

**CITY OF MERRILL  
JOINT REVIEW BOARD  
TUESDAY, SEPTEMBER 9, 2025 MINUTES  
REGULAR MEETING    CITY HALL COUNCIL CHAMBERS    5:00 PM**

**I. Call to Order** Mayor Hass called the meeting to order at 5:00 pm  
Present: Mayor Steve Hass, NTC - Chet Strebe, MAPS - Shannon Murray, Lincoln County - Renea Krueger, Citizen at Large - Pete Koblitz  
Present Not Voting: City Administrator Rod Akey, Finance Director Emily Ley, City Clerk Lori Anderson-Malm, Brian Riley - Ehlers, LaDonna Fermanich, Dustin Brown

**II. Minutes from Previous Meeting**

1. **Consider placing the minutes from the December 10, 2024 meeting on file** - (Mayor Hass/Koblitz) motion/second to place the previous minutes on file. The motion passed.

**III. General Agenda Items for Consideration**

1. **Review a Cash Flow Analysis showing that Tax Incremental District No. 3 tax increment was negatively impacted by 2013 Act 145, and should be extended in order to allow for additional time to pay incurred project costs and consider approval of its extension by resolution; Wisconsin State Statutes 66.1105(7)(am)4 ("Technical College 3-Year Extension").**  
- Brian Riley from Ehlers gave an overview regarding the 2013 Act 145 and provided a cash flow analysis.

Tax Incremental District (TID) Technical College Extension Resolution  
City of Merrill TID 3 Resolution \_\_\_\_\_

WHEREAS, TID 3 was created on 09 13, 05 and has a maximum life date of 09 13, 25; and

WHEREAS, the City of Merrill TID 3 is not expected to generate sufficient revenue to recover its project costs within its maximum life; and

WHEREAS, under state law (sec. 66.1105(7)(am)4.a, Wis. Stats.), a municipality may request that the Joint Review Board (JRB) extend the life of a TID an additional three years if the annual and total amount of tax increments over the remaining life of the district were adversely impacted by 2013 Wisconsin Act 145; and

WHEREAS, under state law (sec. 66.1105(7)(am)4.b, Wis. Stats.), the municipality, together with the extension request:

Provided an independent audit, which demonstrated the TID is unable to pay off its project costs by the required maximum life date (*JRB must approve*)



overlying taxing jurisdiction; and

WHEREAS, the JRB met on September 9, 2025 to review the annual reports and the performance and status of each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the City has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Resolution introduced and adoption moved by JRB member:

\_\_\_\_\_

Motion for adoption seconded by JRB member:

\_\_\_\_\_

On roll call motion passed by a vote of \_\_\_\_\_ ayes to \_\_\_\_\_ nays

(Strebe/Koblitz) motion/second to approve the Resolution acknowledging filing of annual reports and compliance with the annual meeting requirement. The motion passed.

**IV. Public Comment** There was no public comment.

**V. Adjournment** (Krueger/Murray) motion/second to adjourn. The motion passed. The meeting was adjourned at 5:30 pm.

Minutes submitted by City Clerk Anderson-Malm