

**CITY OF MERRILL
REDEVELOPMENT AUTHORITY
WEDNESDAY, SEPTEMBER 2, 2026 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 (remote), Tony Kusserow, Mark Bares, Gary Hartwig, Pete Koblitz
Present Not Voting: City Administrator/Public Works Director/City Engineer Rod Akey, Finance Director Emily Ley, City Clerk Lori Anderson-Malm, Sara Guild, D7 Alderperson Weix, D6 Alderperson Sukow, T.J. Morice
- II. Consider approving minutes from the previous meeting**
 - 1. Minutes from the May 6th meeting.** - (Koblitz/Kusserow) motion/second to place minutes on file. The motion passed.
- III. Public Comment** No public comment.
- IV. General Agenda Items for Consideration**
 - 1. Update on existing projects** - CA Akey updated the committee with the following:
Airport FBO has been completed. The ribbon cutting was on August 13th. The wall by the Cosmo Theater has been replaced. On S. Center Ave, the first building is being framed, and the slab is being poured for the second building. The slab for the third building will be done in October. The River project has 8 out of 22 letters of intent. If anyone is interested in a tour, contact CA Akey. T.J. Morice updated the committee with some perspectives on property. He reiterated TID 13 is an investment with some communities working with developers for years before building occurred. He said the site has received almost 2,000 views.
 - 2. Update on TID values** - Finance Director Ley provided an update and discussed the information provided in the packet. The city is still above the 12% state value, currently at 15.71% meaning there can not be any TIDS to open or expand. The city is likely not to be below the 12% threshold until TID 3 closes in 2029.
 - 3. Review proposed 2027 TID budget** - Finance Director Ley discussed the TID budget information. A summary of this information was provided in the packet. She answered questions from the committee.
 - 4. Presentation on TID 13** - CA Akey and Sara Guild from Lincoln County Development Corporation presented a PowerPoint that was created with Cenergy. This presentation was shown to potential developers. It was requested the presentation be emailed to committee members.
- V. Date and Time of Next Meeting** - Wednesday, October 7th at 8:00 am

VI. Closed Session

- 1. The RDA may convene in closed session pursuant to Wisconsin State Statutes Section 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:**

- a. to discuss the potential sale of property.**

- b. to discuss the potential purchase of property.** - Mayor Hass read the closed session language. (Hartwig/Kusserow) motion/second to go into closed session. Roll call was taken with 5/0 votes in favor of going into closed session. The committee entered into closed session at 9:11 am. The following were in attendance: Mayor Hass, Bares, Hartwig, Koblitz, Kusserow, CA Akey, FD Ley, Sara Guild, T.J. Morrice, D7 Alderperson Weix, D6 Alderperson Sukow, City Clerk Anderson-Malm, who recorded minutes without objection.

The committee received an update on a potential sale of property and then received an update on a potential purchase of property.

VII. Reconvene in Open Session

- 1. The RDA may reconvene in open session for potential action on the closed session items.** - The RDA did not reconvene in open session.

VIII. Adjournment (Hartwig/Koblitz) motion/second to adjourn. The motion passed. The meeting adjourned at 9:55 am.

Minutes submitted by City Clerk Anderson-Malm

Minutes are in draft form until approved at the next scheduled meeting.