

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, April 3rd, 2019 at 8:00 a.m.
City Hall Common Council Chambers

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

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney
Tom Hayden, Finance Director Kathy Unertl participated via phone,
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), Patrick Taylor from TSI
State LLC, Laura Schulte (Wausau Daily Herald), Eric Dayton, and
Danielle Faulkner

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

Consider approval of RDA meeting minutes from March 5th:

Motion (Nelson/Kusserow) to approve the meeting minutes from March 5th. Carried.

Public Comment: Laura Schulte (Wausau Daily Herald) read a statement emphasizing that public meetings should be open unless meet specific criteria. Eric Dayton asked why all the closed sessions?

Chair Meehean advised that closed session agenda items were reviewed by City legal counsel. In addition, the matters relate to negotiation of business agreements.

Bill Bialecki reported that he reviewed the agendas for City of Wausau Economic Development Committee which is comparable to the RDA. That City of Wausau also has closed sessions to review/negotiate economic development proposals.

Next RDA meeting: Wednesday, May 1st at 8:00 a.m. Rather than Tuesdays, RDA Commissioners will be trying Wednesdays for meetings.

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 March 5th
-

- b. Update/discussion on Nelson's Powerhouse development status – Lot 1 – 2500 E. Main St. (TID No. 3 – East Side area)
- c. Update/discussion on potential commercial business rehabilitation and expansion (TID No. 7 – N. Center Ave.)

Motion (Nelson/Laufenberg) to move into closed session. There was extensive discussion regarding appropriateness of closed session. RDA has been established to negotiate details of development agreements to facilitate economic development. Carried 7-0 on roll call vote at 8:15 a.m.

- **Motion (Nelson/Kusserow) to approve the Closed Session meeting minutes from March 5th.** Carried.
- There was extensive discussion of status of the proposed Nelson's Powerhouse development. There will be follow-up at future RDA meetings.
- Ken Maule from LCEDC advised that the potential acquisition and rehabilitation of commercial site on North Center Ave. had been delayed.

Adjournment: Motion (Kusserow/Nelson) to adjourn at 9:20 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl