

CITY OF MERRILL
Redevelopment Authority (RDA)

Thursday, December 3rd, 2015 at 8:00 a.m.
Location – City Hall Basement Conference Room
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 November 3rd, 2015
4. Consider a resolution authorizing development agreement by and between the City of Merrill and Kindhearted Home Care, LLC (Tax Increment District No. 6)
5. Continued discussion of implementation strategies for Westside Renewal Plan and Downtown Vision Plan
6. Status update and discussion on Idle Sites grant activities (Tax Increment District No. 9)
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 proposed new rental housing development in TID No. 5 (Highway 107)
 - b. Update on potential new commercial development in TID No. 3 (East Side) and potential TIF development incentives
 - c. Continued discussion of potential property purchases in Redevelopment Area No. 3 to facilitate demolition of "blighted" structures and redevelopment
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: _____

City of Merrill
Redevelopment Authority (RDA)

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Tuesday, November 3rd, 2015 at 8:00 A.M.
City Hall Council Chambers

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

RDA Absent: Tony Kusserow

Others: City Administrator Dave Johnson, Finance Director Kathy Unertl, Ken Maule
from Lincoln County Economic Development Corp., Tonia Speener from
Clark-Dietz, and Kristen Fish 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 October 6th:

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

Continued discussion of Westside Renewal Plan and Downtown Vision Plan:

Johnson advised that trees have now been planted in the newly paved downtown parking lot. Council 2016 budget action limits potential \$10,000 for purchase of former Guy's Shop vacant lot. This purchase amount is being considered by the board for Lincoln Community Bank.

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

The former water tower on Anson-Gilkey property is now down. In the future, a new cell tower will be constructed by AT&T on the northeast corner of the fifteen acre site. Bialecki recommended proceeding with advertising the former Anson-Gilkey property for sale and noted that the site can be served by railroad.

Johnson is finalizing a Request for Proposal for environmental remediation and demolition of Page Milk building.

Update and discussion of 201 S. Prospect St. environmental remediation and redevelopment plans (Tax Increment District No. 8):

Johnson and Bialecki reported that Wisconsin DNR will be providing a liability letter related to the former dip tank site. City/RDA will be the applicant for a \$200,000 Wisconsin Ready for Reuse grant. Merrill Area Development Corp. (MADC) will provide the \$44,000 for the local match.

Next RDA meeting: Thursday, December 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 (that would require amendment to TID No. 8 boundary and project plan) and potential TID development incentives to facilitate development in TID No. 5.

Motion (Schwartzman/Laufenberg) to move to closed session. Motion carried 6-0 on roll call vote at 8:15 a.m.

There was discussion on above issues and options. RDA Commission consensus that TID No. 5 was preferred site for potential new rental housing development.

Adjournment: Motion (Schwartzman/Smith) to adjourn at 8:32 a.m. Carried.

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 KINDHEARTED HOME CARE LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 6 on May 12, 2009 and amended the district boundary and plan on September 22, 2015; and,

WHEREAS, Kindhearted Home Care, LLC is purchasing a vacant lot and constructing a new two-story commercial building located at 900 East 1st Street within TID No. 6: and,

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

WHEREAS, additional tax base will be generated, existing jobs retained, and important community service provided, and,

WHEREAS, Kindhearted Home Care LLC has negotiated the development agreement to provide an incentive payment not to exceed \$75,000 to facilitate new building construction.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 8th day of January, 2015, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Kindhearted Home Care LLC and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority

CITY OF MERRILL, WISCONSIN

Moved: _____

William R. Bialecki
Mayor

Passed: _____

William N. Heideman
City Clerk

City of Merrill – TIF Development Incentive Overview

TID No. 6 (Downtown)

Property Owner: Developer closing on purchase from the City of Merrill – on December 10th, 2015

Business Entity: Kindhearted Home Care, LLC (Diane Goetsch)

Location: 900 East 1st Street

Development: New two-story commercial building – about 4,500 sq. ft.
- owner investment of about \$500,000.

Entire building must have fire sprinkler system under State of Wisconsin building code requirements.

Jobs: Maintaining existing jobs (about 20 full and part-time) with likely future additional positions.

Infrastructure: N/A – None for City of Merrill.

Developer will need to connect to City water, sanitary sewer, and have stormwater drainage for site.

TID Development Incentives:

Developer: Total of \$75,000 pay as follows:
\$25,000 upon occupancy
\$25,000 in 2017
\$25,000 in 2018

TID Lifespan Tax Increment:

New tax increment projected at over \$250,000 - please see TIF spreadsheet.

City of Merrill - TID No. 6

**Projected Tax Increment for 900 E. 1st Street
Kindhearted Home Care, LLC (Diane Goetsch)**

Projected Tax Increment:

	Land Valuation	Improved Valuation	Total RE Valuation		
2015	\$19,900	\$9,500	\$29,400	Demo in 2015	
Future	\$19,900	\$475,000	\$494,900		Personal Property
New Tax Increment	\$0	\$465,500	\$465,500		\$10,000 Averaged

Projected Tax Increment:

Const. Year	Value Year	Revenue Year	TID Value Increment	Tax Rate	Projected Tax Increment
2016	2017	2018	\$475,500	28.13	\$13,376
2017	2018	2019	\$475,500	28.13	\$13,376
2018	2019	2020	\$475,500	28.13	\$13,376
2019	2020	2021	\$475,500	28.13	\$13,376
2020	2021	2022	\$475,500	28.13	\$13,376
2021	2022	2023	\$475,500	28.13	\$13,376
2022	2023	2024	\$475,500	28.13	\$13,376
2023	2024	2025	\$475,500	28.13	\$13,376
2024	2025	2026	\$475,500	28.13	\$13,376
2025	2026	2027	\$475,500	28.13	\$13,376
2026	2027	2028	\$475,500	28.13	\$13,376
2027	2028	2029	\$475,500	28.13	\$13,376
2028	2029	2030	\$475,500	28.13	\$13,376
2029	2030	2031	\$475,500	28.13	\$13,376
2030	2031	2032	\$475,500	28.13	\$13,376
2031	2032	2033	\$475,500	28.13	\$13,376
2032	2033	2034	\$475,500	28.13	\$13,376
2033	2034	2035	\$475,500	28.13	\$13,376
2034	2035	2036	\$475,500	28.13	\$13,376
					\$254,140 Total



Wisconsin Technology Council

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Inside Wis: What do millennials want? It's a question communities should answer
by Joy Sawatzki | Nov 20, 2015 | Featured, Inside Wisconsin, NEWSROOM | By Tom Still

BARABOO – Ian Abston, the energetic young co-founder of NEWaukee, began his presentation to Sauk County's economic development leaders by confronting head-on the question of how people view the millennial generation.

Words such as "lazy," "entitled," "spoiled" and even "useless" flashed across the screen as Abston talked about perceptions of his generation, roughly defined as people who came of age at the turn of the 21st century. Some call them Generation Y; others prefer Net Generation; and particularly harsh critics sometimes grumble about The Worst Generation.

No matter what they're called, the rest of us need to get over it: The millennials are America's workforce of the future... and not the distant future. By 2020, they will make nearly half of the U.S. workforce and by 2030, about three-quarters.

For a state such as Wisconsin, which skews slightly older than the U.S. average and which faces talent migration issues, the question of how to attract and retain millennials is crucial. It's why the Sauk County Economic Development organized "#nextgensaukcounty" to hear what communities outside Wisconsin's largest cities can do to keep the best and brightest home – and to lure other young people from beyond our borders.

Abston describes NEWaukee as a social architecture firm that "inspires a collision of all Milwaukee has to offer." That means a live-work-play collision that can range from educational events to volunteer activities to nightlife. While some of what motivates millennials in Milwaukee may not apply to smaller communities, much of it does translate – especially when it comes to generating a compelling sense of place.

In my own remarks to about 215 people who gathered in Baraboo for the #nextgen event, I listed my own (admittedly Baby Boomer) perceptions of what smaller communities should know about attracting and retaining young people. It aligned almost exactly with Abston's checklist and included:

- Remembering that young people are often motivated first by selecting *where* they want to live, then finding a job. Millennials value the elusive life-work balance.
- That balance is often defined by a diverse nightlife, creative activities and a sense of community that includes them, not just older generations.
- Because many millennials aren't married – yet – or tend to marry in their late 20s or early 30s, they are often renters. They want attractive, safe places to live that are centrally located, even if the downtown is relatively small.
- The outdoors is important to most millennials. Parks and proximity to green space and recreational areas are a strong draw.
- The right digital connections are a must. Communities without fast, reliable broadband connections might as well be located in Siberia. Young people won't move to places that lack broadband and they certainly won't start businesses there.
- Millennials want to live where there are other millennials, who often share similar values and social tolerances. They shy away from places they perceive aren't welcoming.

Wisconsin is not a state of big cities. Outside of Milwaukee and Madison, there are no "top 100" population centers. It is, however, a state of mid-sized cities, with 10 other cities boasting populations of 50,000 or more, 25 others at 20,000 or more, and 33 others at 12,000 or more.

Economic changes in the United States and abroad means very few of those cities are "one-company towns," as they might have been in the past. Today, to be vibrant, they need to pursue strategies for economic diversity, encourage new business starts, maintain the right infrastructure (which includes broadband), and build an educated workforce that includes internships, apprenticeships and other entry-level positions with a future. Getting students engaged in career choices in high school – before they are tempted to leave Wisconsin – is crucial.

Smaller and mid-sized communities in Wisconsin need not throw in the towel when it comes to attracting and retaining young workers. Those workers will come and stay if they feel connected, digitally and socially; if they can find or make their own opportunities; and if they are encouraged to participate in creating or fostering a sense of place.

According to the U.S. Census Bureau, this year was the year when millennials outpaced Baby Boomers as a percentage of the American population. They may not be better or worse than any past generation, but millennials have unique preferences that smart communities must recognize in order to prosper