CITY OF MERRILL
Redevelopment Authority (RDA)

Tuesday, November 3rd, 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 October 6th, 2015
4. Continued discussion of implementation strategies for Westside Renewal Plan and Downtown Vision Plan
5. Status update and discussion on Idle Sites grant activities (Tax Increment District No. 9)
6. Update and discussion of 201 S. Prospect St. environmental remediation and redevelopment plans (Tax Increment District No. 8)
7. Next RDA meeting
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. Potential TIF development incentives for new rental housing development (Would require amendment to TID No. 8 boundary and project plan)
9. 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:* _____

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City of Merrill
Redevelopment Authority (RDA)

Tuesday, October 6th, 2015 at 8:00 A.M.
City Hall Council Chambers

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

RDA Absent: None

Others: Alderperson Dave Sukow, City Administrator Dave Johnson, Finance Director Kathy Unertl, City Building Inspector Darin Pagel, Ken Maule from Lincoln County Economic Development Corp., and Mike Morrissey from Redevelopment Resources

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

Public Comment: None.

Consider approval of meeting minutes from September 2nd and September 16th:

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

Continued discussion of Westside Renewal Plan and potential implementation priorities:

Unertl highlighted the list of activities and status. Morrissey will be following up with Nelson Powerhouse. Unertl emphasized that the many of the same conditions identified at a September 8th, 1997 Plan Commission meeting continue.

The Common Council on September 22nd authorized potential City/RDA acquisition of the former Hurd Windows and Doors dip tank in order to obtain Wisconsin Ready for Reuse Grant funding. Johnson updated that it is possible that this property transfer might not occur depending upon options that Merrill Area Development Corp. (MADC) is reviewing.

Continued discussion of Downtown Vision Plan and potential implementation priorities:

A list of potential projects and status were reviewed. The importance of housing development on the former Lincoln House site was discussed, as well as potential developers to follow-up with. Public Wi-Fi should be operational by end of October. Schwartzman commented that winter snowplow season will determine the viability of continued angle parking.

Merrill Federal Savings and Loan has agreed to allow use of their vacant lot for an expanded "pocket park" (i.e. downtown event and gathering area) in return for City mowing.

Status update and discussion on Idle Sites grant activities (TID No. 9):

Johnson reported that Page Milk is the single-most "blighted" structure in Merrill. There are Federal Tax Liens against the property; however, it has only one year of delinquent property taxes. So, City's ability to obtain title is limited at this point. The Idle Sites grant award is through December 31st, 2017.

Review and discussion of proposed 2016 Tax Increment District (TID) budget requests:

Unertl highlighted the proposed 2016 TID budgets. In TID No. 3, Unertl will add the proposed $250,000 for Merrill Festival Grounds infrastructure and potential $10,000 for Westside business workshop and consulting in TID No. 8 that was recommended in the West Side Renewal Plan. Proposed TID infrastructure projects were noted in each of the Tax Increment Districts.

RDA Commissioner consensus that proposed "pocket park" in TID No. 6 was the higher priority than potentially moving to underground utilities on the Wisconsin River side of the downtown business district.

Next RDA meeting: Tuesday, November 3rd at 8:00 a.m.

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 TIF development incentives for new rental housing development (Would require amendment to TID No. 8 boundary and project plan) and Potential property acquisitions to facilitate redevelopment opportunities in Redevelopment Area No. 3 (TIDs No. 7 and No. 10)

Motion (Schwartzman/Smith) to move to closed session. Motion carried 7-0 on roll call vote at 8:55 a.m.

There was discussion on above issues and options.

Adjournment: Motion (Schwartzman/Smith) to adjourn at 9:45 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl