



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY MAY 3, 2023

Regular Meeting

City Hall Council Chambers

8:00 AM

- To attend remotely call 740-231-2357 PIN 798 003 744 #
- I. Call to Order
 - II. Consider approval of RDA meeting minutes from March 1:
March 1, 2023 RDA meeting minutes
 - III. Review of Common Council/RDA joint meeting minutes from March 28:
March 28, 2023 meeting minutes - joint meeting with RDA and Common Council
 - IV. Public Comment
 - V. Status update on residential developments
Residential Developments
 - VI. Continued review of procedure and marketing for \$10,000 new housing incentive program
New housing housing incentive application
 - VII. Update on new housing incentive application(s) - 1804 E 12th St
1804 E 12th St
 - VIII. Next RDA meeting - Wednesday, June 7 at 8:00 AM
 - IX. Closed Session:
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:
a) Negotiation of potential sale terms for City-owned vacant land to facilitate new commercial development (TID No 4 at southeast corner of Pine Ridge Plaza)
 - X. Reconvene in Open:
The RDA may reconvene in open session to potentially take action on the Closed Session matter
 - XI. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, March 1, 2023 at 8:00 a.m.
City Hall Common Council Chambers

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

RDA Excused: Tony Kusserow

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, Bill Bialecki from Lincoln County Economic Development Corp., Brooke & Jordon Burton, and video operator from Merrill Productions

Call to Order: Chair Hass called the meeting to order at 8:00 a.m. and advised that the Closed Session would be held first.

Closed Session:

Chair Hass read: 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: Consideration of potential TID No. 8 development concept and negotiation of potential development incentives.

Motion (Koppelman/Sabatke) to move to Closed Session. Carried 6-0 on roll call vote at 8:03 a.m.

There was information provided and discussion of potential redevelopment of existing vacant West Side building. Also discussed was the overall potential impact that a relocated commercial business could have on the area.

Typical previous City of Merrill TID cash development incentives have been around 10% of the rehabilitation project expense. RDA Commissioners requested additional cost estimates.

The RDA reconvened in open session at 8:30 a.m.

Consider approval of RDA meeting minutes from February 1st, 2023:

Motion (Bares/Rutkowski) to approve the meeting minutes from February 1st. Carried.

Public Comments: None.

Attachment: 2023-03-01 RDA Minutes (9913 : March 1, 2023 RDA meeting minutes)

Status update on residential developments:

Unertl highlight status of residential developments. Five new single-family homes are under construction. The first Webster Street apartment building received State Occupancy Permit on Tuesday, 2/28th and is marketing for tenants.

Continued review of procedure and marketing for \$10,000 new housing incentive program:

The program is for new single-family or duplex residential development on privately-owned lots. All areas within the City of Merrill are eligible. The incentive is up to 5% of preliminary assessment valuation (maximum of \$10,000).

Bares requested additional information on what other communities are doing, including whether City of Marshfield still has a residential development incentive program. Koppelman and Bares suggested that potential sunset date for Merrill program be considered.

Public Works Director/City Engineer Akey emphasized that builders have commented upon the profit difference between building homes in Wausau-area vs. Merrill,

New Home – 302 Willow Bend Court:

The completed residential incentive program application form from Lucas & Elizabeth Thiel was included in the agenda packet. The property is within ½ mile of TID No. 8 boundary. Building Permit application construction estimate was for \$250,000. This is fourth new home on privately-owned property eligible for the residential incentive program.

Discuss needs and potential cost to facilitate redevelopment to facilitate redevelopment of 401 S. Kyes Street property (former Anson-Gilkey) – TID No. 9 including: Wetland delineation and Market analysis.

Public Works Director/City Engineer Akey reported that cost of wetland delineation would be about \$3,000 and the proposed housing market analysis about \$5,500. Hass advised that the potential developer is still reviewing options. Just like floodplain delineation, having the wetland delineation would assist to facilitate redevelopment of the former Anson-Gilkey property.

Motion (Sabatke/Bares) to authorize the wetland delineation. Carried. The market analysis will proceed if there is firmer potential developer interest.

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

Adjournment: (Bares/Hass) to adjourn at 8:55 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

**CITY OF MERRILL
COMMON COUNCIL/RDA Joint Meeting
Tuesday, March 28, 2023 MINUTES**

Regular Meeting City Hall Council Chambers 5:15 p.m.

- I. Call to Order:** Mayor Hass called the joint meeting to order at 5:15 p.m. The following elected officials, department heads and residents were in attendance:

Common Council, Elected Officials, Department Heads: Alderperson Russell, Alderperson Caylor, Alderperson Blake (remote), Alderperson Fermanich, Alderperson Lupton, Alderperson Rick, Alderperson Weix, Alderperson Sabatke, Mayor Hass, City Clerk Anderson-Malm, City Attorney Hayden, Finance Director Unertl, Fire Chief Klug, Public Works Director/City Engineer Akey.

RDA Committee: Tony Kusserow, Rebecca Rutkowski, Clyde Nelson (remote), Mark Bares and Jim Koppleman were excused

Others in attendance: Bill Bialecki, Brooke and Jordan Burton, Nathan Meyer from Merrill Productions

- II. Public Comment** – there was no public comment

- III. Closed Session:**
City Attorney Hayden read the closed session language.

Alderperson Rick made a motion to enter into closed session. Alderperson Weix seconded. The motion passed on a 12/0 voice vote. Common Council and RDA members were included in the vote.

City Clerk Anderson Malm took minutes without objection.

The Common Council and RDA members discussed the potential TID 8 development and negotiation of potential development incentives.

Following discussion Alderperson Rick made a motion to reconvene in open session. Alderperson Lupton seconded and the motion carried.

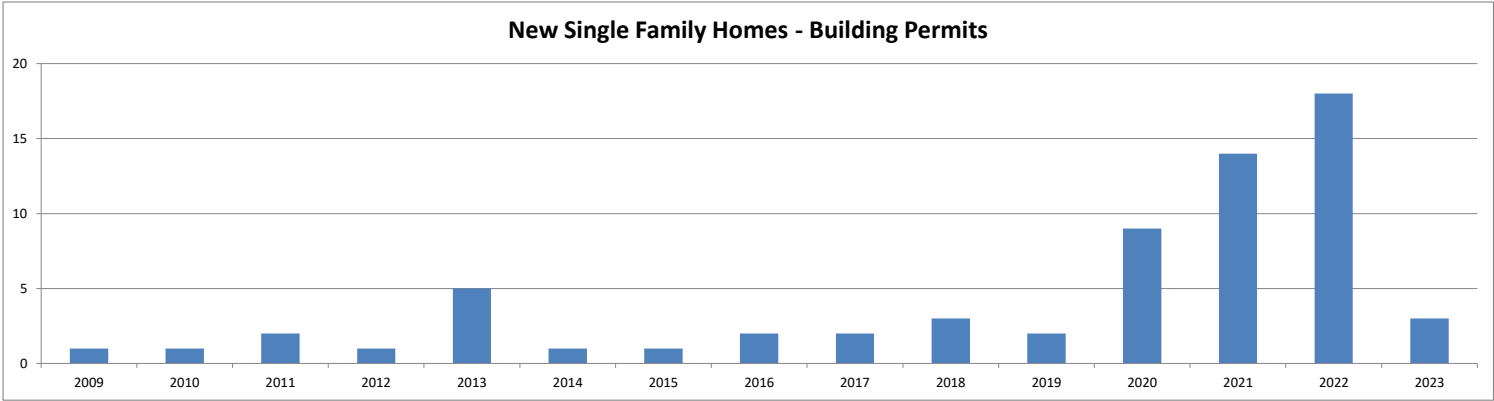
- IV. Reconvene in Open Session:**
The committee reconvened in open session at 5:40 PM.

Alderperson Lupton made a motion to grant \$35,000 for a development incentive to Brooke's Dance Studio for the move to and renovation of a vacant building on the west side. Alderperson Weix seconded. The motion carried on an 8/0 roll call vote with the Common Council voting.

- V. Adjournment** – Alderperson Rick made a motion to adjourn. Alderperson Lupton seconded and the motion carried. The meeting was adjourned at 5:44 PM.

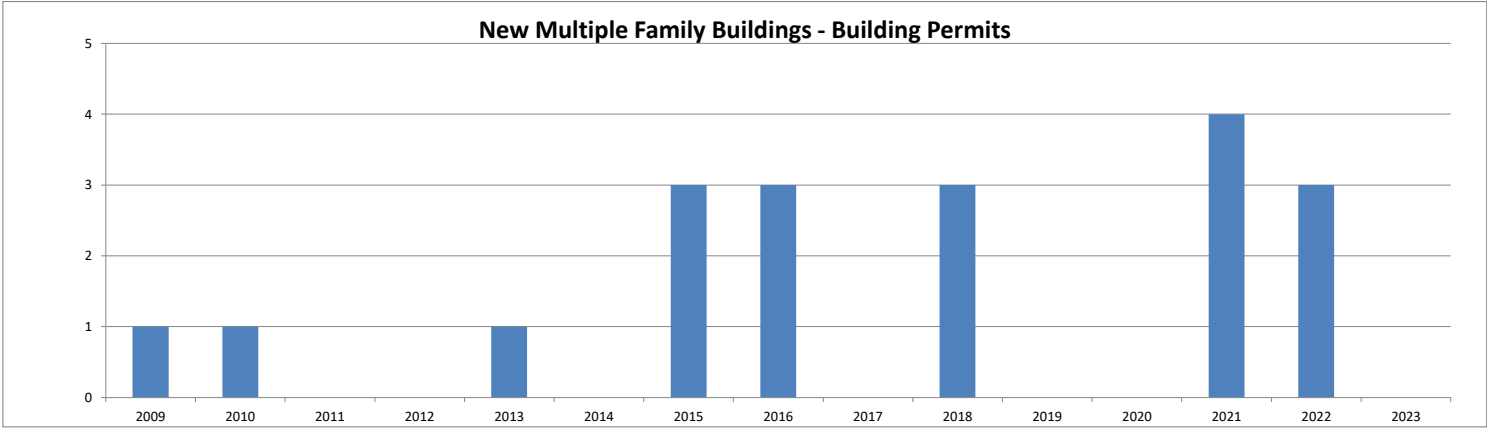
Minutes respectfully submitted by Lori L Anderson-Malm – City Clerk

City of Merrill - New Residential Development (2009 - April 18, 2023)



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	
Single Family Homes	1	1	2	1	5	1	1	2	2	3	2	9	14	18	3	65	Homes
Multiple Family Buildings	1	1			1		3	3		3			4	3		19	Buildings
# of units	Condos - 4	Duplex 2			Duplex 2		Football 12	Rock Ridge - I 36		Rock Ridge - II 36			FoxPoint 56	Webster St. 36		184	New Units in Multi-Family Buildings

Merrill Area Housing Authority (MAHA) not included in 2018 information since **no** increase in units between Stonebridge Apartments and Park Place New Mobile Homes (which are taxed as Personal Property) are also **not** included



City of Merrill - Residential Developments

Status as of 3/18/2023

Single-Family Homes:

Developer	Location	Building Lots	Completed Occupancy Permits	Under Construction	Basement or Footings	Vacant Lots	TID
Ryan Ott/Denyon Homes	Superior/W. St. Paul	13	13	0	0	0	No. 11
JJ Premier/CMO Builders	Parkview/Edgewater	13	8	0	0	5	No. 11
JS Builders	E. 10th St. (East of Poplar St.) (Former HAVEN lots)	3	1	0	0	2	No. 7
Timber Ridge Builders	Highland Dr.	2	2	0	0	0	No. 11
Merrill Area Housing Authority	MAPS BlueJay House - 808 E. 4th St.	1	0	1	0	0	Tax Exempt
Ryan Ott Development	Johnson St. - Phase 1 (2022 - CSM)	2	1	1	0	0	No. 4
Ryan Ott Development	Johnson St. - Phase 2 (after Plat)	6	0	3 Permits	0	6	No. 4
Beckman, Lea	1804 E 12th St.	1	0	1	0	0	N/A
Thiel, Lucas & Elizabeth	302 Willow Bend Ct. (6/22 Permit)	1	1	0	0	0	N/A
Sullivan, Dan	1509 Nicklaus Dr. (10/22 Permit)	1	0	0	0	1	N/A
Zelich, Max	1605 Nicklaus Dr. (10/22 Permit)	1	0	0	0	1	N/A
Totals		44	26	3	0	15	Totals

Attachment: Housing - Status Update - 2023-04-18 (9915 : Residential Developments)

City of Merrill - Residential Developments

Status as of 3/18/2023

Duplexes:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	TID
Merrill Area Housing Authority	Francis Dr.	3	0	1	0	2	Tax Exempt

Multi-Family Apartments:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	
Nicolet Lumber (36 Units)	Webster St./Eugene St. State building plans approved 6/28/2022	3	1	2	0	0	No. 8
S.C. Swiderski, LLC	Webster St. (3 CSM Lots)						
Total of 64 Units	Bedford (6 Units) - 2 Buildings	2	0	0	0	1	No. 8
	Bedford (2 Units) - 2 Buildings	2	0	0	0	N/A	No. 8
	Fulton (20 Units) - 2 Buildings	2	0	0	0	1	No. 8
	Rockwell (4 Units) - 2 Buildings	2	0	0	0	1	No. 8
Conditional Use Permit (CUP) approved 11/9/2022 Common Council meeting							

Attachment: Housing - Status Update - 2023-04-18 (9915 : Residential Developments)

From: Hass, Steve

Sent: Wednesday, January 11, 2023 3:29 PM

To: Unertl, Kathy

Cc: Anderson-Malm, Lori; Hayden, Tom

Subject: RDA agenda item

Clarify procedure for \$10,000.00 new building grant, is there an application, is it guaranteed, how do builders or owners know? I would like it on the agenda to clarify.

Steve J. Hass
City of Merrill Mayor
715-536-5594

Attachment: Merrill Residential Incentive Program (9916 : New housing housing incentive application)



City of Merrill
 Redevelopment Authority (RDA)
 Kathy Unertl, RDA Secretary
 1004 E 1st St, Merrill, WI 54452
 Phone: (715) 536-5594 | Fax: (715) 539-2668
 kathy.unertl@ci.merrill.wi.us

Date: April 18, 2023

To: RDA Commissioners

From: Kathy Unertl, Finance Director/RDA Secretary

RE: Housing Incentive Program – Privately-owned Lots

The City's Housing Incentive Program was adopted at the July 13, 2021 Common Council meeting. Since then, four new home incentives that have been paid:

In 2021: None

In 2022:

TID No. 11 – 1406 Highland Dr.	Timber Ridge Builders
TID No. 11 – 1408 Highland Dr.	Timber Ridge Builders
TID No. 7 – 903 Poplar St.	JS Builders

In 2023:

TID No. 8 – 302 Willow Bend Dr.	Lucas & Elizabeth Thiel
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Attachment: Merrill Residential Incentive Program (9916 : New housing incentive application)

Residential Incentive Program – City of Merrill

Program Objective:

To provide incentive for new single-family or duplex home construction within City of Merrill on privately-owned development lots.

Areas eligible for the Tax Incremental District (TID) program include development lots within TIDs or within ½ mile of TID boundary. City will also fund new residential developments outside TID-eligible areas.

Amount Available:

Up to 5% of the preliminary assessment valuation (maximum of \$10,000) for completed new residential homes or duplexes.

TID Incentive Payment:

Will be paid within thirty days after an Occupancy Permit has been issued by the City of Merrill Building Inspector and after preliminary assessment valuation by the City of Merrill Assessor.

Application Process:

Completion of Residential Incentive Program form and submission to the Merrill Redevelopment Authority (RDA) via City Clerk-Treasurer Office at 1004 E. 1st St. or e-mailed to RDA Secretary at Kathy.Unertl@ci.merrill.wi.us.

Please call with questions to (715) 536-5594.

City of Merrill

Residential Incentive Program Application Form

Owner Contact Information:

Name: _____

Mailing Address: _____

Phone Number: _____

E-Mail Address: _____

New Residential Site:

Tax Parcel Number: _____

Home Site Address: _____

House Type: Single Family ____ or Duplex ____

Date of Application: _____**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.

For City Staff:

Tax Increment District (TID) No. (or within ½ mile boundary) _____

Attachment: Merrill Residential Incentive Program (9916 : New housing incentive application)

City of Merrill

Tax Incremental District (TID) Residential Incentive Program Application Form

Owner Contact Information:Name: Lea BeckmanMailing Address: W2829 Westview Rd. Merrill, WI 54452

Phone Number: _____

E-mail Address: _____

New Residential Site:Tax Parcel Number: 25131061210372Home Site Address: 1804 E. 12th St. Merrill, WIHouse Type: Single Family X or Duplex _____Date of Application: 2/16/2023Submit 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. 10 (within 1/2 mile)Applicant Signature: city Building Permit - \$140,000
9/23/2022

Attachment: Housing - 1804 E 12th St (9917 : 1804 E 12th St)

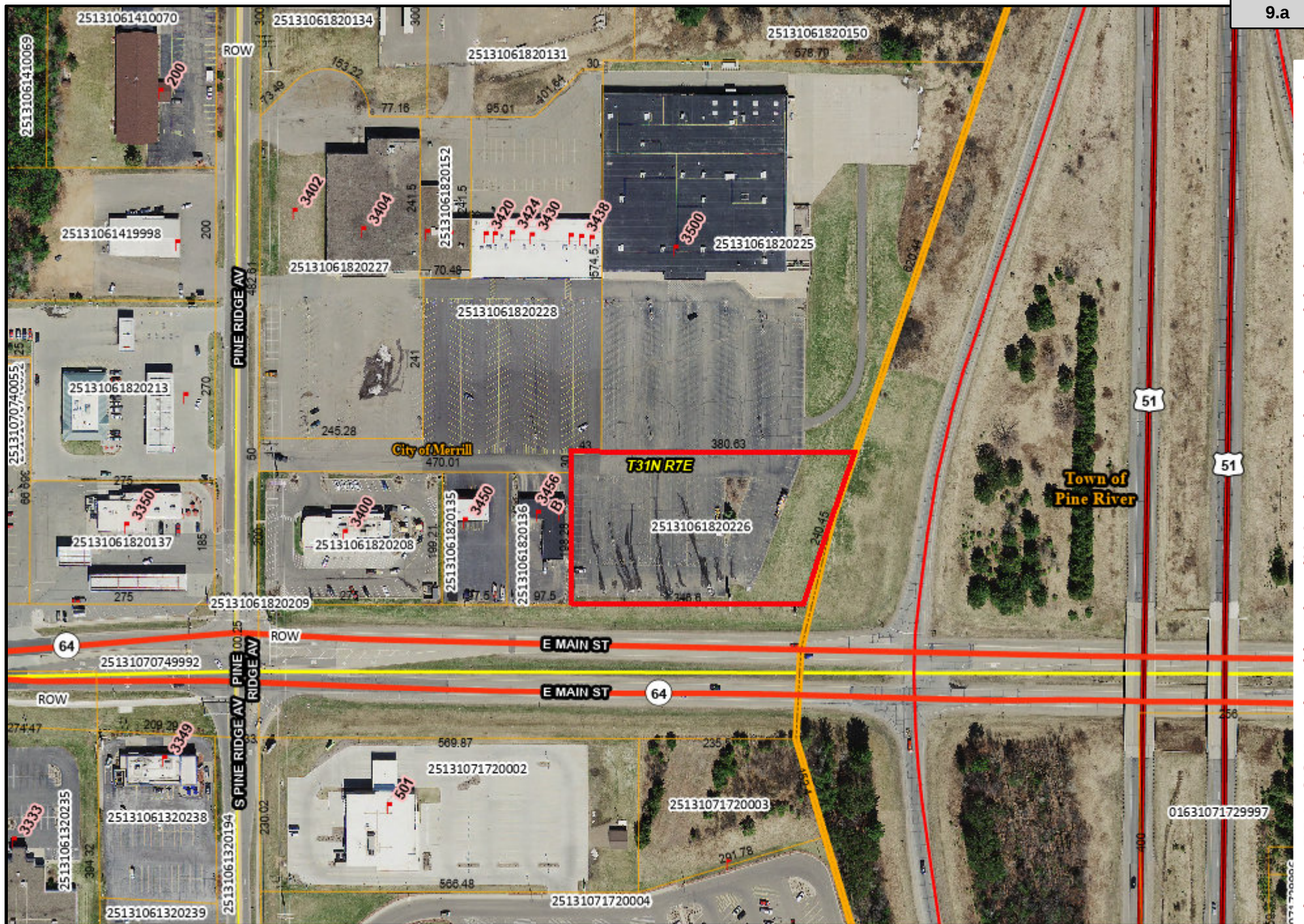


Attachment: Housing - 1804 E 12th St (9917 : 1804 E 12th St)

Lincoln County, WI
Author: Public
Date Printed: 4/18/2023



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Lincoln County, WI

Author: Public

Date Printed: 2/6/2023



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