

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, December 7, 2022 at 8:00 a.m.
City Hall Common Council Chambers

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

Others: Alderpersons Rick Blake and LaDonna Fermanich, City Clerk Lori Anderson-Malm, Finance Director Kathy Unertl, City Attorney Tom Hayden, City Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, Bill Bialecki from Lincoln County Economic Corp. (LCEDC), and video operator 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 October 5, 2022:

Motion (Nelson/Kusserow) to approve the meeting minutes from October 5th. Carried.

Public Comments: None.

Update on status of residential developments:

Information as of 11/28/2022 was reviewed.

Since JJ Premier is completing Phase 2 of the Parkview Drive single-family home developments, Unertl reported that a Phase 3 development agreement will be drafted for consideration at the next RDA meeting. There are five (5) remaining housing lots on Parkview Drive. JJ Premier plans construction of at least two additional new homes during 2023.

Review revised development plans and proposed modifications to the development agreement for Webster St. residential developments by S.C. Swiderski, LLC (TID No. 8):

City Plan Commission and Common Council approved the Conditional Use Permit (CUP) for the revised multi-family housing development. All access will be off Webster St. The revised proposal includes 32 more housing units and projected \$5 million in increased valuation over the 2021 duplex and single-family home concept.

Construction would begin in Spring 2023 with completion planned by end of 2024.

Motion (Hass/Nelson) to recommend the revised development agreement by and between the City of Merrill, Wisconsin and S.C. Swiderski, LLC (Webster St. – TID No. 8). Carried.

Review of draft Request for Proposal (RFP) for sale of City-owned development site at the southeast corner of Pine Ridge Plaza (TID No. 4):

Unertl highlighted additional items included in the draft RFP including that the City of Merrill purchased the property for \$300,000 in May 2022; added proposed purchase price as part of Proposal Summary section; and added the Lincoln County Parcel Number for Lot 2 of the Certified Survey Map (CSM).

Mark Bares requested background on why City of Merrill purchased the property. Steve Sabatke emphasized that it was all or nothing related to redevelopment of the former grocery store building into Tractor Supply Company.

Unertl, and Akey highlighted previous RDA Commissioner discussions on potential restaurant site before COVID-19. The property owner was originally requesting about \$750,000 for the vacant land. Former RDA Commissioners pushed to include the purchase of the 2 acres for \$300,000 as part of TID No. 4 redevelopment assistance for the former grocery store building, as well as potential redevelopment assistance of the former “big box” building.

Motion (Koppelman/Hass) to proceed to distribute the Request for Proposal (RFP).

Carried. RFP responses are due on Monday, January 30th.

Next RDA Meeting: Preliminarily planned for Wednesday, February 1, 2023 at 8:00 a.m.

Adjournment: (Bares/Hass) to adjourn at 8:30 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl