

**CITY OF MERRILL
REDEVELOPMENT AUTHORITY
WEDNESDAY, AUGUST 6, 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, 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 Darin Pagel, LDEC Sarah Guild, Michael VanDer Geest, Derek Hoff.
Excused: Clyde Nelson
- II. **Consider approving minutes from the previous meeting**
 1. **Minutes from the June 4th meeting** - (D4 Alderperson Fermanich/ Koblitz) motion/second place minutes on file. The motion passed.
- III. **Public Comment** There was no public comment.
- IV. **General Agenda Items for Consideration**
 1. **Consider renewing the existing sales contract with NAI Pfefferle/TJ Morice for City of Merrill property located at our County Hwy G Industrial Park.** - City Administrator/City Engineer Akey updated the committee and answered questions. (Hartwig/D4 Alderperson Fermanich) motion/second to extend the contract with NAI Pfefferle/TJ Morice for the City property located at our Cty Hwy G Industrial Park for 1 year. The motion passed.
 2. **Update regarding ongoing development projects.** - City Administrator/City Engineer Akey updated the committee with on going development projects. The FBO at the airport, which is being paid for with TID dollars, will break ground in the next few weeks. The State Street project will have concrete poured on Monday. The final completion is expected at the beginning of September. The Spruce Street project has a retention pond that needs completion and four homes will be started/completed in 2025.
- V. **Date and Time of Next Meeting - Wednesday, September 3rd at 8:00 am**
- VI. **Closed Session**
 1. **The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) for 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) **A development agreement for City-owned vacant land to facilitate new commercial development (TID No 9 at 401 Kyes Street)**

b) Discuss options for the Hwy G Industrial Park TID No. 13 - Mayor Hass read the closed session language. (Bares/D4 Alderperson Fermanich) motion/second to enter into the closed session. The motion passed on a 6/0 roll call vote. The RDA entered into closed session at 8:09 am with the following present, in addition to the committee: City Administrator/City Engineer Akey, Finance Director Ley, City Clerk Anderson-Malm, Building Inspector/Zoning Administrator Pagel, LDEC Sara Guild, Michael VanderGeest, Derek Hoff. City Clerk Anderson-Malm recorded the minutes without objection.

Closed Session Item a: The RDA discussed the development agreement for city-owned vacant land to facilitate new commercial development in TID No 9 at 401 Kyes Street. Following discussion, (Bares/Hartwig) motion/second to forward the development to the Common Council. The motion passed.

Closed Session Item b: The RDA discussed options for the Hwy G Industrial Park in TID No 13. Following the discussion, this item will be on the September agenda for further discussion. No formal action was taken.

VII. Reconvene in Open Session

- 1. The RDA may reconvene in open session regarding the closed session items.** - (Hartwig/D4 Alderperson Fermanich) motion/second to reconvene in open session. The motion passed. The RDA reconvened in open session at 9:19am. (Bares/D4 Alderperson Fermanich) motion/second to forward the development agreement to the Common Council. The motion passed.

VIII. Adjournment (Bares/D4 Alderperson Fermanich) motion/second adjourn. The motion passed. The meeting adjourned at 9:23 am.

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