

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.

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