



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY APRIL 13, 2022

Regular Meeting

City Hall Council Chambers

8:00 AM

To attend remotely call 252-590-0724 and PIN 823 727 515#

- I. Call to Order
- II. Consider approval of RDA meeting minutes from March 2nd
 1. March 2, 2022 Minutes
- III. Public Comments
- IV. Consider resolution authorizing development agreement with MEND Merrill, LLC for the former grocery store and adjacent N. Pine Ridge Ave. property to facilitate Tractor Supply (TID No. 4)
 1. TID4 - MEND Merrill - Tractor Supply
- V. Update on former Anson-Gilkey site (TID No. 9) - Flood Plain
 1. TID9 - GIS Map Former Anson Gilkey
- VI. Update on two new houses - 1406 and 1408 Highland Dr. (TID No. 11)
 1. 1406 & 1408 Highland Dr. (TID No. 11)
- VII. Next RDA Meeting
- VIII. 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. Consideration of potential TID No. 7 development concept and negotiation of potential development incentives
 - B. Consideration of potential purchase of development sites
- IX. The RDA will reconvene in open session to potentially take action(s) on the Closed Session matters and discuss affordable housing
- X. Update on Lincoln County Housing Summit (3/16th) and discussion of affordable housing
- XI. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, March 2nd, 2022 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson (Remote), Derek Woellner, Tony Kusserow, Sheila Polak, Steve Sabatke, Lori Anderson-Malm, and Val Mindak

Others: Alderpersons Rick Blake, Steve Hass, and Mark Weix, Finance Director Kathy Unertl, City Administrator Dave Johnson, Public Works Director/City Engineer Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Scott Kwiecinski from Horizon Development Ground, Ryan Ott from Ott Development and Construction, LLC, and video operator from Merrill Productions,

Call to Order: Woellner called the meeting to order at 8:00 a.m.

Consider approval of RDA meeting minutes from February 2nd:

Motion (Sabatke/Anderson-Malm) to approve the meeting minutes from February 2nd.
Carried.

Public Comment: Bill Bialecki from LCEDC announced that there will be a Lincoln County Housing Summit on affordable housing on Wednesday, March 16th. Representatives from Lincoln County, UW Extension, City of Tomahawk, and City of Merrill will be participating.

Mindak suggested involving Merrill Area Housing Authority (MAHA) in view of the City's Strategic Plan identifying affordable housing as an priority issue.

Review fiscal impacts of Rock Ridge Residential (TID No. 11) and E. Main St. Commercial (TID No. 3) developments:

Unertl highlighted two of the City's major redevelopment efforts begun in mid-2015.

TID No. 11 – Rock Ridge Apartments and Single-Family Homes

- Increased assessed valuation of over \$4.1 million since 2016.
- Property taxes have gone from under \$3,000 to over \$131,000.
- There will be further tax base growth due to the Rock Ridge Park single-family home developments.

TID No. 3 – E. Main St. Commercial Developments (former mobile homes)

- Increased assessed valuation of over \$2.9 million since 2015 with expansion of four commercial businesses.
- Property taxes have gone from \$13,250 to almost \$106,000.

Update on responses to Request for Proposals (TID No. 9) former Anson-Gilkey site:

A National Flood Hazard Layer FIRMette map for the property was distributed. Further engineering review of options is needed.

Sabatke and Anderson-Malm commented on the noise impacts of railroad. Sabatke suggested planning trees and potential for dredging area for boat docking on the Wisconsin River.

The RFP response will be reviewed in Closed Session.

Review and discussion of “Enabling Better Places: A User’s Guide to Wisconsin Neighborhood Affordability:

Unertl reported that this recently release document was provided as background information. City Building Inspector/Zoning Administrator Pagel advised that changes in City of Merrill zoning code in recent years have incorporated many of the concepts, including allowing for new construction of non-conforming lots.

Next RDA meeting: Due to the Tuesday, April 5th election, the next meeting is scheduled for Wednesday, April 13th at 8 a.m.

Closed Session:

Woellner 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: a) Potential TID No. 9 RFP responses and b) Potential purchase of development sites.

Motion (Sabatke/Polak) to move to Closed Session. Carried on roll call vote at 8:15 a.m.

There was review of the only RFP response proposal for TID No. 9 redevelopment site. The development response is from Horizon Development Group and Ryan Ott Construction & Development. The concept proposal includes a 54-unit Federal tax credit-financed project, as well as duplexes.

No RDA action taken. Further City staff and engineering is planned on potential flood plain options.

City Administrator Johnson reported that there has discussion for potential site for new housing lots where existing street and utility infrastructure exists. Representatives of the property owner are reviewing. Negotiation on potential property purchase will continue.

Adjournment: (Mindak/Kusserow) to adjourn at 8:58 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF MERRILL, WISCONSIN AND
MEND MERRILL, LLC (FOR TRACTOR SUPPLY COMPANY)**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No.4 on September 11, 2007 and the redevelopment site is within TID No. 4; and,

WHEREAS, Resolution No.2709 adopted on October 12, 2021 authorized \$75,000 for replacement of the roof on the former grocery store at the 3404 E. Main St. for new commercial operations and this work will be performed by the new property owner, MEND Merrill LLC; and,

WHEREAS, a new greenhouse facility will be constructed on the west side of the existing building, along N. Pine Ridge Ave. and commercial business leased to Tractor Supply Company; and

WHEREAS, the City of Merrill finds that the proposed development and the fulfillment of the items and conditions of the attached Development Agreement are in the vital and best interest of the City of Merrill, the Merrill Redevelopment Authority and City residents and serves a public purpose in accordance with State law; and,

WHEREAS, additional new retail jobs will be generated by the new commercial businesses and property taxes will be maintained through these redevelopment projects; and,

WHEREAS, MEND Merrill, LLC has negotiated the development agreement to provide an incentive payment not to exceed \$75,000 for roof replacement and \$50,000 for the new greenhouse facility; and,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 19th day of April, 2022, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and MEND Merrill, LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: _____

Steve J. Hass
Mayor

Passed: _____

Katherine G. Unertl
Deputy City Clerk

Attachment: TID4 - MEND Merrill (for Tractor Supply) (8683 : TID4 - MEND Merrill - Tractor Supply)

City of Merrill – TIF Development Incentive Overview

TID No. 4 – Former Grocery Store (East Side)

Property Owner:	MEND Merrill LLC (Bonham Construction and Maintenance Services, Inc. from Mahomet, IL is purchasing the vacant former grocery store property from Merrill Ridge Shopping Center LLC
Location:	3404 E. Main St. (vacant 26,280 sq. ft. building, front parking lot, and adjacent N. Pine Ridge Ave. frontage
Development:	Repair/replacement of leaking roof and construction of new greenhouse to facilitate new commercial tenant (i.e. Tractor Supply Company). See following March 7, 2022 overview of planned improvements.
Investment:	Besides purchase of the land and vacant building, developer estimating about \$600,000 investment in renovations and another \$450,000 for new greenhouse.
Job Creation:	New commercial jobs through tenant of the leased commercial property.
Infrastructure:	None planned.

TID Development Incentives:

Tax Increment – Projected increase of almost \$200,000 over TID No. 4 Lifespan (see following fiscal information).

Would be structured as redevelopment occurs:

- \$75,000 after roof repair/replacement is completed; and
- \$50,000 upon completion of new greenhouse

City of Merrill - Tax Increment District (TID) No. 4					
Projected Tax Increment Renovation & New Greenhouse					
MEND Merrill, LLC (for tenant - Tractor Supply Company)					
Real Estate Assessments:					
251-3106-182-015*					
3404 E Main St					
Greenhouse					
Valuations					
1/1/2021					
Projected					
Land		\$481,400			\$0
Improved		\$1,428,800			\$400,000
Total		\$1,910,200			\$400,000
Project Increases \$150,000 \$400,000					
*Tax Parcel for also includes valuations for 3402 and 3420 to 3440 E. Main St.					
Projected Tax Increment Renovation and New Greenhouse:					
Const.	Value	Revenue	Real Estate	Tax	Total New
Year	Year	Year	Increment	Rate	Increment
2022	2023	2024	\$550,000	\$29.46	\$16,203
	2024	2025	\$550,000	\$29.46	\$16,203
	2025	2026	\$550,000	\$29.46	\$16,203
	2026	2027	\$550,000	\$29.46	\$16,203
	2027	2028	\$550,000	\$29.46	\$16,203
	2028	2029	\$550,000	\$29.46	\$16,203
	2029	2030	\$550,000	\$29.46	\$16,203
	2030	2031	\$550,000	\$29.46	\$16,203
	2031	2032	\$550,000	\$29.46	\$16,203
	2032	2033	\$550,000	\$29.46	\$16,203
	2033	2034	\$550,000	\$29.46	\$16,203
	2034	2035	\$550,000	\$29.46	\$16,203
Projected Tax Increment					\$194,436
Total					

Attachment: TID4 - MEND Merrill (for Tractor Supply) (8683 : TID4 - MEND Merrill - Tractor Supply)

MEND Merrill, LLC

PO Box 387
 Mahomet, IL. 61853
 217-586-1880

City of Merrill
 1004 E. 1st. St.
 Merrill, WI. 54452

March 7, 2022

RE: TIF Incentive

City of Merrill officials,

MEND Merrill, LLC is looking to purchase the old Piggly Wiggly building located at 3404 E. Main St., Merrill, WI with the purpose of leasing to Tractor Supply Company. The building is in poor condition and will need several updates which includes the following:

- Replace the roof
- Install new HVAC with high efficiency
- Update the restrooms with new and touchless fixtures
- Build a pet wash room
- Install all new LED lighting
- Paint interior and exterior of building
- Demo tile floor, grind and polish the concrete floor
- Remove all cooler pads and replace with new concrete
- Building a new manager office
- Install new fire alarm and security system
- Install a new overhead door
- Reseal and restripe the parking lot

Additionally, to serve the tenant and the customers:
 (tenant will require to generate the projected sales it needs)

- Build a greenhouse
- Installing a propane tank for customer sales
- Install a fenced outdoor display area

Total cost to renovate (not including greenhouse).	\$600,000.00
Total cost to build greenhouse.	\$450,000.00

In order to complete the project to the standards the tenant requires we are asking for the following:

- \$50,000 grant to build the greenhouse
- \$75,000 grant to replace the roof

Sincerely,

Don Bonham, manager

Attachment: TID4 - MEND Merrill (for Tractor Supply) (8683 : TID4 - MEND Merrill - Tractor Supply)



Lincoln County, WI

Author: Public

Date Printed: 2/18/2022



DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.

City of Merrill

Tax Incremental District (TID) Residential Incentive Program Application Form

Owner Contact Information:Name: Timber Ridge Builders LLCMailing Address: 131576 County Rd. L Athens, WI 54411Phone Number: (715) 432-9282E-Mail Address: Timberridgebuilders@aol.comNew Residential Site:Tax Parcel Number: # 251-3106-101-0205 Lot # 1Home Site Address: 1408 Highland Dr.House Type: Single Family ☒ or Duplex ☐Date of Application: 3/29/2022Submit 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. 11

Lot #1 I.D. # 251-3106-101-0205

Lot #2 I.D. 251-3106-101-0205

TID # 11

TID Residential Incentive Program

Attachment: TID11 - 1406 & 1408 Highland Dr Houses (8681 : 1406 & 1408 Highland Dr. (TID No. 11))

Tax Incremental District (TID) 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.

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 TID 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

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