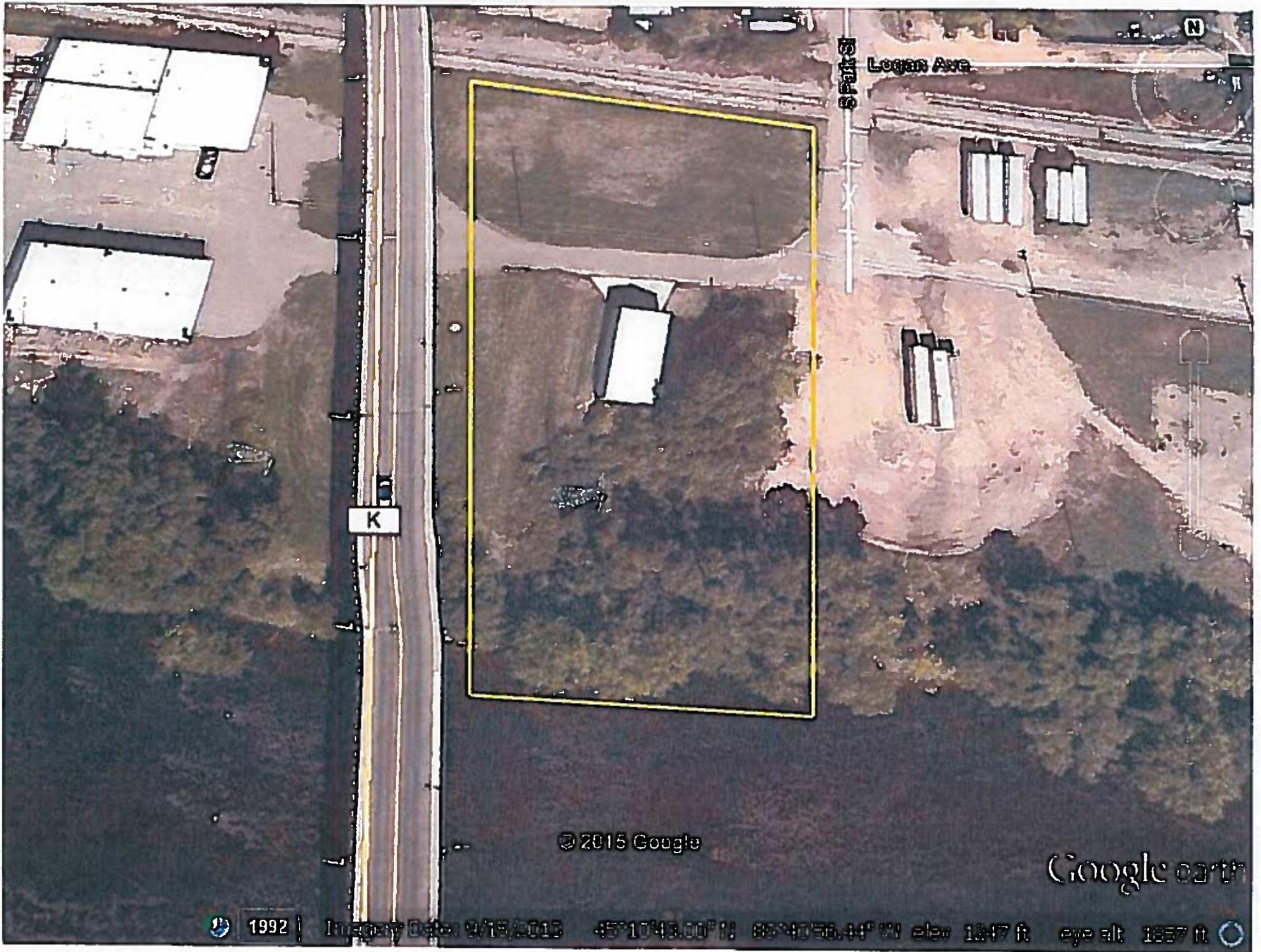
May 27, 2015

Introduction

The River Bend Trail project is progressing nicely. In four years, over half of the 2.5 mile stretch going from Park Street in Merrill's downtown area west to Council Grounds State Park is or will soon be completed (paved, 10' wide trail). Measures must soon be taken toward officially opening the trail and to developing amenities along it that will make for a more user friendly experience.

The River District Development Foundation (RDDF) of Merrill, the organization coordinating trail development, is beginning to engage stakeholders, including funders, in conversations about what the primary trailhead at the end of Park Street should look like. It recently acquired the area from the Wisconsin Public Service Commission. With the aim of developing a detailed trailhead park plan, 19 RDDF Board members, advisors, and trail stakeholders gathered the evening of May 27, 2015. Representatives of the Merrill Rotary Club, a major trailhead donor, were present. Another major donor, Agra Industries, was invited but could not attend. Information from the session will be used by Agra representatives to design and possibly construct a new building, or renovate an existing building on the property as a trailhead pavilion.

Using maps and photos of the area, including the aerial version of the entire site on the next page, and considering the questions and points contained in the section "Session Outline" below, those in attendance participated in a planning charrette following a tour of the site. The area the group was concentrating on is highlighted in orange. (The remaining photos are contained in Appendix A). Those in attendance also discussed what amenities should be included along the entire trail and where.



N

Logan Ave

6 Park St

K

© 2015 Google

Google earth

1992 | Imagery Date: 9/15/2013 | 45°17'43.00" N | 85°40'58.44" W | elev 1247 ft | eye alt 1857 ft

Plan details, including primary elements, are contained beginning on page 5 below. The following were identified as the most important and relatively easy to achieve priorities. It is expected that at least three of these can be accomplished in the summer and fall of 2015. They are in no particular order and all are dependent upon available funding and volunteers, taking into consideration that two primary donors have already stepped forward.

- ✓ **Design and renovate existing building or build new pavilion (Agra Industries to take lead with Rotary Club and trail stakeholders – create joint task force to accomplish this**
- ✓ **Landscape green space north of existing building. Begin with border trees (Trina Johnson to inquire at greenhouses).**
- ✓ **Acquire and install porta potties on site.**
- ✓ **Design and install signage including an overview map of the trail with mileage (Rotary Club to help with cost; Marketing Committee to take lead).**
- ✓ **Install at least one water fountain, either outdoor or indoor once the pavilion is completed (utility infrastructure appears already available in front of the building; Construction Committee to take lead).**
- ✓ **Continue to remind partners and others that this area, including existing surrounding buildings, is a gateway to economic development in the area.**

Following the session, the RDDF Board president also wanted to emphasize that in the short – term (1 to 2 years), the RDDF should also:

- ✓ **Complete negotiations for an easement on the SEMCO property (as stated in 2015 RDDF action plan)**
- ✓ **Establish three phase lighting plan (as stated in 2015 RDDF action plan)**
- ✓ **Develop on-trail gathering area by Weinbrenner (not mentioned in 2015 action plan)**
- ✓ **Create plan for east trail development in phases (after Clark Deitz study is complete; as mentioned in the 2015 action plan).**

Session Outline

The outline below was emailed to 55 stakeholders to encourage them to think prior to the meeting about what should be discussed.

Overarching question: What in your wildest dreams should this trailhead site look like? (And feel like?)

- What can be done cheaply and quickly? (Most bang for the buck immediately)***
- What can be done after the "low hanging fruit" is accomplished, say a year or two out? (This not only applies to the trailhead, but what simple amenities can be included on the trail to make it look even more attractive?)***
- What can be done five to 10 years out?***
- What can we agree on as a group?***

Please also consider:

- Access points (to trailhead area and from there to the trail itself)***
- Special site features***
- Any nearby residential, commercial, and industrial areas***
- Road intersections***



Primary Design Elements

The primary design elements the group focused on were:

- Trail and trailhead signage needs to be designed, completed and installed during the summer and fall of 2015.
- Coordinate site planning with the City of Merrill's intentions to develop a cul de sac at the end of Park Street with eight parking spots on the west side of the circle and low curb.
- Bathrooms need to be included, likely at first porta potties, somewhere north of the eight parking spots, just northeast of the pavilion building. (Goal is to include permanent bathrooms either in a similar area or perhaps in the pavilion).
- Water fountains (in or near pavilion).
- A welcome pavilion should be either built where the existing building currently stands or that building should be renovated. A railroad depot type theme should be utilized an open design. (Note: A few in the group wanted the ability to enclose the building during winter months). Those in attendance agreed that Agra Industries would take the lead on creating a suitable building design.
- A deck or similar outcropping should be included at the back of the pavilion inviting trail users to access the river behind.
- Benches should be included in the pavilion. Covered benches should be placed along the trail where people can take in scenery and rest.
- Bike station with racks, compressors, hand pumps.
- Plant flowering trees in strategic locations throughout the entire trailhead site.
- Toddler/young child play area in green space to north of pavilion.
- A scenic overlook should be included on the upper level of the pavilion.
- Lighting in area and along trail. (Develop three phase lighting plan).
- An ADA compliant side trail and fishing area should be included in the trees south of the proposed pavilion site.
- Klosks or similar display areas should be included in the pavilion. Trail maps, information about local businesses, and other similar materials should be included.
- There should be historical markers at the trailhead and along the trail (Merrill Historical Society is already doing the research).
- The green space north of the pavilion site should include trees along its borders, with those planted on the south border of the space set back to allow for parallel parking.
- Including bike repair areas and racks at the trailhead and perhaps other strategic places along the trail.
- Extend sidewalks on west side of Park Street (city will need to determine and plan)

Concept Design (insert drawing)

Specific Ideas

The large group was divided into three small groups to generate ideas. This was the first part of the process that led to the concept design depicted above.

- **Signage**
 - Creative; using natural woods
 - Businesses to sponsor; fundraisers needed

- **Replicate “the depot” or train theme for pavilion**
 - Flexible use for building
 - Rent for events (parties, even weddings; revenue source for trail expansion and maintenance)
 - Include “kitchen like” kitchenette
 - Farmers market may be able to use the pavilion
 - Dances may take place at the pavilion

- **Themed playground area (history; river logging; train theme; toddler park)**

- **Stretching station with light and kiosk**

- **History inside the building and along the trail (river, logging, Native American). Perhaps ask high school students to help with this.**

- Provide river access behind pavilion for fishing and scenic views. Brush out area. Deck on the back of the pavilion. ADA compliant fishing area.
- Lighting on pavilion building and on Park St. cul de sac area
- Include a second level in the building.
- Rotary Park area. Include greenery and flowers. Ornamental flowers. Plant native trees such as white pine.
- Fountain.
- Bike or logging sculpture.
- Brick fundraiser. Less mowing.
- Rotary Park sign.
- Possibilities
 - Host field trips
 - Pavilion building-compressors/hand pumps
- Necessities
 - Restrooms
 - Water fountain
 - Bike racks
 - Maps & advertisements for businesses
- Building (pavilion)
 - Curtains or canvas walls at least at the start to enclose the pavilion.
 - Farmer's market



- Community based facility; rent it out (graduation parties, weddings, etc.); start building from scratch/don't attempt to renovate existing building; include practical sliding doors; drop it down; design; rain/would it shelter?; include fireplace(s)
- Recreation
 - Biking
 - Walking
 - Running
- Trail features
 - Historical features
 - Nature; mostly invasive species in area. Control invasives.
 - Rent out garden space (there could be a water issue; may need fences to keep deer out).
 - Benches placed in strategic locations. Some should be covered and overlooking the river.
 - Strategic lighting on trail
 - Some trees may need to be cut down to provide better opportunities for scenery to be exhibited, etc.
 - Develop more pocket parks along the trail
 - Piling in river could be a danger
 - When water is raised, caution signs might be appropriate. Signs could be placed on benches.

3-5 Year "Wish List"

Also as part of the process, group members were asked to develop ideas for the trailhead site, its surrounding area, and the trail in general. The following list was generated.

- Farmers market; move to area or in the pavilion, with additional parking site under the Center Avenue Bridge (long-term).
- Bury the power lines particularly near the trailhead (long-term).
- Rotary Park pavers; for future donations
- Full trail lighting
- Additional pocket parks along the entire trail

- Community garden area (section of green space north of pavilion)
- ADA compliant canoe/kayak portage and fishing pier at end of Kyes Street
- Developing trail east of trailhead to Walmart
- Cultivate long-term revenue streams (for east trail development and maintenance)

Conclusion

This report provides a framework for trailhead development. As has been the case with the trail itself, the Board, its advisors, and volunteers will have to be flexible enough to take advantage of opportunities that arise. Some long-term "wants" mentioned in this report could be completed within the next year or two provided that funding is acquired and other circumstances, such as volunteer support, fall into place. It will be primarily the RDDF Board's job to cultivate and find the means to take advantage of the opportunities that are presented.

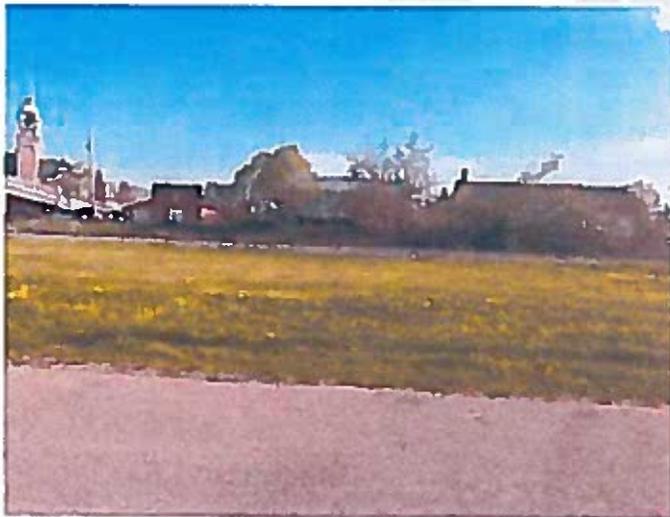
Appendix A (Trailhead site Photographs)



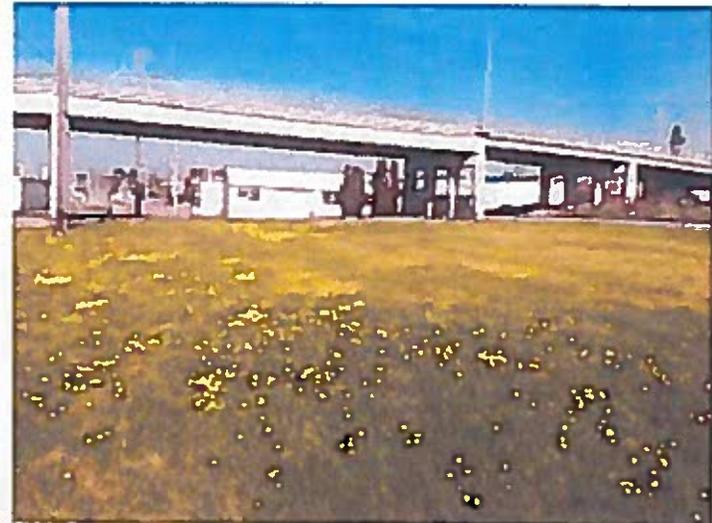
Trailhead area west of proposed pavilion



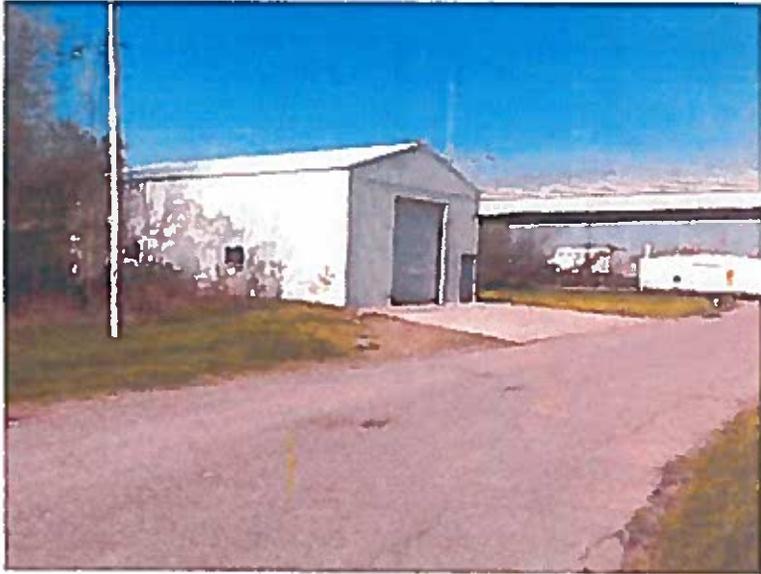
**Trailhead area north and east of proposed pavilion
(have entire field up to track right of way)**



**Field north of proposed pavilion looking north
toward B&D Auto**



**Field north of proposed pavilion looking west toward
Center Avenue Bridge**



Proposed pavilion building and just east



East of proposed pavilion; dirt area is portion of proposed Park St. cul de sac with parking (city)



Southeast of proposed pavilion; eastern edge of trail



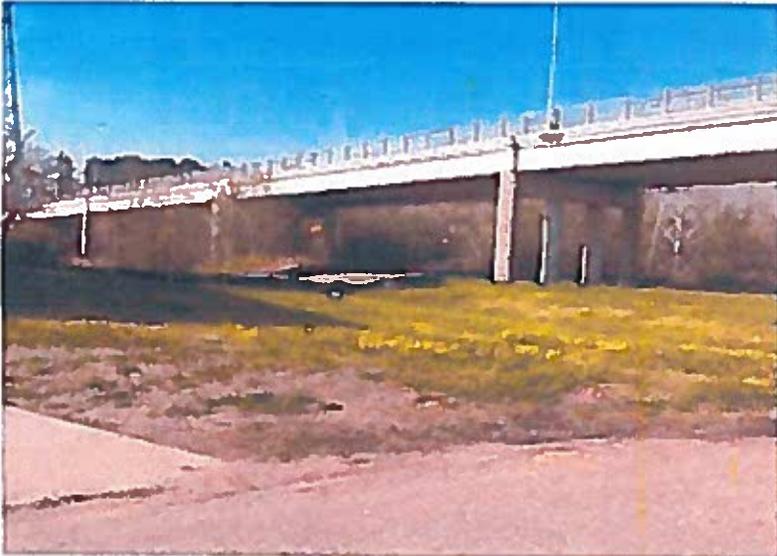
Proposed Park St. cul de sac; more full view



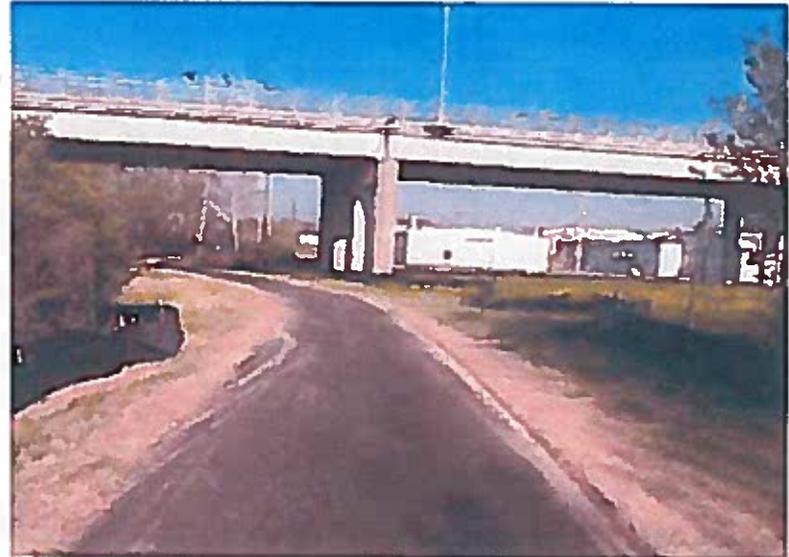
West side of proposed pavilion building



Field west of proposed pavilion



Field west of proposed pavilion



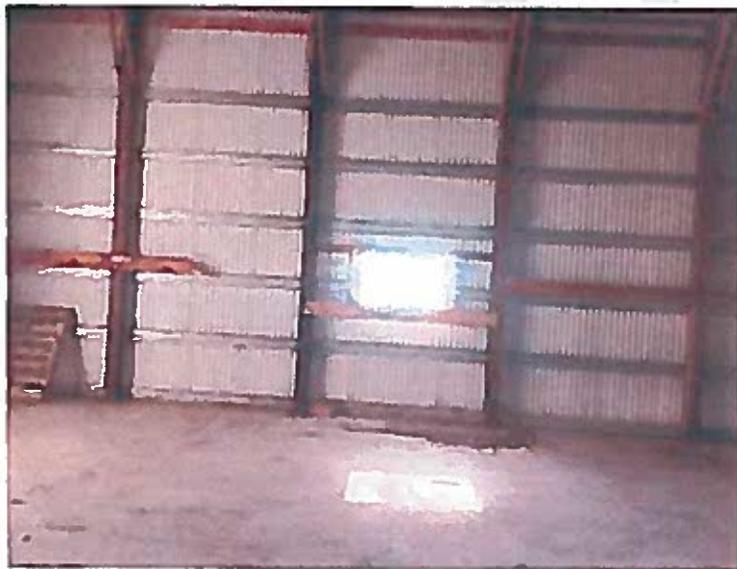
Trail behind building going west



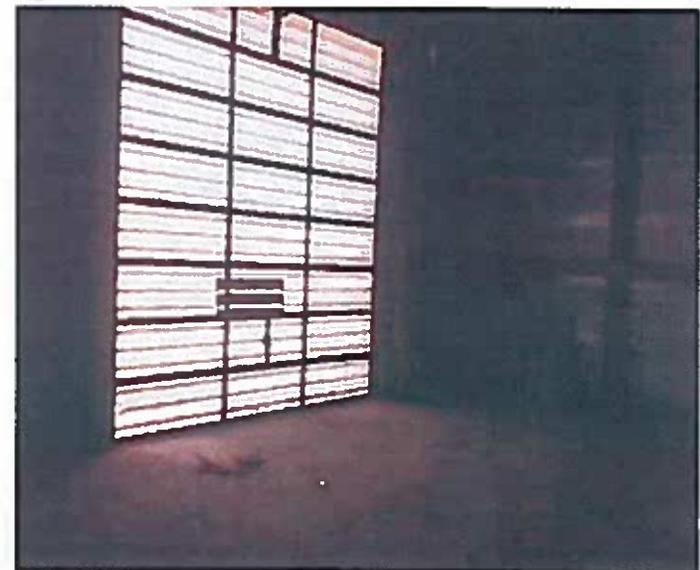
Proposed pavilion building; wood frame ceiling



Proposed pavilion building; south end and storage area; concrete floor in good shape



Proposed pavilion building; inside east wall



Proposed pavilion building; inside north wall with garage door