



CITY OF MERRILL
REDEVELOPMENT AUTHORITY

AGENDA • WEDNESDAY AUGUST 2, 2023

Regular Meeting

City Hall Council Chambers

8:00 AM

- To attend remotely call 575-448-4102 PIN 844 424 958 #
- I. Call to Order
 - II. Consider approval of previous RDA meeting minutes:
 - 1. Minutes from July 5, 2023
 - III. Public Comment
 - IV. Update on real estate marketing brochure:
 - 1. City-owned property at southeast corner of Pine Ridge Plaza - TID 4
 - V. Follow-up consideration of potential real estate broker listing for Lincoln Highway G Industrial/Business Park - TID 13
 - 1. TID 13 - Hwy G Industrial Park
 - VI. Discuss future re-development of 403 W Main St (corner with S. Prospect St) - TID 8
 - VII. Discuss potential extension of Spruce St north of E 10th St - TID 7
 - 1. Potential Spruce St to 14th St concept
 - VIII. Review Housing Residential Incentive Applications:
 - a. 811 N State St
 - b. 1002 Cotey Dr
 - IX. Review of preliminary WI Department of Revenue 2023 Equalized Valuations (Valuations scheduled for August 1 release)
 - X. Next RDA meeting - Wednesday, September 6 at 8:00 AM
 - XI. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, July 5, 2023 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Steve Hass, Tony Kusserow, Clyde Nelson, Mark Bares, Steve Sabatke, Rebecca Rutkowski, and Jim Koppelman

Others: Alderpersons LaDonna Fermanich and Mark Weix, City Clerk Lori Anderson-Malm, Finance Director Kathy Unertl, City Attorney Tom Hayden, City Public Works Director/City Engineer Rod Akey. City Building Inspector/Zoning Administrator Darin Pagel, Police Chief Corey Bennett, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), and video operators from Merrill Productions

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

Consider approval of RDA meeting minutes from June 7, 2023:

Motion (Nelson/Kusserow) to approve the meeting minutes from June 7. Carried.

Public Comments: None.

Follow-up consideration of potential TID No. 4 real estate broker listing agreement:

Akey highlighted the two potential options for real estate commission including fixed % of sales price or % of future development valuation.

Motion (Hass/Rutkowski) to approve agreement with fixed % of sales price. Carried. The listing agreement term is through mid-June 2024.

Update on 2023 utility and street infrastructure investments:

Unertl and Akey highlight status. Construction began on July 5th on the E. 10th St. replacement (between N. Center Ave. and Lake St.).

Update on new residential developments:

Unertl highlighted status as of end of June. Two of the three Webster Street apartments have occupancy permits and tenants.

Next RDA Meeting: Tentatively scheduled for Wednesday, August 2 at 8:00 a.m.

Attachment: 2023-07-05 RDA Minutes (10242 : Minutes from July 5, 2023)

Closed Session:

RDA Chair Hass 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: Negotiation of potential purchase of properties and potential TID development incentives for future residential developments.

Motion (Sabatke/Kusserow) to move into Closed Session. Carried on 7-0 roll call vote at 8:10 a.m.

Two areas with existing or potential residential building lots were discussed. Both areas have existing utility and street infrastructure. RDA Commissioners provided direction to City staff as to follow-up contacts with property owners.

Unertl reported that Tax Increment District (TID) fiscal status will be reviewed at August meetings after 1/1/2023 Equalized Valuation information is available from the Wisconsin Department of Revenue.

Kusserow requested that the RDA discuss further at a future meeting before potentially forwarding to the City's Committee of Whole.

Adjournment: (Bares/Kusserow) to adjourn at 8:32 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl



E. Main Street Merrill, WI 54452

Property Features

- Best location in Merrill
- Immediately off Highway 51; visible from highway
- Served by all utilities

Details

City invested in this parcel a few years back to encourage development of the right restaurant, service, retail or other business that may be interested. For the right developers agreement and approval process they may consider crediting back a portion or most of the property value. Give a call if you have interest and questions.

PRICE **\$300,000**

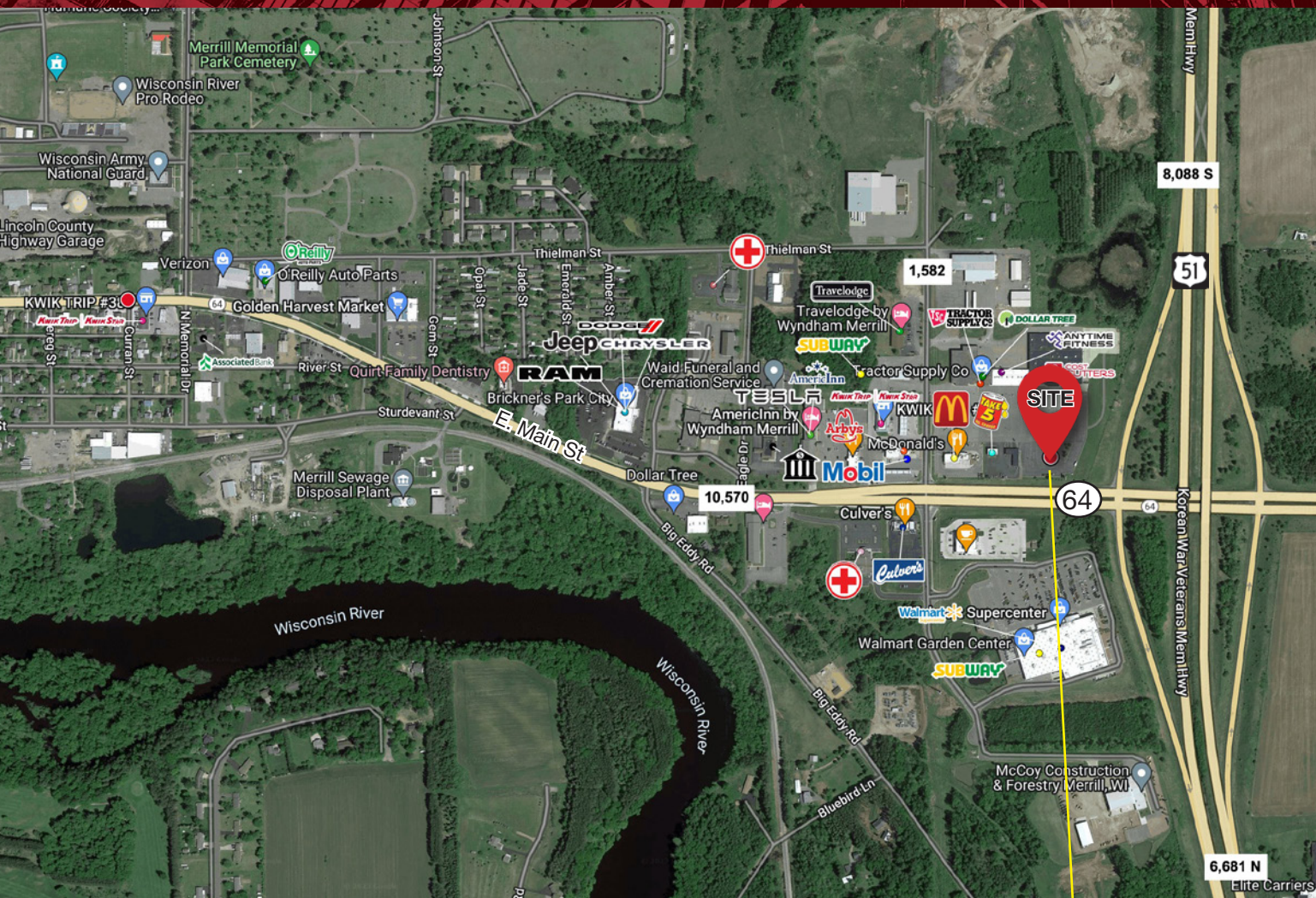
PARCEL SIZE 2.016 ACRES

PARCEL ID # 25131061820226

ZONING THOROUGHFARE COMMERCIAL

For more information:

Tony "T.J." Morice, Member Associate of the
Society of Industrial and Office Realtors (SIOR)
715.218.2900 • tjm@naipfefferle.com

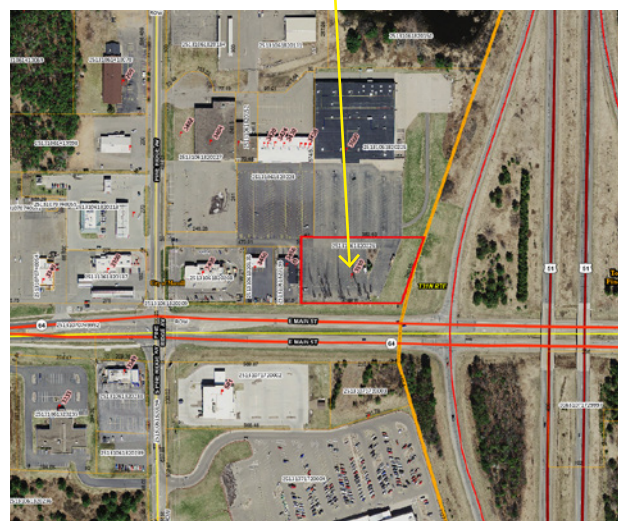


2023 Demographics

	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	9,647	13,854	19,853
ESTIMATED HOUSEHOLDS	4,315	6,137	8,614
EST. AVERAGE HOUSEHOLD INCOME	\$72,762	\$78,624	\$85,774

Daily Traffic Counts (Vehicles per Day)

E MAIN STREET	10,570
US HIGHWAY 51	8,088 S 6,681 N



STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict information included in a written inspection report on the property real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

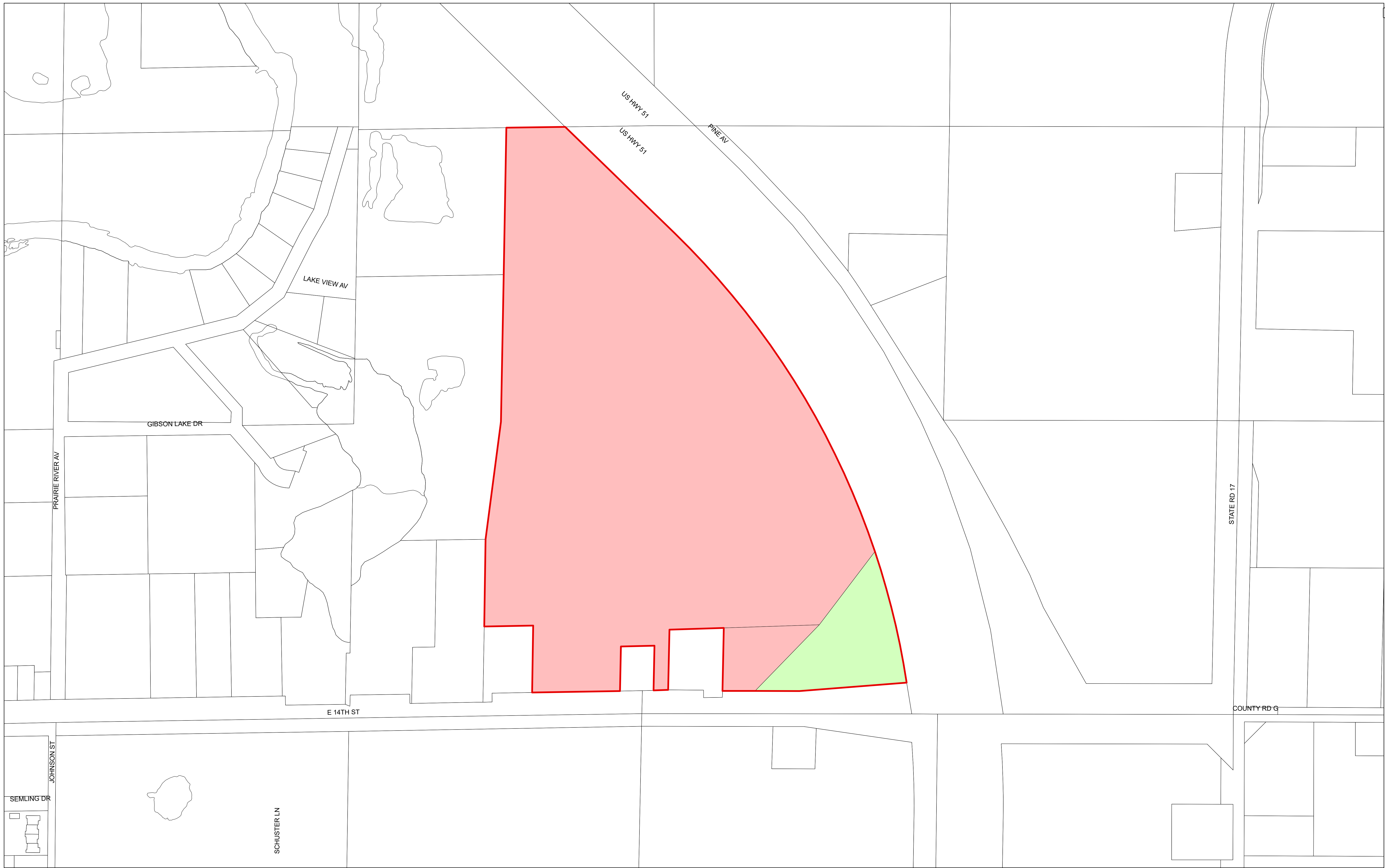
Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone 608-240-5830.



TID 13 Existing Use
City of Merrill

Legend

- Industrial
- Industrial- Vacant
- TID 13

City of Merrill

Tax Incremental District (TID) Residential Incentive Program Application Form

Owner Contact Information:Name: Joseph R SchiefelbeinMailing Address: N 869 Range Line Rd

Phone Number: _____

E-mail Address: _____

New Residential Site:Tax Parcel Number: 251-3106-114-0045Home Site Address: 811 North State St.House Type: Single Family X or Duplex _____

Building Permit - \$300,000

Date of Application: 7-10-2023Submit to:Merrill Redevelopment Authority (RDA) via Clerk-Treasurer Office at 1004 E. 1st St. Merrill,
WI 54452 or e-mailed to RDA Secretary at Kathy.Unertl@ci.merrill.wi.us.Tax Increment District (TID) No. 8 (with 1/2 mile)Applicant Signature: Joseph R Schiefelbein

Note: Former structures razed in 2021

Attachment: Housing - 811 N State St (10246 : a. 811 N State St)



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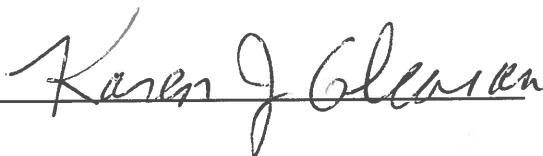
City of Merrill

Residential Incentive Program Application Form

Owner Contact Information:Name: Karen GleasonMailing Address: 841 Eagles LN Lexington KY 40590-1947

Phone Number: _____

E-Mail Address: _____

New Residential Site:Tax Parcel Number: 251-3107-072-0083Home Site Address: 1002 Cotey Dr.House Type: Single Family x or Duplex _____Date of Application: 7/21/2023Signature:Submit to:

Merrill Redevelopment Authority (RDA) via Clerk-Treasurer Office at 1004 E. 1st St. Merrill, WI. 54452 or e-mailed to RDA Secretary at Kathy.Unertl@ci.merrill.wi.us.

Tax Increment District (TID) No. (or within ½ mile boundary) No. 10 (Within ½ Mile)



Attachment: Housing - 1002 Cotey Drive (10247 : b. 1002 Cotey Dr)

Lincoln County, WI

Author: Public

Date Printed: 6/26/2023



DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.