

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

Tuesday, June 24th, 2014 at 8:00 a.m.

Location – City Hall Council Chambers 1004 East 1st Street

AGENDA

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

1. Call to order
2. 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 proposed redevelopment project in Tax Increment District No. 7 (North Center Ave. Area)

The RDA will reconvene in open session to take consider the following items:

3. Consider approval of meeting minutes from June 3rd, 2014
4. Status update on 2011 TIF Development Agreement with HWD Acquisitions, Inc./Seal Asset, LLC (Tax Increment District No. 8)
5. Consider recommendation on proposed development agreement by and between the City of Merrill, Wisconsin and Merrill Tool & Water Jet LLC for property located at 202 S. Thomas Street (Tax Increment District No. 8)
6. Consider agreements to facilitate sale and redevelopment of 413 & 419 West Main St. (Lifting demolition orders for former vocational school)
7. Review Redevelopment Area No. 3 Plan and Tax Increment District No. 7 Project Plan
8. Next RDA meeting
9. Public Comment
10. Adjournment

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

A quorum of the Merrill Common Council may attend this RDA meeting for information gathering purposes; however, there will be no Common Council action.

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, June 3rd, 2014 at 8:00 A.M.
City Hall Council Chambers**

RDA Present: Bill Bialecki, Ryan Schwartzman, Wally Smith,
Ralph Sturm, David Hayes, Jill Laufenberg, and Karen Karow

RDA Absent: None

Others: Alderpersons Chris Malm and Pete Lokemoen, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Susan Ryman from Lincoln County Economic Development Corp (LCEDC), Mike Morrissey from Morrissey Consulting, City Building Inspector/Zoning Administrator Darin Pagel, Community Development Program Administrator Shari Wicke, City Attorney Administrative Assistant Diane Wais, and Collin Lueck from FotoNews

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

Approval of meeting minutes from April 3rd, 2014:

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

Follow up from Joint Committee of Whole and RDA meeting of May 3rd regarding Merrill Area Development Corp. (MADC) development agreements and City acceptance of property from Development and Leasing Corp./River District Development Foundation:

Unertl highlighted the resolution of the two Merrill Area Development Corp. (MADC) development agreements through a net City payment of \$203,634.53. The City/RDA will continue to assist MADC and Merrill Renewal LLC with environmental activities at 201 South Prospect Street.

The City is finalizing the acquisition of Development & Leasing Corp. property, as well as dedication of 100' strip and additional treed area for future River Bend Trail. City Administrator Johnson advised that the City will issue demolition bid request. Funding for this demolition work is coming from Merrill Community Foundation and Church Mutual Insurance. The current D&L salvage contractor will have sixty (60) days to complete their work. Wisconsin DNR has issued environmental site closure letter.

Council Resolution No. 2365 adopted on May 13th, 2014 designates the RDA as responsible for redevelopment and sale of the property.

Follow-up from Joint Committee of Whole and RDA meeting of May 3rd regarding powers of a Redevelopment Authority (RDA):

Unertl highlighted a chart showing two different, but related processes for potential Tax Increment Financing (TIF) development incentives. City staff will be working with Ehlers & Associates on additional Redevelopment Area Plans which require six of eight alderpersons voting to adopt in order to implement.

If there is a Redevelopment Area Plan, such as is the case for TID No. 7/ Redevelopment Area No. 3 (North Center Avenue Area), the Redevelopment Authority can adopt a resolution authorizing a development agreement with TIF development incentives as long as funding available is the current year TID budget.

If there is no Redevelopment Area Plan, the Redevelopment Authority reviews and makes recommendations to the Common Council. Any development agreement with TIF development incentives goes to the Council for consideration. If TIF funding is in the current year TID budget, a Council majority vote is needed. Six of eight alderpersons need to support the resolution if current year TID budget needs to be amended.

There was extensive discussion and review of the chart, TIF development incentive review/approval processes, and the legal authority for the Redevelopment Authority.

Consider RDA Resolution 2014-01: Authorizing development agreement by and between the City of Merrill, Wisconsin and Pine Ridge Restaurant, LLC for property located at 1302 North Center Avenue (Tax Increment District No. 7/Redevelopment Area No. 3):

Schwartzman advised that he no longer owns the former Champs Restaurant site. Bialecki and Unertl emphasized that the development project began with discussion related to east side new restaurant location. Unertl advised that minimal TIF development incentive was initially discussed for remodeling at the 1302 North Center Avenue building. The project went from remodeling to total demolition and new construction at the end of March 2014.

Lokemoen advised that the public was asking why TIF development incentive is necessary. There was extensive discussion related to TIF incentives and process. Mayor Bialecki highlighted recent City of Wausau development incentives. Sturm commented on "TIF Land" signs in Village of Kronenwetter.

Unertl emphasized that the City's objective was to treat property owners/developers consistently throughout the City. Morrissey added that each development is reviewed on project by project basis. Unertl noted that key criteria for TIF development incentives are tax base and jobs.

The new building is about 3,400 square feet which is about 1,100 square feet larger than the former Champs building. It is likely that well over \$300,000 is being spent in this new construction. There will be employment for about thirty (30) individuals. Bialecki expressed hope that an additional new east side restaurant, with additional new jobs, would be considered in the future.

Consider RDA Resolution 2014-01: Authorizing development agreement with Pine Ridge Restaurant, LLC (Continued):

The proposed TIF development incentive is \$10,000 after new building completion in 2014 and then an additional \$10,000 annually in 2016 and 2017 for total of \$30,000. Unertl advised that the proposed 2014 TIF incentive amount is available in the TID No. 7 budget. Further, there is Redevelopment Area Plan No. 3 that includes this site.

Motion (Schwartzman/Hayes) to adopt RDA Resolution 2014-01: Authorizing development agreement by and between the City of Merrill, Wisconsin and Pine Ridge Restaurant, LLC for property located at 1302 North Center Avenue (Tax Increment District No. 7/Redevelopment Area No. 3). Motion carried.

Consider recommendation on proposed development agreement by and between the City of Merrill, Wisconsin and Pine Dells Investments, LLC for property located at 2308 East Main Street (Tax Increment District No. 3):

Morrissey showed the proposed building façade drawing that was prepared by Stacy Ness from Kye Studios. The proposed building will be about 4,800 square feet. Morrissey emphasized that without the TIF development incentive, this redevelopment plan would not proceed. Final building and site plans will be developed after Common Council consideration of the proposed TIF incentive.

City Building Inspector Darin Pagel advised that no State approved building plans would be needed. Pagel also noted the potential for Plan Unit Development (PUD) if an additional building were constructed in the future.

The proposed TIF development incentive is \$10,000 after new building completion in 2014 and then an additional \$10,000 annually in 2016 through 2018 for total of \$40,000. Unertl advised that the proposed 2014 TIF incentive amount is available in the TID No. 3 budget.

Motion (Karow/Smith) to recommend the TIF development incentive and development agreement with Pine Dells Investments, LLC for property located at 2308 East Main Street (Tax Increment District No. 3) to the Common Council. Motion carried.

Status update on demolition timeframe for 419 West Main Street (C&D Excavating) and discussion of potential interest by another individual in building rehabilitation (Tax Increment District No. 8):

The City's September 24th, 2013 agreement with C&D Excavating was for demolition by June 1st, 2014 to facilitate redevelopment. City Administrator Johnson advised that there is an interested individual in rehabilitating the "blighted" building with potential investment of about \$1.7 million over a five-year period.

Status update on demolition timeframe for 419 West Main Street or potential building rehabilitation (Continued):

First phase for potential rehabilitation would be engineering structural analysis followed by roof replacement. Pagel emphasized need for rehabilitation from exterior to inside through window and door replacement and any brick tuck pointing. State approved building renovation plans would be required for the interior.

Unertl advised that the potential downside would be if rehabilitation effort failed. It might be necessary to use TIF \$ to demolish the structure.

Consideration of amendment to allow sale of the building by C&D Excavating would potentially allow for another demolition and redevelopment project in Tax Increment District No. 8. Since there is potential property acquisition negotiation underway, RDA Commissioners determined need to continue discussion and consideration in closed session.

Next RDA meeting: After discussion of July 4th holiday timeframe, next RDA meeting preliminarily scheduled for Tuesday, June 24th at 8:00 a.m.

Public Comment: None.

Closed Session:

Chair Bialecki read the following: 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 development incentives for proposed redevelopment projects in Tax Increment District No. 8 (West Side).

Motion (Schwartzman/Smith) to convene in closed session. Carried on roll call vote at 9:07 a.m.

During the closed session, there was discussion on potential property acquisition negotiations and TIF development incentives. No action taken.

Adjournment:

Motion (Schwartzman/Sturm) to adjourn the meeting at 9:20 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl



CITY OF MERRILL

Mayor Bill Bialecki

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1004 East First Street • Merrill, Wisconsin • 54452

Phone (715) 536-5594 • FAX (715) 539-2668

e-mail: Bill.Bialecki@ci.merrill.wi.us

June 6th, 2014

Scott Albers, Vice President of Administration
HWD Acquisitions, Inc./Seal Asset, LLC
575 South Whelen Avenue
Medford, Wisconsin 54451

RE: TIF Development Incentive – 2011 Loan Forgiven (Tax Increment District No. 8)

Dear Mr. Albers:

Thank you for your June 3rd, 2014 letter updating the City of Merrill on Superseal job creation status. Congratulations on your firm's success with Superseal operations and job creation here in Merrill.

Per the November 29, 2011 Development Agreement, the job creation obligation has been met. The \$200,000 loan is hereby forgiven (i.e. no repayment requirements).

We appreciate the commitment of HWD Acquisitions, Inc./Seal Asset, LLC to the Merrill community. We look forward to continuing our working partnership.

Sincerely,


Mayor Bill Bialecki

cc Merrill Redevelopment Authority (RDA)



June 3, 2014

Mayor Bill Bialecki
City of Merrill
1004 East First Street
Merrill, Wisconsin 54452

Dear Mayor:

We are pleased to notify you that HWD Acquisition, Inc./Seal Asset, LLC. has fulfilled the terms of the November 29, 2011 Development Agreement entered into with the City of Merrill by creating at least 75 new full time jobs prior to December 15, 2014.

At the time the agreement was entered into, Hurd had 21 full time positions at the Merrill location. Due to the growth in our Superseal operations, assisted by the Development Agreement, the number of positions at the Merrill location has now reached 97.

Under the terms of the agreement, having met the job creation obligation within the required timeframe, the \$200,000 TID Loan should now be considered a development incentive with no repayment requirements.

Please confirm receipt of this notification and send confirmation that the loan has been reclassified not requiring repayment.

As always, if you have questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Scott A. Albers".

Scott A. Albers
Vice President of Administration

Perfection

1109262S



RESOLUTION NO. 2212

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND HWD ACQUISITION, INC. D/B/A HURD WINDOWS AND DOORS (FOR SEAL ASSET, LLC D/B/A SUPERSEAL WINDOWS)

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 8 (West Side Area) on September 27, 2011; and,

WHEREAS, HWD Acquisition, LLC D/B/A Hurd Windows and Doors is implementing a new vinyl window manufacturing business (Seal Asset, LLC D/B/A Superseal Windows) on a property located within TID No. 8; and,

WHEREAS, between fifty to one hundred fifty new manufacturing jobs will be created through this redevelopment project; and,

WHEREAS, the City of Merrill finds that the proposed development 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 serve a public purpose in accordance with State law; and,

WHEREAS, the City and HWD Acquisition, LLC D/B/A Hurd Windows and Doors have negotiated the development agreement to provide an incentive payment to facilitate the manufacturing expansion and modernization;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 27th day of September 2011, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and HWD Acquisition, LLC and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority – September 13th, 2011

Moved: Alderman Schwartzman

Passed: September 27, 2011 7-0

CITY OF MERRILL, WISCONSIN



William R. Bialecki
Mayor



William N. Heideman
City Clerk

**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
AND
HWD ACQUISITION, INC. D/B/A HURD WINDOWS AND DOORS
(FOR SEAL ASSET, LLC D/B/A SUPERSEAL WINDOWS)**

THE DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of Nov. 29, 2011 by and between the City of Merrill, Wisconsin, (the "City") a political subdivision of the State of Wisconsin, and HWD Acquisition, Inc. D/B/A Hurd Windows and Doors (for Seal Asset, LLC D/B/A Superseal Windows) a Delaware Corporation, (the "Developer").

RECITALS

- A. The City desires to encourage economic development, the development of underutilized land, expand its tax base and create new jobs within the City.
- B. Wis. Stat. §66.1105 (the "Tax Increment Law") provides the authority and establishes procedures by which the City may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans and finance such development through the use of tax incremental financing.
- C. Wis. Stat. §66.1333 (the "Redevelopment Law") provides the authority and establishes the procedures by which the City acting through and by the Redevelopment Authority of the City of Merrill (the "RDA") may exercise powers necessary and convenient to carry out the purposes of the Redevelopment Law, cause redevelopment plans to be prepared, approve such plans, borrow money and issue bonds, implement provisions and effectuate the purposes of such plans and finance redevelopment through the Redevelopment Law.
- D. The Developer owns a development area described as:
- Part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NW $\frac{1}{4}$)
A/K/A Assessor's Plat No. 632 and 633, with exceptions.
- F. As an inducement to Developer to undertake the redevelopment in the Development Area, the City and the RDA intend to provide an incentive to Developer by making an incentive payment to the Developer for project costs incurred to assist in redevelopment of manufacturing space within the Development Area.

G. The City and RDA find such incentives to be necessary to encourage the redevelopment in the Development Area and for Developer to undertake the Development in such a manner as to accomplish the City goals.

H. The City finds that the development of the Development Area and the fulfillment generally of the terms and conditions of this Agreement are in the vital and best interest of the City, RDA and City residents by expanding the tax base, creating new jobs and causing the redevelopment of underutilized property thereby serving a public purpose in accordance with state and local law.

NOW THEREFORE, in consideration of the promises and mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

Section 1.01 Initial Undertaking of the City of Merrill

The City Has:

- a. Included the Development Area within TID #8, which was created September 27, 2011.

Following Execution of this Agreement, the City agrees that it shall cooperate with Developer to facilitate Developer's performance under this Agreement.

Section 1.02 Initial Undertakings of the Developer

- a. Raised equity and financing necessary for the redevelopment.
- b. As necessary, file permit applications with the City.
- c. Developer will commence with redevelopment by October 15, 2011 with initial new job creation by January 15, 2012.
- d. This development incentive is for financial assistance for a new vinyl window manufacturing operation. Approximately 50 to 150 full-time positions will result from this redevelopment project.

ARTICLE II

INCENTIVE PAYMENT TO DEVELOPER

The City shall pay a development incentive to Developer in the aggregate amount of Two Hundred Thousand Dollars, which initially will be a TID loan paid within thirty (30) days after execution of the development agreement.

Upon creation of seventy-five (75) new full time jobs at Superseal Windows no later than December 15, 2014, this TID loan will become a development incentive with no repayment requirements. If seventy-five (75) full time jobs are not created within that timeframe, the loan is payable in at 4% interest, amortized over a ten (10) year period.

City of Merrill - Projected Tax Increment for Hurd - Superseal

1815 & 1915 Water Street

Property Owner - HWD Acquisitions, Inc.

Real Estate*	2011	2012	2013			Increased
	<u>Valuation</u>	<u>Valuation</u>	<u>Valuation</u>			<u>Valuation</u>
Land	\$66,100	\$68,800	\$73,400		Land	\$7,300
Improved	\$1,445,500	\$1,457,200	\$1,554,600		Improved	\$109,100
Total	\$1,511,600	\$1,526,000	\$1,628,000		Total	\$116,400

*Manufacturing - WI Department of Revenue assesses property.

Projected RE Tax Increment \$116,400

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

Const. Year	Value Year	Revenue Year	Real Estate Increment	Tax Rate	Real Estate Tax Increment
2013	2014	2015	\$116,400	\$28.13	\$3,274
	2015	2016	\$116,400	\$28.13	\$3,274
	2016	2017	\$116,400	\$28.13	\$3,274
	2017	2018	\$116,400	\$28.13	\$3,274
	2018	2019	\$116,400	\$28.13	\$3,274
	2019	2020	\$116,400	\$28.13	\$3,274
	2020	2021	\$116,400	\$28.13	\$3,274
	2021	2022	\$116,400	\$28.13	\$3,274
	2022	2023	\$116,400	\$28.13	\$3,274
	2023	2024	\$116,400	\$28.13	\$3,274
	2024	2025	\$116,400	\$28.13	\$3,274
	2025	2026	\$116,400	\$28.13	\$3,274
	2026	2027	\$116,400	\$28.13	\$3,274
	2027	2028	\$116,400	\$28.13	\$3,274
	2028	2029	\$116,400	\$28.13	\$3,274
	2029	2030	\$116,400	\$28.13	\$3,274
	2030	2031	\$116,400	\$28.13	\$3,274
	2031	2032	\$116,400	\$28.13	\$3,274
	2032	2033	\$116,400	\$28.13	\$3,274
	2033	2034	\$116,400	\$28.13	\$3,274
	2034	2035	\$116,400	\$28.13	\$3,274
	2035	2036	\$116,400	\$28.13	\$3,274
	2036	2037	\$116,400	\$28.13	\$3,274
	2037	2038	\$116,400	\$28.13	\$3,274

Projected Tax Increment \$72,035
Real Estate

City of Merrill – TIF Development Incentive Overview

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TID No. 8 (West Side)

Property Owner: Merrill Tool & Waterjet LLC

Location: 202 South Thomas Street

Development: Installation of new fiber optic laser cutter, electrical and high pressure gas system improvements within the building, and materials handling infrastructure

Business Entity: Merrill Tool & Waterjet LLC (Lee Opshal)

Personal Property: Depends upon business growth – minimal projected

Jobs: Three (3) new jobs to current workforce of twenty-one (21) with additional potential future job creation

Investment: Over \$1,000,000 with installation of fiber optic laser, building infrastructure improvements, and tooling equipment

Public Infrastructure: N/A – none anticipated.

TID Development Incentive:

Staff recommendation:

Total of \$25,000 upon completion of installation

TID Lifespan Tax Increment:

Spreadsheet provided – projected at \$29,086
and likely to be higher than conservative estimates*

*Manufacturing property assessed by Wisconsin Department of Revenue

Request for TID funding from the City of Merrill

In 2013, Merrill Tool & Water Jet, LLC (MTW) has seen a significant increase in competition to the abrasive water jet cutting service. Interestingly, the competition is not from other water jet cutting shops but from companies in the Fox Valley who are using fiber optic lasers. MTW has determined that in order to remain competitive, the company needs to reinvest in new technology. MTW has investigated and indentified an opportunity to offer a competitive fiber optic laser cutting & forming services. MTW is in the processing of securing financing to obtain a fiber optic laser to compliment its abrasive water jet cutting services. The total reinvestment will be over \$1,000,000.00.

This expansion of production capabilities will fully utilize MTW's 55,000 square foot property at 202 S. Thomas Street located in one of the City of Merrill's TIF districts.

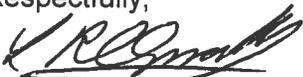
MTW has already increased its workforce by over 100% from 2011 to take advantage of the size at its new facility and to meet increased customer demand. In addition, MTW expects to hire at least 3 additional employees to support its new laser cutting service in 2014. As customer demand increases, the projected new employee number will double then triple as customer demand requires additional production shifts.

MTW hopes that by offering a laser cutting service using relative new technology it will benefit local businesses by reducing cutting costs. In addition, MTW hopes to acquire new customers and to significantly expand its customer base with this cost efficient service. As MTW grows, it will provide an additional economic benefit to the community through increased jobs, tax base, and manufacturing capability.

Given the continued growth of the business, the retention of its current workforce (21 employees) and the addition of seven (7) and potentially ten (10) new jobs over the next three (3) years, MTW respectfully requests the City Council considers a payment of \$25,000.00 in TID funds to assist in offsetting the new press brake tooling, and installing the electrical, high pressure gas system, and material handling infrastructure to support the new laser cutting department.

Thank you for your consideration of this request for assistance to help MTW continue its successful growth.

Respectfully,



Lee Opsahl

City of Merrill - Projected Tax Increment for Merrill Tool & Waterjet, LLC

202 South Water Street

<u>Real Estate*</u>	2011	2012	2013			Increased
	<u>Valuation</u>	<u>Valuation</u>	<u>Valuation</u>			<u>Valuation</u>
Land	\$39,600	\$39,300	\$41,900		Land	\$2,500
Improved	\$455,700	\$385,000	\$410,700		Improved	\$44,500
Total	\$495,300	\$424,300	\$452,600		Total	\$47,000

*Manufacturing - WI Department of Revenue assesses property.

Projected RE Tax Increment \$47,000

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

Const. Year	Value Year	Revenue Year	Real Estate Increment	Tax Rate	Real Estate Tax Increment
2014	2015	2016	\$47,000	\$28.13	\$1,322
	2016	2017	\$47,000	\$28.13	\$1,322
	2017	2018	\$47,000	\$28.13	\$1,322
	2018	2019	\$47,000	\$28.13	\$1,322
	2019	2020	\$47,000	\$28.13	\$1,322
	2020	2021	\$47,000	\$28.13	\$1,322
	2021	2022	\$47,000	\$28.13	\$1,322
	2022	2023	\$47,000	\$28.13	\$1,322
	2023	2024	\$47,000	\$28.13	\$1,322
	2024	2025	\$47,000	\$28.13	\$1,322
	2025	2026	\$47,000	\$28.13	\$1,322
	2026	2027	\$47,000	\$28.13	\$1,322
	2027	2028	\$47,000	\$28.13	\$1,322
	2028	2029	\$47,000	\$28.13	\$1,322
	2029	2030	\$47,000	\$28.13	\$1,322
	2030	2031	\$47,000	\$28.13	\$1,322
	2031	2032	\$47,000	\$28.13	\$1,322
	2032	2033	\$47,000	\$28.13	\$1,322
	2033	2034	\$47,000	\$28.13	\$1,322
	2034	2035	\$47,000	\$28.13	\$1,322
	2035	2036	\$47,000	\$28.13	\$1,322
	2036	2037	\$47,000	\$28.13	\$1,322
	2037	2038	\$47,000	\$28.13	\$1,322
Projected Tax Increment					\$29,086
					Real Estate

RESOLUTION NO.

A RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND MERRILL TOOL & WATERJET, LLC.

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

WHEREAS, Merrill Tool & Waterjet, LLC propose an addition to their equipment at 202 South Thomas Street which is located within TID No. 8; and

WHEREAS, at least three new full-time jobs with potential future job creation will result from this equipment expansion and installation; 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 serve a public purpose in accordance with State law; and,

WHEREAS, the City and Merrill Tool & Waterjet, LLC have negotiated the development agreement to provide an incentive payment to facilitate the equipment expansion.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this ____ day of _____, 2014, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Merrill Tool & Waterjet, LLC to facilitate the implementation thereof.

Recommended by: Redevelopment Authority

CITY OF MERRILL, WISCONSIN

Moved: _____

William R. Bialecki
Mayor

Passed: _____

William N. Heideman
City Clerk



merrill

Location. Nature. People.

Smart Move

CITY OF MERRILL

Redevelopment Authority (RDA)

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Kathy Unertl, RDA Secretary

1004 East First Street • Merrill, Wisconsin • 54452

Phone (715) 536-5594 • FAX (715) 539-2668

e-mail: Kathy.Unertl@ci.merrill.wi.us

Date: June 16th, 2014

To: RDA Commissioners

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

RE: 419 W. Main St. – Potential Redevelopment (Former vocational school)

There will be two agreements:

- Release of C&D Excavating, LLC from the 2013 agreement for demolition and future redevelopment of the site; and
- Agreement with Winds and Paradox, Inc. (Stephanie Springborn) for phased redevelopment plan. First year (2014*) would require the following:
 - New roof;
 - New windows and garage doors; and
 - Other exterior “blight” resolution.

*Note: Springborn has already obtained a structural engineering analysis report.

City staff objective is to have RDA review and approval of the redevelopment concept, pending finalization of the two agreements, so that this item can move forward to action at the July 8th Common Council meeting.