



CITY OF MERRILL
REDEVELOPMENT AUTHORITY

AGENDA • WEDNESDAY AUGUST 3, 2022

Regular Meeting

City Hall Council Chambers

8:00 AM

To attend virtually, call 413-346-5192 and PIN 116 852 389#

- I. Call to order
- II. Consider approval of RDA meeting minutes from June 29th
 1. Meeting minutes from June 29th, 2022
- III. Public Comments
- IV. Consider assignment of development agreement for Webster St. apartments from Nicolet Lumber Company to Premier Real Estate Management, LLC (TID No. 8)
 1. TID8 - Webster St. Apartments
- V. Review existing Tax Incremental Financing (TIF) and other City economic development and housing programs
 1. Existing City Programs
- VI. Review updated status of 2022 residential developments
 1. Merrill Housing Developments - Status 2022-07-25
- VII. Consider 2022 TID No. 8 budget reallocation for fire protection line to serve West Chippewa LLC manufacturing property (Lincoln Wood)
 1. TID8 West Chippewa Fire Lane
- VIII. Update and discussion on potential multi-family residential sites:
 1. Floodplain delineation of former Anson-Gilkey property (TID No.9)
 2. S. State St. property along Wisconsin River (State St. 13 LLC - TID No. 8)
- IX. Review and discussion of 2021 Tax Increment District (TID) annual reports and fiscal status of General Fund Advances
 1. TID 2021 - Annual Reports
 2. TIDs - General Fund Advances
- X. Update on Wisconsin Department of Revenue 1/1/2022 TID equalized valuations
 1. Merrill TIDs - Equalized Valuations
- XI. Review and consideration of 2023 Tax Increment District (TID) 2023 budget requests
 1. TIDs - 2023 Preliminary Budgets

- XII. Next RDA meeting - Wednesday, September 7th at 8:00 a.m.
- XIII. 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 potential sale and negotiation of terms for property located at the southeastern corner of Pine Ridge Plaza (TID No. 4)
 - B. Consider potential negotiation terms to facilitate development in Highway G business/industrial park (TID No. 13)
- XIV. The RDA may reconvene in open session to take action on closed session item(s)
- XV. Adjournment