

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