

**CITY OF MERRILL
REDEVELOPMENT AUTHORITY
WEDNESDAY, MAY 6, 2026 MINUTES
REGULAR MEETING CITY HALL COUNCIL CHAMBERS 8:00 AM**

- I. **Call to Order** Roll Call: Mayor Hass called the meeting to order at 8:00 am
Present: Mayor Hass, D4 Alderperson Fermanich, Tony Kusserow, Mark Bares, Gary Hartwig
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 Engineer Caleb Novitch, Ryan Ott, LCED Sarah Guild
Absent: Clyde Nelson, Pete Koblitz
- II. **Consider approving minutes from the previous meeting**
 1. **Minutes from the September 3, 2025 meeting.** - (Bares/D4 Alderperson Fermanich) motion/second to place minutes on file. The motion passed.
- III. **Public Comment** There was no public comment.
- IV. **General Agenda Items for Consideration**
 1. **Review the March 2026 revenue and expense reports.** - FD Ley updated the committee. There was a question regarding TID 9. In 2-3 years TID 9 will improve with the planned development.
 2. **Update on existing projects.** - CA Akey provided an update for the following projects:
 - * TID 9 west of the River Project, VanHoff Co purchased the old Semco property. They have plans to develop the property in the next few years.
 - * JAS townhomes — Center Avenue (by old Stark building) there will be 6 duplex/town homes built. The property was sold to JAS for \$1.00 without any development incentives.
 - * TID 6 — the wall by the Cosmo is being worked on. Ellenbecker is repairing the wall.
 - * River Project — they plan on opening mid to the end of October. There are 2 units that were sold as condos; the rest will be rental units. There are 60 people on the waitlist for units. The development is for three 22-unit buildings.
 - * Kyes Street project will be started in July.
 - * 10th Street — houses are being built. There were 2 in 2025 and will be 4 in 2026.
 - * Nicolas subdivision houses have been built.
 - * Airport — the new 100 x 100ft hangar is being constructed. This is a TID 11 project and should be completed by the end of June. The current FBO hangar is for sale with an asking price of \$275,000.
The initial agreement for JAS Construction was for 8 condos. However, that was changed to 6 condos due to space. FD Ley suggested providing an addendum to the developer's agreement. There was further discussion regarding having more meetings for updates. One suggestion was to email

RDA members who could then schedule time with CA Akey and/or Mayor Hass to discuss avoiding any open meetings violations.

3. **Discuss procedures for Closed Session items.** - CA Akey explained the closed session procedures as they currently exist. The developer is allowed to provide an overview of the project to the RDA and questions can be asked. The developer is then asked to leave closed session so the RDA can discuss any proposals/incentives. Following discussion, the developer is asked to join the RDA. The RDA will provide the developer with any motion that was determined in closed session regarding the project. The RDA will reconvene in open session if needed to state any action/motion taken in closed session. The was agreed to by the RDA; no motion was required.
4. **Discuss timeframe to review Development Agreements.** - CA Akey and the RDA discussed a timeframe. It was decided the RDA would meet before approving a developer's agreement in closed session. The RDA agreed to this timeframe; no motion was required.
5. **Update on TID 5 closure.** - FD Ley provided an overview of TID 5 in the packet. TID 5 is a small district. There is no debt, incentives or projects outstanding.

V. Date and Time of Next Meeting - Wednesday, June 3rd at 8:00 am.

VI. Closed Session

1. **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: Consideration of potential TID No. 8 development concept and negotiation of potential development incentives.** - Mayor Hass read the closed session language (D4 Alderperson Fermanich/Hartwig) motion/second to enter into closed session. The roll call was taken with a 5/0 vote to enter into closed session. The RDA entered into closed session at 8:42 am with the following present: RDA committee members, FD Ley, CA Akey, Caleb Novitch, BI/ZA Pagel, LDEC Sarah Guild, Ryan Ott. CC Anderson-Malm recorded minutes without objection.

Ryan Ott addressed the RDA and answered questions. He left the closed session at 9:18 for the RDA to discuss the closed session item.

VII. Reconvene in Open Session

1. **The RDA may reconvene in open session regarding any action taken in closed session.** - The RDA did not reconvene in open session.

VIII. Adjournment (Bares/D4 Alderperson Fermanich) motion/second to adjourn. The motion passed. The meeting adjourned at 9:38 am.

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