

**City of Merrill  
Joint Review Board**

**Tuesday, June 29, 2021 at 5:00 P.M.  
City Hall Common Council Chambers, 1004 East 1<sup>st</sup> Street**

Members Present: Derek Woellner (City of Merrill representative), Bob Weaver (Lincoln County representative), Roxanne Lutgen (Northcentral Technical District representative - Virtual), John Sample (Merrill Area Public Schools representative), and Ryan Schwartzman (Public member)

Others Present: Finance Director/RDA Secretary Kathy Unertl, Brian Reilly from Ehlers & Associates, City Administrator Dave Johnson, Alderperson Mark Weix, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Lori Anderson-Malm, and Merrill Productions Camera Operator

**Call to order:** JRB Chair Woellner called the meeting to order at 5:00 P.M. Unertl reported that the required legal notice had been published in the Merrill FotoNews.

**Public Comment:** None

**Review and consideration of May 25, 2021 meeting minutes:**

**Motion (Schwartzman/Lutgen) to approve the Joint Review Board meeting minutes from May 25, 2021. Carried.**

**Review the public record, planning documents, Redevelopment Authority resolution adopting the project plan, the resolution passed by the Common Council approving the creating Tax Incremental District No. 14, and development agreement with Rain Car Wash, LLC:**

Reilly and Unertl provided a brief overview of the process for reviewing and approving the TID No. 14 Plan. The Redevelopment Authority and Common Council actions were included in the agenda packet. The only change in the TID Plan was the inclusion of City Attorney legal letter. Copies of a Common Council Resolution and development agreement with Rain Car Wash, LLC. were also included in the agenda packet.

**Consideration of Joint Review Board Resolution 2021-04 – A Resolution Approving Project Plan for Tax Incremental District No. 14 of City of Merrill:**

**Motion (Schwartzman/Sample) adopting Joint Review Board Resolution 2013-04 – A Resolution Approving the Creation of Tax Increment District No. 14 of the City of Merrill. Carried.**

**Review and discussion of 2020 Annual PE-300 Reports and the performance and status of Merrill Tax Incremental Districts (TIDs):**

Unertl highlighted historical Equalized Valuation information from 2000 through 2020, as well as both TID-in and TID-out Equalized Valuations from 2013 through 2020. There is more rapid tax base development occurring within Tax Increment Districts (TIDs). There was \$53,707,200 in 1/1/2020 Equalized Valuation within the Merrill TIDs with \$32,885,900 in TID No. 3 (i.e. East Side). Developments in recent years are occurring in other TIDs. Unertl also highlighted residential developments including single-family homes and multi-family units.

The 2020 TID Annual Reports filed with Wisconsin Department of Revenue, including summary spreadsheet, for the ten Merrill TIDs were reviewed. The Ehlers & Associates Closing Memorandum for \$4,420,000 in TID No. 3 Tax Increment Revenue Bond (Series 2020D) refinancing was included in the agenda packet. Principal and Interest repayments extend through October 1<sup>st</sup>, 2026.

Brian Reilly from Ehlers & Associates reported that Merrill has ten open TIDs. The \$53,707,200 in Equalized Valuation equaled 11.57% of the City's total Equalized Valuation. State of Wisconsin limits TIDs to maximum of 12.0% in order to create a new TID or add parcels to an existing TID. Updated 1/1/2021 Equalized Valuation will be provided in August 2021 when available from the Wisconsin Department of Revenue.

Reilly provided cash flow overviews of each TID, including future debt service obligations. Valuation projections for several current developments were included in the information. There will also be new growth on about 20 acres in TID No. 8 for Nicolet Lumber Company apartments and other residential developments. These future developments have not been included.

Unertl advised that the Merrill Redevelopment Authority (RDA) and Common Council were planning on extending the lifespan of TID No. 3 to 2027 for affordable housing. With the S.C. Swiderski FoxPoint apartment development in TID No. 10, Unertl reported that a Plan Amendment to allow for tax increment sharing is likely in about 2023.

**Adjournment:** Motion (Lutgen/Sample) to adjourn. Carried. Adjourned at 5:42 P.M.

Minutes prepared and submitted by:

Kathy Unertl, JRB Secretary