



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY MARCH 1, 2023

Regular Meeting

City Hall Council Chambers

8:00 AM

To attend remotely call 252-745-1091 PIN 286 815 464 #

- I. Call to Order
- II. Consider approval of RDA meeting minutes from February 1st
 1. February 1st RDA minutes
- III. Public Comment
- IV. Status update on residential developments
 1. Residential Developments
- V. Continued review of procedure and marketing for \$10,000 new housing incentive program
 1. New Housing Incentive procedure
- VI. Update on new housing incentive application(s)
 1. Residential Incentive Program Application
- VII. Discuss needs and potential cost to facilitate redevelopment of 401 S. Kyes St property (former Anson-Gilkey) - TID No. 9 including:
 1. Wetland delineation
 2. Market analysis
- VIII. Next RDA meeting - Wednesday, April 5th at 8:00 AM or alternate date?
- IX. Closed Session:
 1. 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:
 2. a. Consideration of potential TID No. 8 development concept and negotiation of potential development incentives
- X. Reconvene in Open:
 1. 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, February 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 Tony Kusserow

RDA Excused: Jim Koppelman

Others: Alderpersons Rick Blake, LaDonna Fermanich, and Dick Lupton, City Clerk Lori Anderson-Malm, Finance Director Kathy Unertl, City Attorney Tom Hayden, City Public Works Director/City Engineer Rod Akey. Police Chief Corey Bennett, Jim Jaworski from JJ Premier LLC, 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 December 7, 2022:

Motion (Nelson/Rutkowski) to approve the meeting minutes from December 7th. Carried.

Public Comments: None.

Consider a resolution authorizing a development agreement by and between the City of Merrill, WI and JJ Premier, LLC (Phase 3) - TID No. 11:

Chair Hass clarified that this is continuation of the new home construction on Parkview Drive (between Edgewater Drive and Rock Ridge Court). The development agreement (Phase 3) includes the remaining five lots, as well as the \$10,000 housing incentive for each new home.

Jim Jaworski advised that his firm is planning on constructing three homes in 2023 and potentially five depending upon housing market. Homes constructed in 2021 and 2022 were sold before completed with six of the eight buyers coming from outside Merrill.

Motion (Hass/Sabatke) to recommend the resolution and development agreement by and between the City of Merrill and JJ Premier, LLC (Phase 3) – TID No. 11. Carried.

Update on Tax Increment generated for 2023 budgets:

Total tax increment is \$1,900,981. There is tax increment being generated from all Tax Incremental Districts (TIDs) except TID No. 9 (which is Wisconsin riverfront and S. Center Ave. areas). TID No. 3 will be receiving \$991,440 in 2023. Unertl emphasized the tax increment growth in other TIDs including TID No. 8 (Westside) and No. 11 (Hwy 107/Rock Ridge area).

Update on 2022 Developments:

Unertl highlight summary City Building Permit information which included two new commercial (Tractor Supply Company and Plant Garden Center), fourteen new single-family homes, and the three Webster St. apartment buildings. Completed commercial and manufacturing developments were noted.

Bares questioned whether the fourteen new home were meeting City objectives. Alderperson Fermanich recommended review of the City's Strategic Plan. Unertl emphasized that there had been a significant increase in new home construction the past three years.

Review and clarify procedure 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).

The program overview and application form will be distributed with new residential building permits.

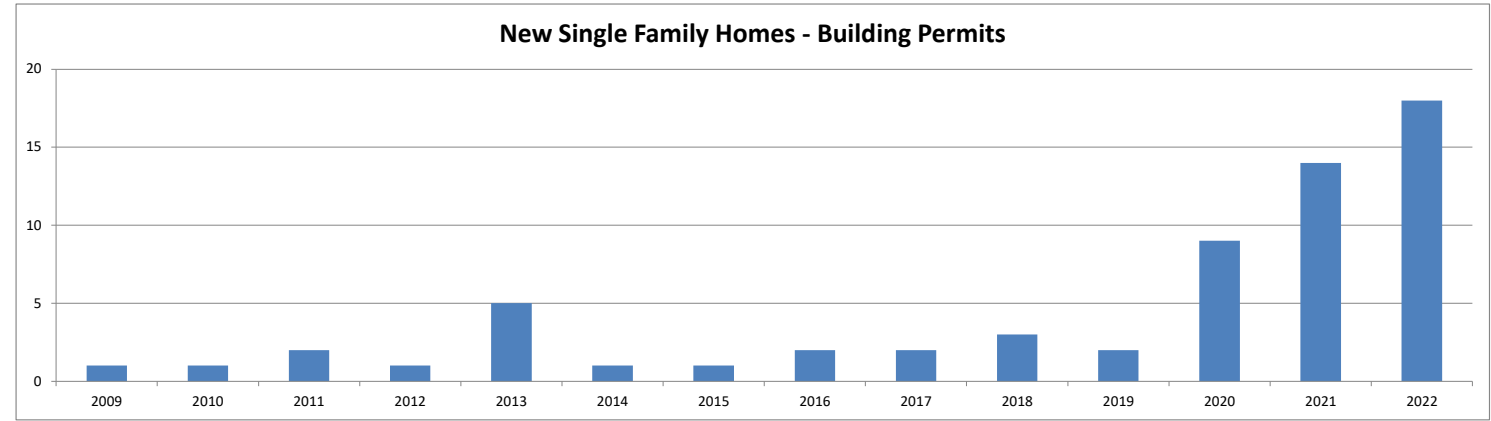
At the request of RDA Commissioner Bares, potential inclusion on City of Merrill and Merrill Area Chamber of Commerce websites is deferred until after the March 1st RDA meeting. The marketing discussion will be on the next RDA meeting agenda.

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

Adjournment: (Nelson/Kusserow) to adjourn at 8:35 a.m. Carried.

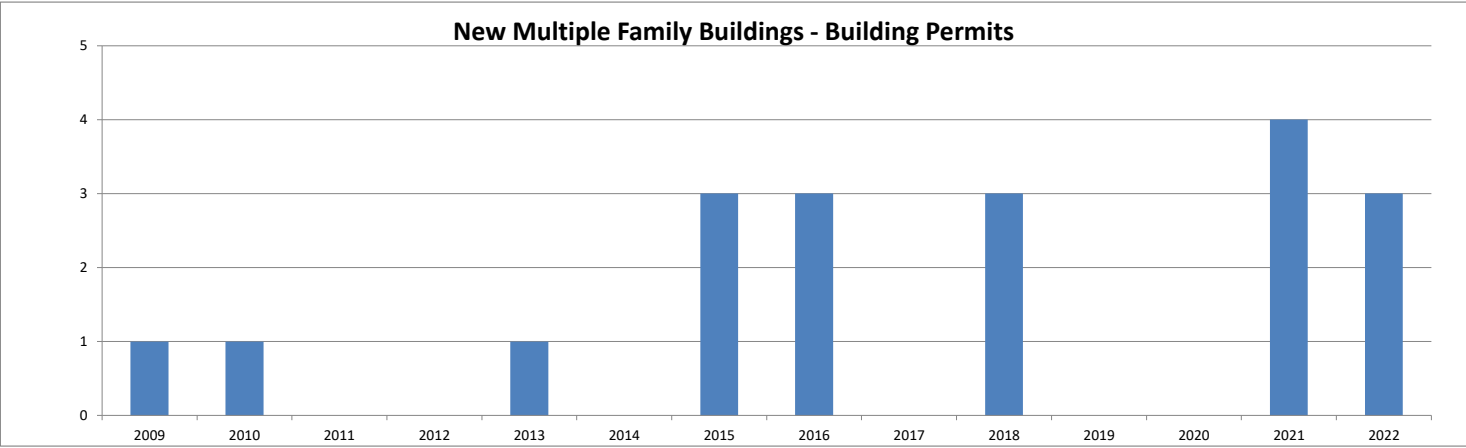
Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill - New Residential Development (2009 - 2022)



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total	
Single Family Homes	1	1	2	1	5	1	1	2	2	3	2	9	14	18	62	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 2/20/2023

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	0	2	0	0	No. 4
Ryan Ott Development	Johnson St. - Phase 2 (after Plat)	6	0	0	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	0	1	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	24	5	0	15	Totals

Note: North of E. 10th St. (Prairie River Properties) pending
Plat for about 20 building lots (if Spruce St. extended)

Attachment: Residential Developments - 2023-02-20 Status (9666 : Residential Developments)

City of Merrill - Residential Developments

Status as of 2/20/2023

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

Multi-Family Apartments:			Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	
Developer	Location							
S.C. Swiderski, LLC Total of 56 Units	Fox Point (E. 14th St.)		4	4	0	0	0	No. 10
S.C. Swiderski, LLC Total of 64 Units	Webster St. (3 CSM Lots)							
	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								
Nicolet Lumber (36 Units) (Planned 2023 Occupancy)	Webster St./Eugene St. State building plans approved 6/28/2022		3	0	3	0	0	No. 8

Attachment: Residential Developments - 2023-02-20 Status (9666 : 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 (9667 : New Housing incentive procedure)

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 (9667 : New Housing incentive procedure)

RECEIVED

JAN 31 2023

INSPECTING DEPARTMENT

City of Merrill

Residential Incentive Program Application Form

Owner Contact Information:Name: Lucas + Elizabeth ThielMailing Address: 302 Willow Bend Court

Phone Number: _____

E-Mail Address: _____

Temp Address
2523 W. Main St.
Merrill, WI 54452New Residential Site:

Tax Parcel Number: _____

Home Site Address: 302 Willow Bend Court MerrillHouse Type: Single Family ☒ or Duplex _____Date of Application: 1/31/23permit #22114
issued 6-15-22Submit 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) TID No. 8

→ 25131061610062
 25131061610061
 25131061610060
 25131061610072

Bldg Permit @ \$250,000

Attachment: TID8 - 302 Willow Bend Ct house (9669 : Residential Incentive Program Application)



Attachment: TID8 - 302 Willow Bend Ct house (9669 : Residential Incentive Program Application)

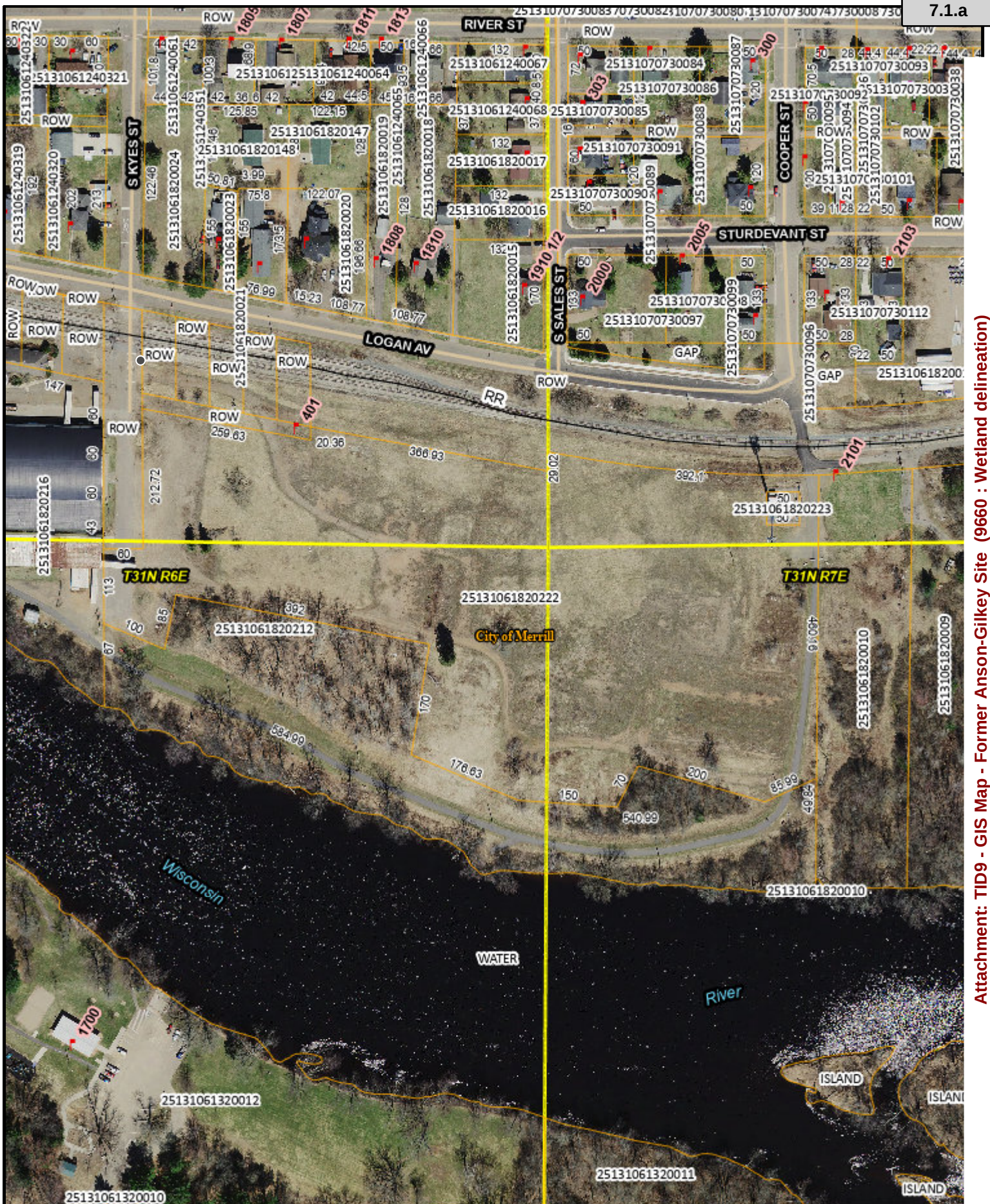
Lincoln County, WI

Author: Public

Date Printed: 2/20/2023



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Attachment: TID9 - GIS Map - Former Anson-Gilkey Site (9660 : Wetland delineation)

Lincoln County, WI

Author: Public

Date Printed: 2/18/2022



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