

CITY OF MERRILL
Redevelopment Authority (RDA)

Tuesday, June 3rd, 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. Consider approval of meeting minutes from April 3rd, 2014
3. 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
4. Follow-up from Joint Committee of Whole and RDA meeting of May 3rd regarding powers of a Redevelopment Authority (RDA)
5. Consider RDA Resolution 2014-____: 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)
6. 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)
7. Status update on demolition timeframe for 419 West Main Street (C&D Excavating)
8. Next RDA meeting
9. Public Comment
10. 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 redevelopment projects in Tax Increment District No. 8 (West Side)
11. Adjournment

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

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Date and time agenda was posted: _____ *Posted by:* _____

(2)

**City of Merrill
Redevelopment Authority (RDA)**

**Thursday, April 3rd, 2014 at 8:00 A.M.
City Hall Basement Conference Room**

RDA Present: Bill Bialecki, Ryan Schwartzman, Wally Smith,
Ralph Sturm, and Karen Karow

RDA Absent: David Hayes and Jill Laufenberg

Others: Finance Director Kathy Unertl, Susan Ryman from Lincoln County Economic Development Corp (LCEDC), Mike Morrissey from Morrissey Consulting, Kristen Fish and Mary Rajek from Redevelopment Resources, 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 March 4th, 2014:

Motion (Schwartzman/Sturm to approve the meeting minutes. Carried.

Review and discuss Lincoln House site redevelopment outline (Tax Increment District No. 6):

Mike Morrissey highlighted the proposed redevelopment prep phase, marketing plan, and selling the site. City/RDA priority is selling the site for private-sector redevelopment. Pagel noted that the City/RDA controls what happens on the site. The redevelopment needs to meet downtown commercial design criteria.

Consider proposal from AECOM for additional environmental investigation and groundwater monitoring – 806 N. Center Ave. former dry cleaner (Tax Increment District No. 7):

Unertl highlighted the two previous attempts to obtain site closure from Wisconsin Department of Natural Resources. In August 2011, new vapor intrusion investigation

Consider proposal from AECOM (Continued):

was required and has been satisfactorily completed. In August 2012, DNR advised that the extent of the down-gradient PCE contamination remained undefined.

The AECOM proposal includes additional groundwater monitoring wells, sampling/analysis, and another site closure request. Target is completion in spring/summer 2015. Project costs estimated at \$40,395.

Although the City/RDA is eligible for reimbursement from the Dry Cleaners Remediation Fund (DERF), it might take a while before the State of Wisconsin has adequate funding to provide reimbursement.

Motion (Schwartzman/Karow) to authorize the AECOM proposal. Carried.

Next RDA meeting: Tuesday, May 6th 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. 3 (East Side), No. 7 (N. Center Ave. Area) and No. 8 (West Side).

Motion (Schwartzman/Karow) to convene in closed session. Carried on roll call vote at 8:15 a.m.

During the closed session, there was discussion on potential TIF development incentives. City staff and contractors will continue negotiations with potential developers.

Reconvene Open Session:

Motion (Schwartzman/Sturm) to reconvene in open session. Carried at 8:45 a.m.

Consider TIF Development Incentive (TID No. 7 – N. Center Ave. Area):

Motion (Karow/Sturm) to recommend TIF development incentive total of \$30,000 for Pine Ridge Restaurant LLC for the former Champs Restaurant site in TID No. 7 (N. Center Ave. Area). Carried with Commissioner Ryan Schwartzman abstaining.

Adjournment:

Motion (Schwartzman/Smith to adjourn the meeting at 8:47 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Follow-up from Joint Committee of Whole and RDA meeting of May 3rd, 2014

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Issue #1 – Merrill Area Development Corp. (MADC) development agreements

Following is revised Common Council resolution and fiscal information. Net payout of \$203,634.53 by the City of Merrill to MADC will close out the two development agreements. The revised resolution is included on Special Common Council meeting agenda scheduled for Thursday, May 29th.

RDA will continue to assist as fiscal agent for \$120,000 Site Assessment Grant (SAG) from State of Wisconsin for the 201 South Prospect Street property. Support for additional Brownfield's grant applications might be requested by the property owner.

Issue #2– Development & Leasing Corp./River District Development Foundation

Merrill Common Council adopted Resolution No. 2365 on May 13th. Work continues on the transfer of property.

As noted in #3 – RDA has been designated as responsible for redevelopment and sale of the property.

{Enter agenda no.}

RESOLUTION NO. _____

A RESOLUTION SETTING FORTH AND AUTHORIZING LOAN REPAYMENT PROVISIONS PERTAINING TO THE "ZASTROW DEVELOPMENT" AND "201 SOUTH PROSPECT STREET" PROPERTY

WHEREAS, The City of Merrill ("City") is indebted to Merrill Area Development Corporation ("MADC") for \$315,000 for a development incentive, plus accrued interest, that facilitated land acquisition and infrastructure for the Zastrow The Beer Man Distribution facility, and;

WHEREAS, the City desires to pay off the balance of that indebtedness and satisfy all obligations stemming from the Development Agreement related thereto, and;

WHEREAS, MADC is indebted to the City in the amount of \$200,000, plus accrued interest, such indebtedness stemming from a Development Agreement related to the project at 201 South Prospect Street, and the City desires that such indebtedness be repaid to the City, making funds available for other projects in the City of Merrill;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 29th day of May, 2014, that the City of Merrill shall make a net payout to MADC in the amount of \$203,634.53.

Recommended by: Committee of the Whole

CITY OF MERRILL, WISCONSIN

Moved: _____

William R. Bialecki
Mayor

Passed: _____

William N. Heideman
City Clerk

Exhibit 1

For Discussion Only

City of Merrill, WI

Payment Calculation for \$200,000 Loan to MADC

Principal: 200,000.00
Interest Rate: 2.00%

Month	Days	Interest	Balance
January	31	339.73	339.73
February	28	306.85	646.58
March	31	339.73	986.30
April	30	328.77	1,315.07
May	31	339.73	1,654.79

Amount Required for Payoff as of 5/31/2014:

201,654.79

Exhibit 2

City of Merrill, WI

Payment Calculation for \$390,000 Development Incentive Owed by City to MADC

Principal: 390,000.00
Interest Rate: 4.00%

A	B	C	D	E	F = (D - E)	G = D * (4.00% / 365 * C)	H
Period Start	Period End	Days In Period	Beginning of Period Principal Outstanding	Principal Payment	End of Period Principal Outstanding	Interest Due This Period	Total Interest Due
5/15/2008 - 11/15/2011		1279	390,000.00	5,000.00	385,000.00	54,664.11	54,664.11
11/15/2011 - 8/24/2012		283	385,000.00	35,000.00	350,000.00	11,940.27	66,604.38
8/24/2012 - 8/29/2013		370	350,000.00	35,000.00	315,000.00	14,191.78	80,796.16
8/29/2013 - 5/31/2014		275	315,000.00	-	315,000.00	9,493.15	90,289.32

Amount Required for Payoff as of 5/31/2014 (F + H):

405,289.32

⟨ 201,654.79 ⟩

\$ 203,634.53

1405262 RESOLUTION NO. 2365**A RESOLUTION AUTHORIZING ACCEPTANCE OF PROPERTY FROM DEVELOPMENT AND LEASING CORPORATION**

WHEREAS, Development and Leasing Corporation (“D&L”) is the owner of a tract of land consisting of approximately 15 acres along the Wisconsin River bordered by Kyes Street, Cooper Street and Logan Avenue, and;

WHEREAS, D&L desires to donate said property to the River District Development Foundation, with the City of Merrill assuming ownership;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 13th day of May, 2014:

1. The City of Merrill accepts title, through the River District Development Foundation, to the D&L property.
2. An agreed upon portion of said property shall be designated for trail and public use, and the City shall facilitate rezoning the property for such use.
3. The remainder of the property shall be redeveloped and sold by the Redevelopment Authority of the City of Merrill (“RDA”). Proceeds from such sale shall be reserved for trail development and maintenance.
4. It is anticipated that \$12,000 per year revenue shall be realized from a cell tower located on the property. Until such time that the property is sold and returned to the tax rolls, revenue from any cell tower lease shall be divided equally between the City and the River District Development Foundation. Upon transfer of the property to a taxable third party, cell tower revenue will be dedicated, in its entirety, to trail maintenance.

Motion (Sukow/Burgener) to adopt. Carried.

City of Merrill - Common Council & Redevelopment Authority (RDA)

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Potential Tax Increment Financing (TIF) Development Incentives

After a decade in existence for the RDA, it is time to clarify and standardize processes being used related to potential TIF development incentives.

In follow-up to the May 3rd, 2014 Joint Committee of Whole and RDA meeting, Mayor Bill Bialecki, City Administrator Dave Johnson, City Attorney Tom Hayden, and Finance Director/RDA Secretary Kathy Unertl had a phone conference with attorney Bridgette DeToro from Quarles & Brady. The following chart shows why using two different processes for TIF development agreements.

There will be further discussion with Ehlers & Associates representatives on moving forward with additional Redevelopment Area Plans which would need adoption by six of eight alderpersons.

RDA - If Redevelopment Area Plan

RDA reviews staff/contractor information as to potential TIF Development Incentives

If NO Redevelopment Area Plan

RDA reviews staff/contractor information as to potential TIF Development Incentives
RDA Recommendation to Common Council

Budget Funding?
Is funding included in current year TID budget?

Note: TID budgets reviewed/approved by Common Council annually at the November Council meeting.

If RDA concurs and there is TIF budget funding

RDA Resolution authorizing TIF development agreement

No Merrill Common Council action is needed.

If Council concurs and there is TIF budget funding

Council Resolution authorizing TIF development agreement

If funding not in current year TID budget, would need TID budget amendment (with six of eight alderpersons).

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**CITY OF MERRILL REDEVELOPMENT AUTHORITY
RESOLUTION NO. 2014-_____**

**A RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF MERRILL, WISCONSIN AND
PINE RIDGE RESTAURANT, LLC**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 7 and Redevelopment Area No. 3 on August 11, 2009; and,

WHEREAS, Pine Ridge Restaurant, LLC is constructing a commercial development on property located within TID No. 7 and Redevelopment Area No. 3; and,

WHEREAS, the Redevelopment Authority on April 3rd, 2014 found 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 Pine Ridge Restaurant, LLC, have negotiated the development agreement to provide an incentive payment to facilitate the commercial development;

NOW THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF MERRILL, WISCONSIN this 3rd day of June, 2014, that the RDA President and RDA Secretary are authorized to sign the development agreement by and between the City of Merrill and Pine Ridge Restaurant, LLC, and to facilitate the implementation thereof.

Adopted and approved this 3rd day of June, 2014.

By: _____
William R. Bialecki, President

By: _____
Katherine G. Unertl, RDA Secretary

City of Merrill – TIF Development Incentive Overview

TID No. 7 (N. Center Ave. Area)

Property Owner:	Pending sale to Pine Ridge Restaurant LLC (Former Champs Restaurant)
Location:	1302 N. Center Ave.
Development:	Demolition of existing building and new additions of about 1,100 sq. ft.
Personal Property:	Restaurant equipment
Jobs:	Relocated from existing Pine Ridge Restaurant – 25 full-time and 5 part-time (with future workforce expansion anticipated)
Investment:	Land/building purchase and estimated \$300,000 for demolition and new construction
Infrastructure:	N/A – none anticipated.

TID Development Incentive:

Staff recommendation:

Total of \$30,000 with the following payment schedule:

Property/Building Owner	Upon completion (2014)	\$10,000
Property/Building Owner	Annually (2016-2017)	\$10,000 – two years

TID Lifespan Tax Increment:

Spreadsheet provided – projected at \$58,423
and likely to be higher than conservative estimates

City of Merrill - TID No. 7

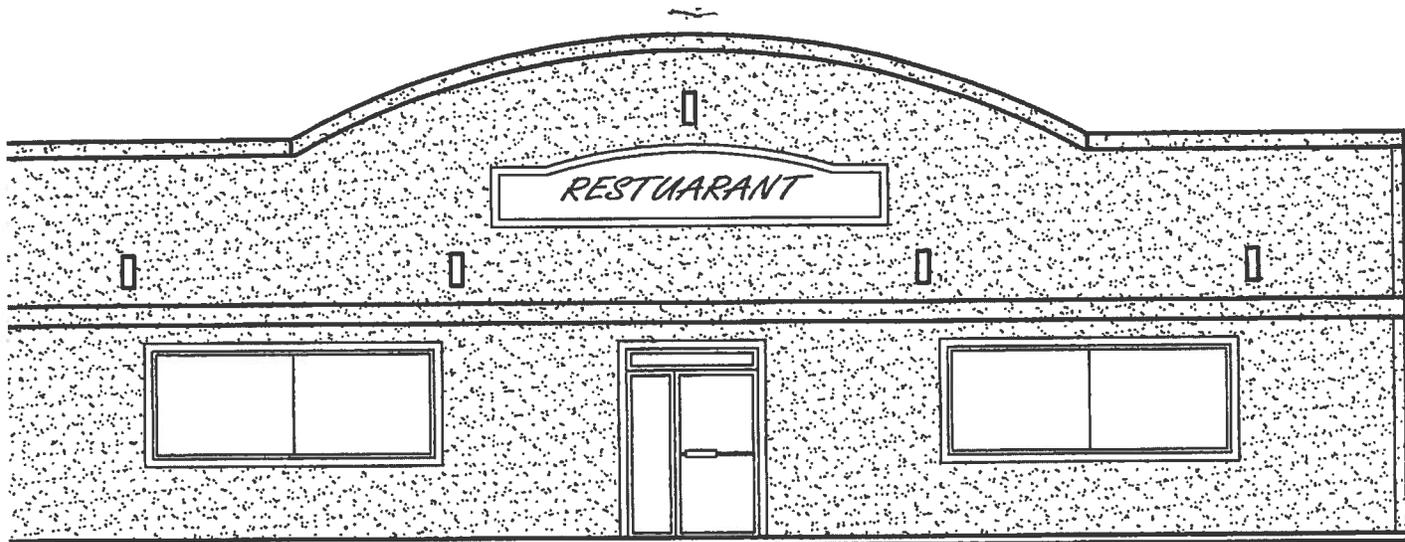
**Projected Tax Increment for 1302 N. Center Ave.
Former Champs Restaurant - Demolition and Expansion
(About 1,100 Sq. Ft.)**

Projected Assessment:

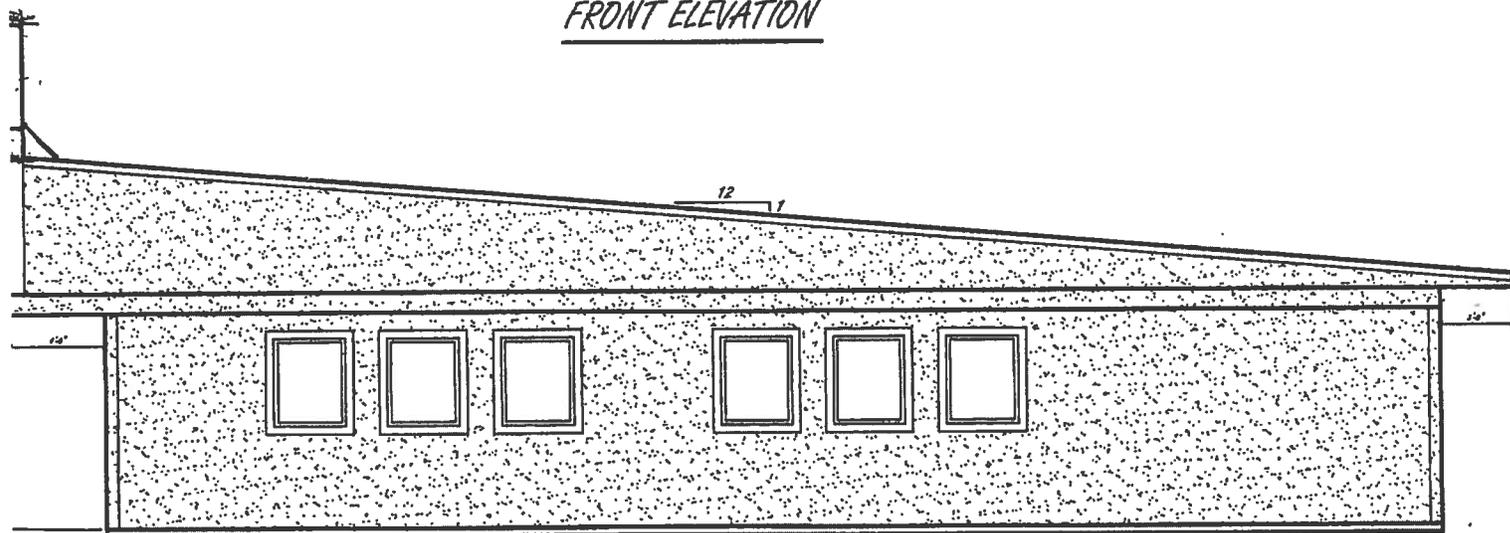
	Land Valuation	Improved Valuation	Total RE Valuation		
2013	\$52,800	\$71,600	\$124,400	2,300 Sq. Ft.	
2015	\$52,800	\$140,500	\$193,300	3,400 Sq. Ft.	
New Tax Increment	\$0	\$68,900	\$68,900		Personal Property Averaged - Lifespan \$30,000

Projected Tax Increment:

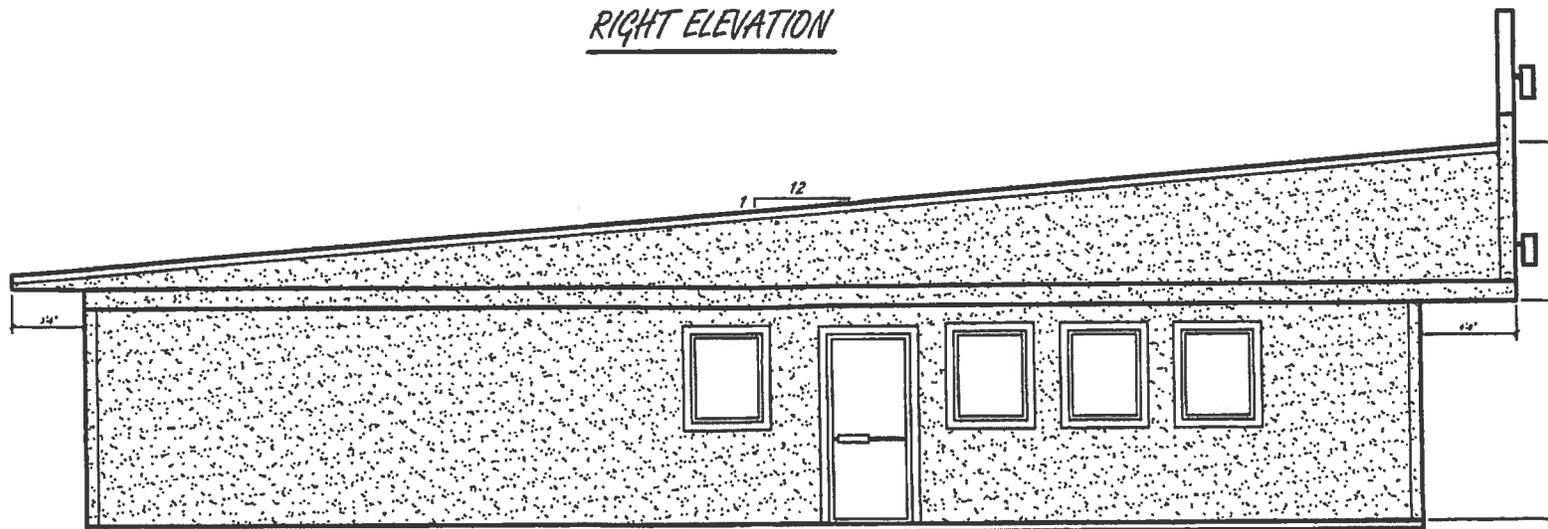
Const. Year	Value Year	Revenue Year	TID Value Increment	Tax Rate	Projected Tax Increment
2014	2015	2016	\$98,900	\$28.13	\$2,782
	2016	2017	\$98,900	\$28.13	\$2,782
	2017	2018	\$98,900	\$28.13	\$2,782
	2018	2019	\$98,900	\$28.13	\$2,782
	2019	2020	\$98,900	\$28.13	\$2,782
	2020	2021	\$98,900	\$28.13	\$2,782
	2021	2022	\$98,900	\$28.13	\$2,782
	2022	2023	\$98,900	\$28.13	\$2,782
	2023	2024	\$98,900	\$28.13	\$2,782
	2024	2025	\$98,900	\$28.13	\$2,782
	2025	2026	\$98,900	\$28.13	\$2,782
	2026	2027	\$98,900	\$28.13	\$2,782
	2027	2028	\$98,900	\$28.13	\$2,782
	2028	2029	\$98,900	\$28.13	\$2,782
	2029	2030	\$98,900	\$28.13	\$2,782
	2030	2031	\$98,900	\$28.13	\$2,782
	2031	2032	\$98,900	\$28.13	\$2,782
	2032	2033	\$98,900	\$28.13	\$2,782
	2033	2034	\$98,900	\$28.13	\$2,782
	2034	2035	\$98,900	\$28.13	\$2,782
	2035	2036	\$98,900	\$28.13	\$2,782
					\$58,423 Total



FRONT ELEVATION

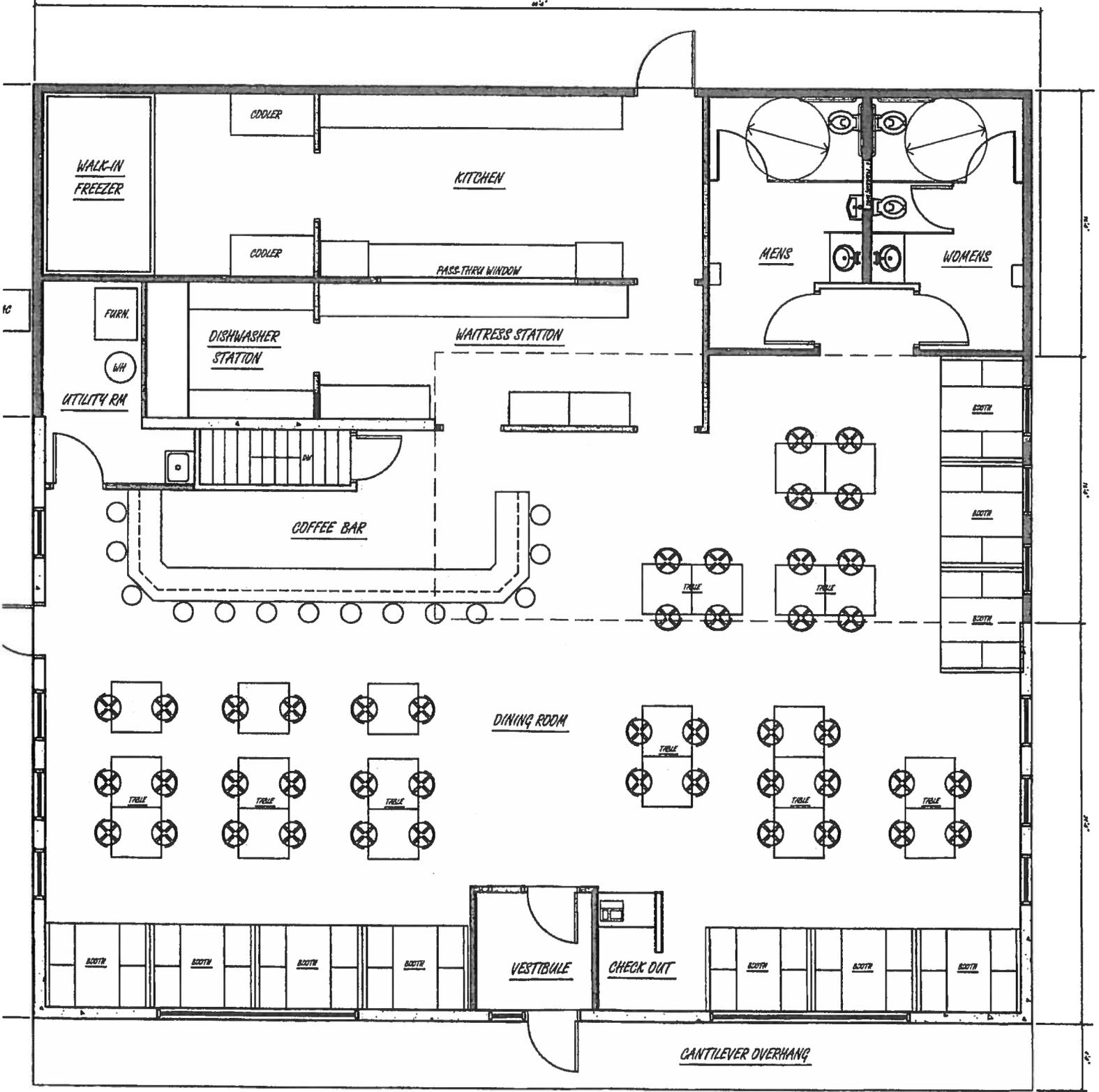


RIGHT ELEVATION



LEFT ELEVATION

PRELIMINARY PLAN - NOT FOR CONSTRUCTION



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DRAFT

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND PINE DELLS INVESTMENT, LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 3 on September 13, 2005 and amended the area July 11, 2006 and September 24, 2013; and

WHEREAS, Pine Dells Investment LLC is constructing a commercial development on property located at 2308 East Main Street within TID No. 3 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 Pine Dells Investment, LLC, have negotiated the development agreement to provide an incentive payment to facilitate the commercial development;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 10th day of June, 2014, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Pine Dells Investment, LLC, and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority – June 3rd, 2014

CITY OF MERRILL, WISCONSIN

William R. Bialecki
Mayor

Moved: _____

Passed: _____

William N. Heideman
City Clerk

City of Merrill – TIF Development Incentive Overview

TID No. 3 (East Side)

CONFIDENTIAL – DRAFT 03/06/2014

Property Owner: **Pine Dells Investments, LLC**

Location: 2308 E. Main St. (north across from Kwik Trip)

Development: Demo of existing small building and construction of new building – about 5,000 – 6,000 sq. ft.

Site adequate for both parking and additional comparably sized building

Business Entity: Potential relocation of existing service business and lease space for future new commercial business

Personal Property: Based upon existing business and future projection

Jobs: None from potential relocated service business
Could be potential new jobs if new commercial business

Investment: Existing vacant land plus \$300,000 for construction

Infrastructure: N/A – none anticipated.

TID Development Incentive:

Staff recommendation:

Total of \$40,000 with the following payment schedule:

Property/Building Owner	Upon completion (2014)	\$10,000
Property/Building Owner	Annually (2016-2018)	\$10,000 – three years

TID Lifespan Tax Increment:

Spreadsheet provided – projected at \$76,602
and likely to be higher than conservative estimates

City of Merrill - Projected Tax Increment for New Commercial Building									
About 5,000 to 6,000 sq. ft.						East Side - TID No. 3			
Replacing former white building/green house - 2308 E. Main Street									
Real Estate		Existing			Projected				
		<u>Valuation</u>			<u>Valuation</u>				
	Land	\$30,700				Land	\$32,500		
	Improved	\$34,200				Improved	\$300,000		
	Total	\$64,900				Total	\$332,500		
						Projected RE Tax Increment		\$267,600	
Personal Property:									
						Potential relocated business	\$2,500		
						Future new business - 2016	Estimated	\$5,000	
Projected Tax Increment (TID No. 3 - East Side)									
Const. Year	Value Year	Revenue Year	PP Value Increment	Total Value Increment	Tax Rate	Real Estate Tax Increment	PP Tax Increment	Projected Total Tax Increment	
			10% Dep.						
2014	2015	2016	\$2,500	\$270,100	\$28.13	\$7,528	\$70	\$7,598	
	2016	2017	\$2,250	\$269,850	\$28.13	\$7,528	\$63	\$7,591	
	2017	2018	\$7,025	\$274,625	\$28.13	\$7,528	\$198	\$7,725	
	2018	2019	\$6,323	\$273,923	\$28.13	\$7,528	\$178	\$7,705	
	2019	2020	\$5,690	\$273,290	\$28.13	\$7,528	\$160	\$7,688	
	2020	2021	\$5,121	\$272,721	\$28.13	\$7,528	\$144	\$7,672	
	2021	2022	\$4,750	\$272,350	\$28.13	\$7,528	\$134	\$7,661	
	2022	2023	\$4,500	\$272,100	\$28.13	\$7,528	\$127	\$7,654	
	2023	2024	\$4,500	\$272,100	\$28.13	\$7,528	\$127	\$7,654	
	2024	2025	\$4,500	\$272,100	\$28.13	\$7,528	\$127	\$7,654	
						Projected Tax Increment	\$75,276	\$1,327	\$76,602
						Real Estate	PP	Total	

C & D Excavating, LLC

Page No. 1 of 1

PO Box 842
W6976 Sunset Drive
Merrill, WI 54452
Cell (715) 218-0243

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PROPOSAL

PROPOSAL SUBMITTED TO		TODAY'S DATE	DATE OF PLANS/PAGE #S
Re-Development Authority of Merrill		08/26/2013	
PHONE NUMBER	FAX NUMBER	JOB NAME	
		Purchase of 413 & 419 W. Main Steet, Merrill	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION	
Merrill, WI 54452		Purchase of 413 & 419 W. Main Steet, Merrill	

We propose hereby to furnish material and labor necessary for the completion of:

Property Purchase

1. C&D Excavating argees to purchase 413 & 419 W. Main Street, Merrill WI for \$1.00 (One Dollar).
"As Is"
2. C&D Excavating will remove building and clear lot by June 1, 2014.
3. C&D Excavating must have a clear title, no tax liens or judgements on property.
4. RDA will be responsible for all closing costs.
5. Redevelopment for possibly restaurant or retail commercial business.

We propose hereby to furnish material and labor -- complete in accordance with above specifications for the sum of:
One Dollar and no/100 _____ dollars (\$ _____ 1.00)

Payment as follows: _____

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized Signature



Note: this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

1309268S2 RESOLUTION NO. 2343**A RESOLUTION DETERMINING PROPERTY TO BE BLIGHTED AND SUBMITTING PROPOSED ACQUISITION AND REDEVELOPMENT TO COMMON COUNCIL FOR APPROVAL – 413 & 419 WEST MAIN STREET**

WHEREAS, the property in the City of Merrill, Wisconsin (the "City") described in Exhibit A attached hereto (the "Property") has been proposed as the site for various public improvements and private development projects; and

WHEREAS, the Property has been determined by City staff to be a "blighted property" as defined in Section 66.1333 of the Wisconsin Statutes based on various reports previously prepared in connection with proposed redevelopment of the Property, including Redevelopment Authority meetings; Tax Increment District No. 8 Plan; and City Building Inspector Notices; and

WHEREAS, this body is advised by the staff of the City that the blight conditions described in the Report have continued; and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Property will protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, the Redevelopment Authority of the City of Merrill, Wisconsin (the "Authority") proposes to acquire and assist the private redevelopment of the Property and to carry out blight elimination and urban projects on the Property; and

WHEREAS, pursuant to Section 66.1333(5)(c)1g. and (5)(c)1r. of the Wisconsin Statutes, the Authority may acquire or assist the private redevelopment of blighted property without designating a redevelopment area boundary or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council; and

WHEREAS, on September 10th, 2013 the Authority held a duly-noticed public hearing to determine whether the Property is blighted, at which time all interested parties were given an opportunity to express their views respecting the determination of blight for the Property; and,

WHEREAS, the Authority has studied the facts and circumstances relating to the Property and the proposed redevelopment of the Property, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section

66.1333(2m)(bm) of the Wisconsin Statutes, (ii) the Report with respect to the existence of blight on the Property in the context of Section 66.1333 of the Wisconsin Statutes, (iii) the past and existing condition of, and the proposed uses of, the Property, (iv) the goals and objections of the proposed acquisition of the Property, and (v) visual inspections of the Property and surrounding areas by various members of the Authority and by various staff of and consultants to the City; and

WHEREAS, pursuant to the resolution of the Common Council of the City which created the Authority, it has all powers, duties and functions set out in Section 66.1333 of the Wisconsin Statutes and shall proceed under Sections 66.1105, 66.1301 to 66.1329, 66.1331, 66.1333 or 66.1337 of the Wisconsin Statutes, with respect to all projects relating to blight elimination, slum clearance, urban renewal and urban redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN, this 24th day of September, 2013, that:

1. The Property is determined to be a "blighted property" within the meaning of Section 66.1333(2m)(bm) of the Wisconsin Statutes.
2. The Authority is authorized to acquire and assist the private redevelopment of the Property for the purpose of carrying out blight elimination and urban renewal projects thereon as described in the preamble hereto.
3. The proposed redevelopment of the Property for the purpose of carrying out blight elimination and urban renewal projects shall be submitted to the Common Council for review and approval.

Motion (Hass/Peterson) to adopt. Carried 6-1 on roll call vote. Voting No – Alderwoman Caylor.

Note: Exhibit A referenced in the resolution is available for inspection in the Clerk/Treasurer office at City Hall.

1309185S2 Redevelopment Authority

1309186S2 The Authority recommends to authorize the sale of 413 & 419 West Main Street to C & D Excavating, LLC. for \$1.00 to facilitate demolition and future site redevelopment.

Motion (Schwartzman/Peterson) to adopt. Carried 7-0 on roll call vote.