

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, December 2nd, 2020 at 8:00
Virtual Meeting

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

Others: City Administrator Dave Johnson, City Attorney Tom Hayden, Finance
Director Kathy Unertl, and Bill Bialecki from Lincoln County Economic
Development Corp. (LCEDC)

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

Consider approval of RDA meeting minutes from October 7th, 2020:

Motion (Kusserow/Sabatke) to approve the meeting minutes from October 7th with amendment of the first sentence under TID No. 3 – Zelich development incentive payment replacing the sentence with “That based upon miscommunication, inaccurate information was provided to Zelich regarding timing of the TID payment”. Carried.

Public Comment: None

Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Weinbrenner Shoe Company, Inc. – Tax Increment District (TID) No. 8 – West Side Area:

The resolution and draft development agreement reflect the previous RDA discussions with no changes. Sabatke asked about the River Bend Trail. Johnson reported that there is an easement for the Thrivent Trail unpaved section. The paved River Bend Trail is part of the Stange Street right-of-way.

Weinbrenner Shoe Company will close on the property purchase on March 1st, 2021. The development incentive payments are structured for \$150,000 upon completion of roof improvements and another \$150,000 when manufacturing operations are implemented in the buildings.

Motion (Woellner/Sabatke) to recommend the resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Weinbrenner Shoe Company, Inc. Carried.

Update on Tax Increment District (TID) No. 11 single family home developments:

Johnson reported that the three new single family are enclosed and ready for finishing. Heath Tappe of Denyon Homes and Ryan Ott plan on constructing six additional homes in 2021. So, extension of Superior Street between W. 10th St. and W. St. Plan is being planned.

JJ Premier, LLC has two single family homes under construction of Edgewater Dr.

Next RDA meeting: There will be no early January RDA meeting. The next RDA meeting is scheduled for Tuesday, January 19th at 6:00 p.m. with public hearing planned on TID No. 4 Tax Increment Sharing Plan and other TID Plan Amendments.

Closed Session:

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. Consider approval of closed session RDA meeting minutes from June 17th
- b. Review and consideration of Development Incentive job terms for FreMarq Innovations – Tax Increment District (TID) No. 7 – 1101 N. Mill St.

Motion (Sabatke/Kusserow) to move into closed session. Carried 7-0 on roll call vote at 8:20 a.m.

Motion (Mindak/Woellner) to approve the amended closed session meeting minutes from June 17th with RDA Secretary Note at the bottom on the minutes. Carried.

Renea Frederick from FreMarq Innovations connected for the Closed Session. There was extensive discussion. RDA Chair Clyde Nelson and City staff will be following-up.

Adjournment: (Kusserow/Anderson-Malm) to adjourn at 9:47 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl