

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, August 2, 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 Nathan Meyer, 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), T.J. Morice from NAIPfefferle, 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 July 5, 2023:

Motion (Bares/Nelson) to approve the meeting minutes from June 5. Carried.

Public Comments: None.

Update on real estate marketing brochure (TID No. 4 vacant site):

The NAIPfefferle marketing brochure was included in the agenda background packet. Morice advised that one Letter of Interest has been received. Morice will continue coordinating with City Public Works Director/City Engineer Akey.

Follow-up consideration of potential real estate broker listing for Lincoln County Highway G Industrial/Business Park (TID No. 13):

Akey suggested that hiring a real estate broker would assist in facilitating new development in the City-owned 66-acre site. Sabatke commented that the land is not shovel ready (i.e. without municipal utility and street infrastructure). Morice reported that would not hamper marketing efforts as long as City had potential infrastructure cost estimates and timeframes for future construction if there were firm development interest.

Motion (Hass/Rutkowski) to approve listing agreement with NAIPfefferle. Carried.

Discuss future redevelopment of 403 W Main St (corner with S Prospect St.) – TID No. 8:

Discussion focused upon issuing Request for Proposal seeking potential redevelopment or development of municipal-owned parking lot. Besides the former building site (which is gravel), the parking lot south of the City alley would likely need to be improved with new pavement.

Motion (Sabatke/Koppelman) to prepare cost estimate for potential municipal parking lot for 2024 budget consideration. Carried.

Discuss potential extension of Spruce St north of E 10th St (TID No. 7):

Akey advised that the property owners have requested confirmation that City would proceed with improvement of Spruce St (between E 10th St and 14th St). Mayor Hass reported that City grubbed trees in 2022 s from where the Spruce St right-of-way could be development. The potential Certified Survey Map (CSM) to split off three E 10th St lots and Plat were not finalized. The previous concept layout was included in the RDA agenda packet.

Potential timeframe for utility and street improvements could be utilities and gravel base in 2024 and then curb, gutter, and paving in 2025. Akey will continue discussions with the property owners.

Review Housing Residential Incentive Applications:

Two applications were reviewed including: 811 N State St and 1002 Cotey Dr.

Review of preliminary WI Department of Revenue 2023 Equalized Valuations:

Unertl reported that WI DOR released the preliminary valuations on August 1st. Unertl distributed historical graphs showing valuation trends. City 1/1/2023 Equalized Valuation increased \$102,359,000 which included \$67,364,200 in Tax Incremental Districts.

Next RDA Meeting: Tentatively scheduled for Wednesday, September 6 at 8:00 a.m.

Adjournment: (Koppelman/Kusserow) to adjourn at 8:40 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl