

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, November 3rd, 2021 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Derek Woellner, Sheila Polak, Steve Sabatke,
Lori Anderson-Malm, Tony Kusserow, and Val Mindak (Remote)

Others: Alderpersons Rick Blake, Steve Hass, and Mark Weix, City Clerk Bill
Heideman, Finance Director Kathy Unertl, City Administrator Dave
Johnson, City Attorney Tom Hayden Public Works Director/City Engineer
Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, and
Merrill Productions video operator

Call to Order: Nelson called the meeting to order at 8:00 a.m.

Consider approval of RDA meeting minutes from October 6th:

Motion (Polak/Anderson-Malm) to approve the meeting minutes from October 6th. Carried.

Public Comment: LaDonna Fremanich (Remote) expressed concern about housing needs and suggested that there be an updated housing study.

2022 Budget – TID-Funded Infrastructure Investments:

Unertl highlighted the TID No. 8, No. 7, and No. 11 infrastructure investments that were approved at the October 19th Committee of Whole meeting. Unertl anticipates TID Revenue Bonds will be issued for these utility and street infrastructure projects.

Update on potential affordable housing support for WHEDA tax credit application (TID No. 8):

The information going to the Lincoln County Board of Supervisors from Horizon (Madison developer) was provided in the RDA agenda packet. In addition to requesting American Rescue Plan Act (ARPA) funding support from Lincoln County for affordable housing, the proposal included \$755,067 in potential City of Merrill Tax Incremental District (TID) support.

City Administrator Johnson reported that the developer has no control of the proposed site; the development likely wouldn't be owned by a taxable entity (i.e. just potential PILOT - Payment in Lieu of Taxes); and it wasn't realistic to potential rezone the proposed site at this preliminary planning status.

Update on potential affordable housing support for WHEDA tax credit application (TID No. 8) - Continued:

Anderson-Malm expressed preference to not extend TID No. 3 to 2027 for affordable housing and instead supported lowering taxes, Mindak recommended following the City's Strategic Plan which includes advancing affordable housing as a goal. Mindak emphasized that the purpose of the RDA is to find solutions to implement Merrill Common Council policy directions. Kusserow suggested that more study and demographic information was needed.

Unertl reported that this was just an update since information was going to Lincoln County Board committees referencing potential City of Merrill TID funding requests.

Discuss future redevelopment of 401-403 W. Main St. (TID No. 8):

The vacant site of the former bank building has been used for parking and construction staging for the Stonebridge Apartments and Park Place remodeling. The 2015 Westside Renewal Plan had concept for potential multi-story new building. Keeping the property as a public parking lot was not proposed.

RDA Commissioner consensus to issue Request for Proposals for site redevelopment.

Next RDA meeting: No December meeting. Next meeting is scheduled for Wednesday, January 5th, 2022 at 8 a.m.

Adjournment: (Sabatke/Polak) to adjourn at 8:35 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl