

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, June 17th, 2020 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Derek Woellner, Tony Kusserow, Steve Sabatke, Sheila Polak, Lori Anderson-Malm, and Val Mindak

Others: City Clerk Bill Heideman, Alderperson Rick Blake, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl (via phone), City Building Inspector/Zoning Administrator Darin Pagel, Ken Maule and Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC)

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

Consider approval of RDA meeting minutes from June 3rd, 2020:

Motion (Mindak/Kusserow) to approve the meeting minutes from June 3rd. Carried.

Public Comment: None

Next RDA meeting: Scheduled for Wednesday, July 8th at 8:00 a.m.

Closed Session:

Chair Nelson 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:

- a. Consider approval of closed session RDA meeting minutes from June 3rd, 2020
- b. Consider potential negotiation terms for cash development incentive(s) to facilitate manufacturing relocation into vacant building located in Tax Increment District (TID) No. 8

Motion (Sabatke/Kusserow) to move into closed session. Carried 7-0 on roll call vote at 8:02 a.m.

Motion (Polak/Mindak) to approve the closed session meeting minutes from June 3rd. Carried.

City Administrator Johnson reported on the potential property purchase from Merrill Area Development Corp. (MADC) and the TID cash development incentive requests from the current Merrill manufacturer. RDA Commissioner Sabatke asked about “but for” TID? Ken Maule from Lincoln County Economic Development Corp. emphasized other potential relocation opportunities and desire of the Merrill manufacture to consolidate two operations into larger manufacturing facility.

Closed Session (Continued):

There was extensive RDA Commissioner discussion regarding the importance of retaining jobs in City of Merrill, as well as improving the appearance of now vacant manufacturing building. Past TID cash development incentive forgivable loans for SuperSeal (now Sierra Pacific) and FreqMarq Innovations were highlighted.

RDA Commissioners provided negotiation direction to City staff regarding potential TID No. 8 cash development incentive(s).

Adjournment: (Mindak/Kusserow) to adjourn at 9:05 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

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RDA Commissioners provided negotiation direction to City staff as to potential maximum \$ amount regarding potential TID No. 8 cash development incentive(s).

Adjournment: (Mindak/Kusserow) to adjourn at 9:05 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Follow-up Note: This potential development ultimately did not proceed with purchase agreement with MADC.
