CITY OF MERRILL
Redevelopment Authority (RDA)

Tuesday, June 3rd, 2014 at 8:00 a.m.
Location – City Hall Council Chambers 1004 East 1st Street

AMENDED - 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) **and discussion of potential interest by another individual in building rehabilitation (Tax Increment District No. 8)**

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. **The RDA may reconvene in open session to take action on closed session items**

12. 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:* _____

CITY OF MERRILL

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Date: May 29th, 2014

To: RDA Commissioners

From: Kathy Unertl, Finance Director/RDA Secretary

RE: 419 West Main Street – Discussion of Potential Building Rehabilitation

Besides the extremely harsh winter conditions which delayed many projects, another reason that the 419 West Main Street "blighted" building hasn't been demolished is an individual interested in potential rehabilitation. Key issues:

- Would need to be engineering structural analysis verifying that building salvageable.
- Roof replacement would need to be priority [which is what the previous owner was under code enforcement orders to do in 2013 prior to City/RDA acquisition].
- Would the windows and doors need to be replaced immediately, or possible to replace in the future? Also, appearance of east wall where former building was attached prior to being destroyed in fire?
- Would need RDA and Common Council authorization to amend the agreement with C&D Excavating to transfer title for $1.00 plus documented expenses such as asbestos abatement.
- Would need development agreement with the interested individual related to rehabilitation plans and timeframes. Also, should include provision to potentially deed title to City of Merrill/RDA if rehabilitation plans/timeframes not met.
- Potential downside?: If rehabilitation effort failed/incomplete, potential interest of anyone else to rehab? Or, need for TIF $ to demo the structure.

Note: There could be discussion of financial issues related to this potential rehabilitation and other strategic redevelopment opportunities under RDA agenda item #10 - closed session.