



**CITY OF MERRILL**  
**REDEVELOPMENT AUTHORITY**  
**AGENDA • WEDNESDAY, JUNE 4, 2025**

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**Regular Meeting** **City Hall Council Chambers** **8:00 AM**

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To attend remotely call 615-787-8864 PIN 941 200 649 #

**I. Call to Order**

**II. Consider approving minutes from the previous meeting**

1. Minutes from the May 7th meeting.

**III. Public Comment**

**IV. General Agenda Items for Consideration**

1. Consider renewing the existing sales contract with NAI Pfefferle/TJ Morice for the City of Merrill property located at 3510 E Main Street.

**V. Date and Time of Next Meeting - Wednesday, July 2nd at 8:00 am**

**VI. Closed Session**

1. The Redevelopment Authority 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. Development agreement for City-owned vacant land to facilitate new commercial development (TID No. 9 at 703 S Center Avenue)

b. Development agreement for City-owned vacant land to facilitate new commercial development (TID No. 9 at 401 S Kyes Street)

**VII. Reconvene in Open Session**

1. The Redevelopment Authority may reconvene in open session regarding action on the closed session items.

**VIII. Adjournment**

The Merrill City Hall is accessible to the physically disadvantaged. If special accommodations are needed, please contact the Merrill City Hall at (715) 536-5594.

**CITY OF MERRILL  
REDEVELOPMENT AUTHORITY  
WEDNESDAY, MAY 7, 2025 MINUTES  
REGULAR MEETING CITY HALL COUNCIL CHAMBERS 8:00 AM**

- I. **Call to Order** Mayor Hass called the meeting to order at 8:00 am.  
Present: Mayor Hass, D4 Alderperson Fermanich, Tony Kusserow, Mark Bares, Gary Hartwig, Clyde Nelson, Pete Koblitz  
Present Not Voting: City Administrator/Public Works Director/City Engineer Rod Akey, City Clerk Lori Anderson-Malm, Finance Director Emily Ley, Building Inspector/Zoning Administrator Pagel, City Attorney Hayden, LCED Sara Guild, D7 Alderperson Mark Weix, D3 Alderperson Nathan Meyer, Joe Kobussen Scott Kobussen, Kendra Majernik, Mike VanderGeest, Derek Hoff, Merrill Community Media
- II. **Consider approving minutes from the previous meeting**
  1. **Minutes from the March 5th meeting.** - (Bares/Hartwig) motion/second place minutes on file. The motion passed.
- III. **Public Comment** There was no public comment.
- IV. **General Agenda Items for Consideration**
  1. **Update regarding ongoing development projects.** - CA Akey updated the RDA regarding the two acres by the old Wal Mart building. A letter of interest was received and a revised June 1st deadline has been established to finish the proposal. Housing on Webster Street is coming to completion with landscaping being installed. Two homes are being built on Spruce Street and two homes are being built on Delmore Street.
  2. **Update - Lincoln County Economic Development - Sarah Guild** - Sarah Guild updated the committee with her quarterly report. She recapped the Economic Summit and stated 93 people/businesses attended. Half of the attendees represented businesses. Positive feedback has been received from those who attended, and she is looking ahead to 2026. Sarah has attended various meetings in Madison regarding economic development. She will have information sessions for businesses to answer the question, "what does the LCED do". The first session will be May 22nd in Tomahawk at Park City Credit Union. The second will be on June 9th in Merrill at Park City Credit Union.
- V. **Date and Time of Next Meeting - Wednesday, June 4th at 8:00 am**
- VI. **Closed Session**
  1. **The Redevelopment Authority 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:** - Mayor Hass read the closed session language. (Hartwig/Nelson) motion/second to enter into a closed

session. The motion passed on a 7/0 roll call vote. The RDA entered into closed session at 8:14 am with the following present, in addition to the RDA members: D7 Alderperson Weix, D3 Alderperson Meyer, City Administrator Akey, Finance Director Ley, Building Administrator/Zoning Administrator Pagel, City Attorney Hayden, LCED Sarah Guild, City Clerk Anderson-Malm. City Clerk Anderson-Malm recorded the minutes without objection.

- a. **Negotiation of potential sale terms for City-owned vacant land to facilitate new commercial development (TID No. 9 at 703 S Center Avenue)** - The RDA considered potential sale terms for city-owned property and to facilitate new commercial development in TID 9 at 703 S Center Avenue.
- b. **Negotiation of potential sale terms for City-owned vacant land to facilitate new commercial development (TID No. 9 at 401 S Kyes Street)** - The RDA negotiated the potential sale terms for city-owned vacant land at 401 S Kyes St.
- c. **Consider TID Incentive Request to facilitate commercial re-development (TID No. 9 at 714 Martin Street)** - This item was moved to the first spot in the Closed Session. The RDA considered a TID incentive to facilitate commercial re-development in TID 9 at 714 Martin St.

#### **VII. Reconvene in Open Session**

1. **The Redevelopment Authority may reconvene in open session regarding action on the closed session items.** - The RDA did not reconvene in open session. No action was taken for the closed session items.

**VIII. Adjournment** (Hartwig/Fermanich) motion/second to adjourn. The motion passed. The meeting was adjourned at 9:58 am.

Minutes submitted by City Clerk Anderson-Malm  
*Minutes are in draft form until approved at the next scheduled meeting.*



**WB-42 AMENDMENT TO LISTING CONTRACT**

1 It is agreed that the Listing Contract dated July 14, 2023, between the undersigned, for sale/rental of the  
 2 property known as (Street Address/Description) 2.016 acres ID#25131061820226  
 3 on Main Street in the City of  
 4 Merrill, County of Lincoln, Wisconsin is amended as follows:  
 5 The list price is changed from \$n/a to \$ n/a.  
 6 The expiration date of the contract is changed from midnight June 16, 2025  
 7 to midnight June 16, 2026.  
 8 The following items are (added to)(deleted from) STRIKE ONE the list of property to be included in the list price:  
 9 n/a  
 10 \_\_\_\_\_  
 11 Other: n/a  
 12 \_\_\_\_\_  
 13 \_\_\_\_\_  
 14 \_\_\_\_\_  
 15 \_\_\_\_\_  
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 31 \_\_\_\_\_  
 32 \_\_\_\_\_  
 33 \_\_\_\_\_

34 ALL OTHER TERMS OF THIS CONTRACT AND ANY PRIOR AMENDMENTS REMAIN UNCHANGED.

35 NAI Pfefferle / TJ Morice (x) \_\_\_\_\_  
 36 Firm Name ▲ Seller's/Owner's Signature ▲ Date ▲  
 37 Print name ▶ City of Merrill

38 (x) \_\_\_\_\_ (x) \_\_\_\_\_  
 39 By Agent for Firm ▲ Date ▲ Seller's/Owner's Signature ▲ Date ▲  
 40 Print name ▶ Anthony P Morice Jr. Print name ▶ Steven J. Hass, Mayor

41 **CAUTION: This Listing belongs to the Firm. Agents for Firm do not have the authority to enter into a mutual**  
 42 **agreement to terminate a listing contract, amend the commission amount or shorten the term of a listing**  
 43 **contract, without the written consent of the Agent(s)' supervising broker.**

44 This written consent may be obtained with the supervising broker's signature below or a separate consent.

45 (x) \_\_\_\_\_  
 46 Supervising Broker's Signature ▲ Print name ▶ \_\_\_\_\_ Date ▲