

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, March 4th, 2020 at 8:00 a.m.
City Hall Common Council Chambers

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

Others: City Clerk Bill Heideman, Alderperson Rick Blake, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Bill Bialecki from Lincoln County Economic Development Corp., and representative from Merrill Productions

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

Consider approval of RDA meeting minutes from February 20th, 2020:

Motion (Maule/Kusserow) to approve the meeting minutes from February 20th. Carried.

Public Comment: Bill Bialecki from Lincoln County Economic Development Corp. reported on Wisconsin legislative proposals related to potential extending Tax Increment District (TID) lifespan three-years for affordable housing instead of current one-year option; potential inclusion of 60% residential property in mixed use TID instead of current 50%; and potential limit of 20% on maximum TID development incentive.

Next RDA meeting: Tentatively scheduled for Wednesday, April 1st at 8:00 a.m. [Note: This meeting was cancelled due to COVID-19 and lack of agenda items requiring consideration.]

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 October 2nd, 2019 and February 20th, 2020
- b. Consider negotiation of City purchase of property/properties for proposed new restaurant site in Tax Increment District (TID) No. 3 (East Side) and negotiation of potential TID cash development incentive to facilitate proposed restaurant development

Motion (Maule/Sabatke) to move into closed session. Carried 7-0 on roll call vote at 8:05 a.m.

Motion (Woellner/Kusserow) to approve the closed session meeting minutes from October 2nd, 2019. Carried.

Motion (Kusserow/Polak) to approve the closed session meeting minutes from February 20th, 2020. Carried.

Bill Bialecki from Lincoln County Economic Development Corp. provided an update on two potential new restaurant sites. RDA Commissioners provided negotiation direction on the development site options, including potential additional \$10,000 for TID No. 3 cash development incentive for potential site acquisition.

RDA Commissioner Kusserow left at 8:25 a.m.

Adjournment: (Polak/Anderson-Malm) to adjourn at 8:35 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

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Meeting of Redevelopment Authority (RDA)

Wednesday, March 4th, 2020 at 8:00 a.m. - **Closed**
City Hall Common Council Chambers

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

Others: Alderperson Rick Blake, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, and Bill Bialecki from Lincoln County Economic Development Corp

Closed Session: 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 October 2nd, 2019 and February 20th, 2020
- b. Consider negotiation of City purchase of property/properties for proposed new restaurant site in Tax Increment District (TID) No. 3 (East Side) and negotiation of potential TID cash development incentive to facilitate proposed restaurant development

Motion (Maule/Sabatke) to move into closed session. Carried 7-0 on roll call vote at 8:05 a.m.

Motion (Woellner/Kusserow) to approve the closed session meeting minutes from October 2nd, 2019. Carried.

Motion (Kusserow/Polak) to approve the closed session meeting minutes from February 20th, 2020. Carried.

Bill Bialecki from Lincoln County Economic Development Corp. provided an update on two potential new restaurant sites. **RDA Commissioner Kusserow left at 8:25 a.m.**

RDA Commissioners provided negotiation direction on the development site options, including potential additional \$10,000 for TID No. 3 cash development incentive for potential site acquisition. Specific closed session motions included:

Motion (Woellner/Maule) to authorize \$160,000 instead of \$150,000 as the maximum TID No. 3 cash development incentive for site #1 (Wal-Mart) acquisition. Carried on 6-0 vote.

Motion (Nelson/Woellner) to authorize up to \$150,000 as TID No. 3 cash development incentive for potential site #2 development. Carried on 5 - 1 vote. There would be additional expenses (such as retaining wall, fill, parking easement, and environmental regulatory approvals) required to facilitate potential site #2 development.

Adjournment: (Polak/Anderson-Malm) to adjourn at 8:35 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl
