

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, June 7, 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: Alderperson LaDonna Fermanich, 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), Ryan Ott from Ott Development & Construction LLC, T.J. Morice from NAIPfellerle, City Marketing Contractor Chantel Kuczmarski, and video operator from Merrill Productions

Call to Order: Chair Hass called the meeting to order at 8:00 a.m. Hass advised that there would not be a Closed Session.

Consider approval of RDA meeting minutes from May 3, 2023:

Motion (Bares/Kusserow) to approve the meeting minutes from May 3. Carried.

Public Comments: None.

Update from Ryan Ott Development & Construction:

Ott reported that the first two Johnson St. new homes have been completed and sold. Construction has started on two additional single-family homes that have purchase agreements. Potentially all eight Johnson St. lots could be developed during 2023.

In response to RDA Commissioner questions, Ott indicated that building material costs vary with increased concrete expenses.

Ott and Akey emphasized interest in continued residential development within the City of Merrill. Akey advised that there will be discussion of other potential vacant lots at the next RDA meeting. Unertl noted that there are only two vacant lots remaining on Parkview Dr. with three new homes under construction.

New Homes – 602 Eugene St., 1509 Nicklaus Dr., and 1605 Nicklaus Dr.:

Completed residential incentive program application forms were included for the three properties were included in the agenda packet.

Real Estate broker presentation and discussion on potential marketing of City-owned vacant land at Pine Ridge Plaza (TID No. 4):

T.J. Morice from NAIPfellerle highlighted his firm's success in marketing properties, including at City of Abbotsford. Morice reported that commercial construction costs are up 20% to 30%,

Motion (Sabatke/Bares) to authorized Mayor and Co-Interim City Administrators to list the City-owned property. Motion carried.

Review of 2022 Tax Increment District (TID) Annual Reports:

Unertl advised that the City's independent financial advisor from Ehlers would be attending Joint Review Board and Redevelopment Authority meetings in August to update on TID fiscal status and future options.

Total 2022 expenditures were about \$5 million which included \$1,016,802 in Debt Service Principal repayments, There were major utility and street infrastructure investments in TID No. 7 and No. 8 totaling over \$2 million.

Next RDA Meeting: Wednesday, July 5th at 8:00 a.m.

Adjournment: (Nelson/Rutkowski) to adjourn at 8:43 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl