



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY APRIL 3, 2019

Regular Meeting

City Hall Council Chambers

8:00 AM

- I. Call to Order
- II. Minutes of previous meeting(s):
 - 1. Consider approval of RDA meeting minutes from March 5th
- III. Public Comment
- IV. Next RDA meeting
- V. 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:
 - 1. Consider approval of closed session RDA meeting minutes from March 5th
 - 2. Update/discussion on Nelson's Powerhouse development status - Lot 1 - 2500 E. Main St. (TID No. 3 - East Side area)
 - 3. Update/discussion on potential commercial business rehabilitation and expansion (TID No. 7 - N. Center Ave)
- VI. The RDA may reconvene in open session to consider action(s) on closed session development items
- VII. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, March 5th, 2019 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Tim Meehean, Derek Woellner, Clyde Nelson, Jill Laufenberg, and Tony Kusserow

Sheila Polak participating via phone, but not involved in motions

RDA Excused: Tim Haight

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, and Ken Maule and Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), and Laura Schulte (Wausau Daily Herald)

Call to Order: RDA Chairperson Meehean called the meeting to order at 8:00 a.m.

Consider approval of RDA meeting minutes from February 5th:

Motion (Laufenberg/Kusserow) to approve the meeting minutes from February 5th.
Carried.

Public Comment: None.

Consider resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and FreMarq Innovations, Inc. (1101 N Mill St. - TID No. 7):

There was RDA Commission discussion on the proposed TID loan to facilitate relocation FreMarq Innovations, Inc. manufacturing business from Wausau to the former mill. At least fifty full-time jobs would need to be maintained for two years for the TID incentive/forgivable loan to become a TID development grant (i.e. no repayment). There will be quarterly updates provided to the Redevelopment Authority (RDA) on full-time job numbers.

Motion (Meehean/Laufenberg) to recommend the resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and FreMarq Innovations, Inc. (1101 N Mill St. - TID No. 7). Carried.

Next RDA meeting: Wednesday, April 3rd at 8:00 a.m. due to the April 2nd Election

Attachment: 2019-03-05 RDA Minutes (4059 : Consider approval of RDA meeting minutes from March 5th)

Closed Session:

Chair Meehean 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:

- a. Consider approval of closed session RDA meeting minutes from February 5th
- b. Update/discussion on potential new restaurant developments (TID No. 3 and No. 4 – East Side area)
- c. Update/discussion on potential commercial business rehabilitation and expansion (TID No. 7 – N. Center Ave.)
- d. Update/discussion on potential commercial business relocation into vacant building (TID No. 9 – S. Center Ave.)

Motion (Kusserow/Nelson) to move into closed session. Carried 3-1 on roll call vote at 8:32 a.m. Due to work commitment, Laufenberg had to leave the meeting prior to the closed session.

- **Motion (Meehean/Kusserow) to approve the Closed Session meeting minutes from February 5th.** Carried.
- Bill Bialecki from LCEDC provided updates on potential new restaurant development options in TID No. 3 and No. 4. There will be continued discussions on potential site(s), developer(s), and operator(s). One potential restaurant has been deferred for two years.
- Ken Maule from LCEDC provided overview of potential acquisition, rehabilitation, and expansion of commercial site on North Center Ave. Additional information still needs to be provided by the developer before a potential TID development incentive can be considered.
- Johnson, Maule, and Bialecki provided information on potential commercial business considering a vacant facility on South Center Ave. There needs to be additional information as to potential request for TID assistance to facilitate business relocation.

Adjournment: Motion (Woellner/Nelson) to adjourn at 8:53 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl