

City of Merrill - Joint Review Board

Tuesday, January 19, 2021 at 4:30 P.M. - Virtual Only

Members Present: Mayor Derek Woellner (City of Merrill representative), John Sample (Merrill Area Public Schools representative), Roxane Lutgen (Northcentral Technical District representative), Bob Weaver (Lincoln County representative), and Ryan Schwartzman (public member)

Others Present: Finance Director/RDA Secretary Kathy Unertl, City Administrator Dave Johnson, City Attorney Tom Hayden, Brian Reilly and Josh Low from Ehlers & Associates, Alderpersons Mark Weix and Steve Sabatke, MAPS Board President Kevin Blake, and City IT Manager Dustin Brown

Call to order: Woellner called the meeting to order at 4:30 P.M.

Reconfirm Public Member: Motion (Woellner/Weaver) to reconfirm Ryan Schwartzman as the Public Member. Carried.

Election of Chairperson: Motion (Schwartzman/Weaver) for election of Woellner as Chairperson. Carried.

Discuss responsibilities of the Joint Review Board: Brian Reilly from Ehlers & Associates provided brief overview. No questions regarding JRB responsibilities.

Overview summary of TID Proposals: Brian Reilly from Ehlers & Associates highlighted the TID proposal with background presentation information. Reilly covered proposed project costs, development assumptions, revenue projections, and cash flow projections.

TID No. 4 changes:

- Amends eligible projects and allows for sharing of TID increment with TIDs No. 6, 7, 8, 9, and 10 which are all "blighted area" TIDs.

TID No. 11 changes:

- Amends eligible projects

TID No. 13 creation:

- Industrial TID consisting of three tax parcels of which two are owned by City of Merrill. The privately owned parcel has a propane distribution facility.
- The proposed TID is accessed by Lincoln County Highway G and is adjacent to Highway 51. City future infrastructure improvement plans include extension of N. Pine Ridge Ave. from Thielman St. to Lincoln County Highway G.
- The City is proceeding to create TID No. 13 before reaching the 12.0% maximum State of Wisconsin limit on new Tax Increment Districts or expansion of existing TID boundaries.

Next Joint Review Board meeting date:

The Merrill Redevelopment Authority has a scheduled public hearing on the TID Plans at 6:00 p.m. on Tuesday, January 19th.

Merrill Common Council action on Redevelopment Authority (RDA) recommendations is scheduled for Tuesday, February 9th.

Consensus for Joint Review Board to meet on Tuesday, February 23rd at 4:30 p.m.

Public Comment: None.

Adjournment:

Motion (Schwartzman/Woellner) to adjourn. Carried at 5:03 p.m.

Minutes prepared and submitted by:
Kathy Unertl, Finance Director/RDA Secretary