



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY, MARCH 6, 2024

Regular Meeting

City Hall Council Chambers

8:00 AM

To attend remotely call 484-841-8358 PIN 554 157 469 #

I. Call to Order

II. Consider approving minutes from the previous meeting:

1. February 7th minutes

III. Public Comment

IV. General Agenda Items for Consideration:

1. Status update on potential residential development along Spruce St extension (TID No 7)
2. Consider the proposed Polk St. drainage improvements (TID No. 12)
3. Review of updated 2023 Building Permit and Development Summary Information
4. Continued review of Residential Incentive Program Application - 205 N Cleveland St (TID No. 6)
5. Update from Lincoln County Economic Development Corp. (LCEDC) on activities

V. Date and Time of Next Meeting: Wednesday, April 3, 2024 at 8:00 am

VI. Adjournment

The Merrill City Hall is accessible to the physically disadvantaged. If special accommodations are needed, please contact the Merrill City Hall at (715) 536-5594.

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, February 7, 2024 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Steve Hass, Clyde Nelson, Mark Bares, Steve Sabatke, Rebecca Rutkowski, Tony Kusserow and Gary Hartwig

Others: Alderpersons LaDonna Fermanich, Mark Weix, and Nathan Meyer, City Clerk Lori Anderson-Malm, Finance Director Kathy Unertl, City Attorney Tom Hayden, City Administrator Rod Akey. Ryan Schwartzman from Associated Bank, and City Social Media Specialist Hallie Savall. Meyer set up and operated the Merrill Production camera.

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

Consider approval of RDA meeting minutes from December 6, 2023:

Motion (Sabatke/Rutkowski) to approve the meeting minutes from December 6. Carried.

Public Comments: None.

Consider resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Wendorf Construction LLC for residential development (TID No. 7):

Akey reported that waiting on Phase 1 and 2 Environmental Assessments. Consideration of the development agreement will be on a future RDA meeting agenda.

Review 2023 Building Permit and Development Summary:

Unertl highlighted the 2023 Building Permit information and TID-supported development projects.

Bares questioned a discrepancy in number of new single-family homes between the summary and the housing graph. Unertl will review and update the information.

Residential Incentive Program Application – 205 N Cleveland St (TID No. 6):

The application was received by the Community Development Department after the December RDA meeting. The former VFW building is being redeveloped as duplex rental,

RDA Commissioners requested additional information on redevelopment plans and whether this project meets criteria for the new housing incentive program.

Motion (Hass/Sabatke) to table consideration until the next RDA meeting. Carried.

Update from Lincoln County Economic Development Corp. (LCEDC):

A written list of activities was included in the RDA agenda packet. Gary Hartwig advised that LCEDC Executive Director Elsa Duranceau had a conflict this morning and will attempt to attend future RDA meetings.

Next RDA Meeting: Tentatively scheduled for Wednesday, March 6 at 8:00 a.m.

Adjournment: (Bares/Hartwig) to adjourn at 8:16 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Proposed Polk St. Drainage Improvement Project

E-Mail – Wednesday, 2/28/2024:

Could you please review the email below and the attached drainage improvement proposal for Polk Street by Weinbrenner and place on RDA for next week.

Thank you,



Roderick Akey, PE

City Administrator
City Engineer/Public Works Director
City of Merrill
(715) 536-5594
Rod.Akey@ci.merrill.wi.us
1004 E. First St., Merrill, WI 54452
www.ci.merrill.wi.us



From: Akey, Rod
Sent: Tuesday, February 20, 2024 3:41 PM
To: 'Michael Murray'; Bonack, Dustin
Cc: Robert Watry
Subject: RE: [External] Polk St Curb and Gutter project.

Please see attached estimate. I will send you a plan tomorrow .
I will present to both our Board of Public Works next week and our Redevelopment Authority the first Wednesday of March.

Plan would to split the project 50/50.

Fiscal Note:

TID No. 12 had a positive fiscal balance of \$31,297 as of 12/31/2023. There is \$29,679 in 2024 Tax Increment revenue.

Polk Street Proposed Drainage Improvement Estimate
Potential TID No. 12 expenditure

2/20/2024

<u>Item</u>	<u>Unit</u>	<u>QTY</u>	<u>Unit Price</u>	<u>Item Total</u>
2' x 3' Catch Basins	Each	4	\$1,500.00	\$6,000.00
12" HDPE Storm Pipe	LF	460	\$50.00	\$23,000.00
30" Curb and Gutter	LF	200	\$24.00	\$4,800.00
Asphalt Patching	Ton	108	\$150.00	\$16,200.00
CABC (Gravel)	CY	135	\$18.00	\$2,430.00
Topsoil Restoration	SY	400	\$6.00	<u>\$2,400.00</u>
Total =				\$54,830.00

CITY OF MERRILL - BUILDING PERMITS

	2019	2020	2021	2022	2023
New Commercial/Industrial					
No. of Permits	4	3	5	2	3
Valuation	3,656,000	1,465,000	1,857,500	976,000	520,878
New Single-Family Homes					
No. of Permits	2	9	14	14	12
Valuation	400,000	1,370,000	2,717,600	3,023,000	2,591,000
New Multiple Family Buildings					
No. of Permits	0	0	4	3	10
Valuation	0	0	6,691,432	960,000	7,679,774
TOTAL All Building Permits (includes additions, remodels)					
No. of Permits	233	304	252	247	306
Valuation	5,277,633	3,435,064	12,439,115	9,135,230	14,101,364

Commercial Developments in 2023:

Plant Garden Center – new greenhouses and retail building opened (TID No. 9 – 1003 S Center Ave).

Brooke’s School of Dance – Major remodeling of vacant building (TID No. 8 – 401 W Main St).

Premier Real Estate – Nicolet Lumber completed and tenants moved into three new Webster Street Apartment Buildings (TID No. 8). Total of 36 two-bedroom rental units.

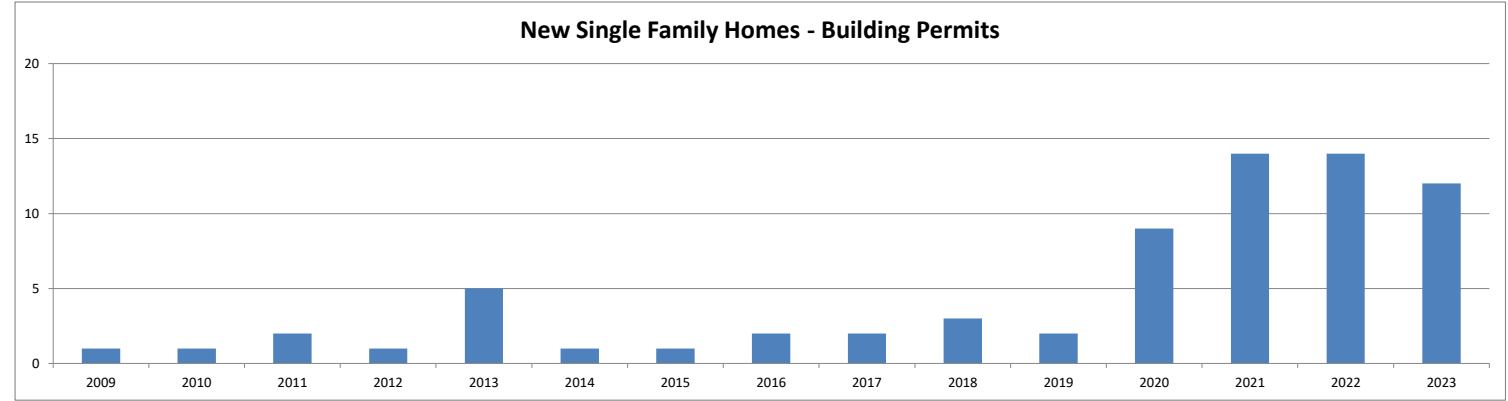
S.C. Swiderski LLC – finalized multi-family residential plan and began construction on Webster Street (TID No. 8). Total of 68 rental units – including one, two, and three bedrooms.

Authorized submission of grant applications, including to the Wisconsin Economic Development Corp. (WEDC) for future commercial business and new residential units, on behalf of Winds & Paradox Inc. (TID No. 8 – 419 W Main St).

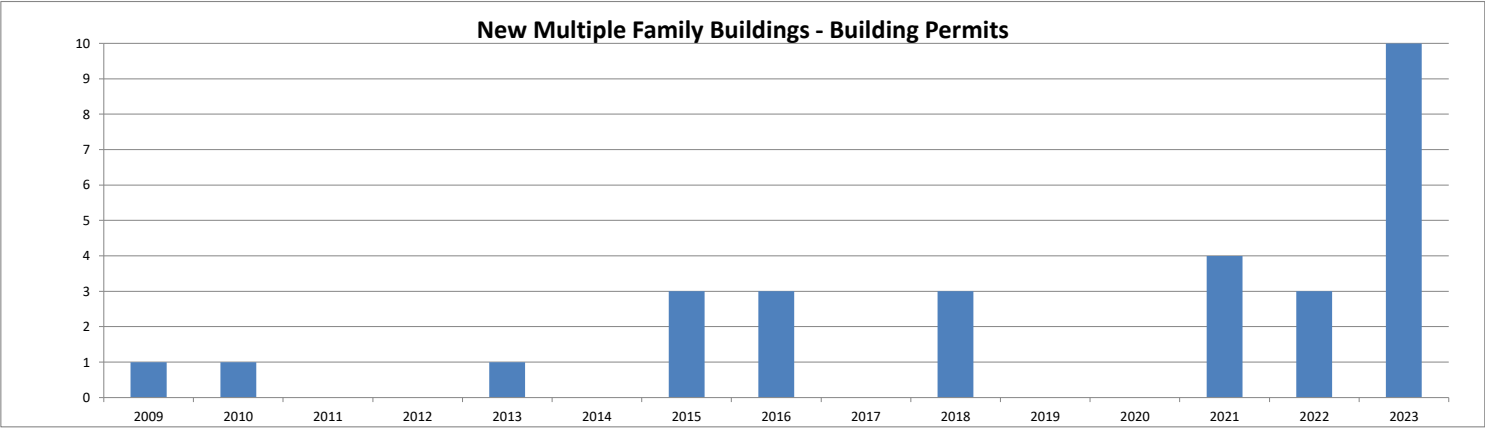
Manufacturing Developments in 2023:

Completed new water main and street reconstruction on W 3rd St from Wisconsin St to serve the Lincoln Wood – Chippewa new manufacturing building addition (TID No. 8).

City of Merrill - New Residential Development (2009 through 2023)



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	
Single Family Homes	1	1	2	1	5	1	1	2	2	3	2	9	14	14	12	70	Homes
Multiple Family Buildings	1	1			1		3	3		3			4	3	10	29	Buildings
# of units	4	2			2		12	36		36			56	36	70	254	New Units in Multi-Family Buildings
Merrill Area Housing Authority (MAHA) not included in 2018 information since no increase in units between Stonebridge Apartments and Park Place New Mobile Homes (which are taxed as Personal Property) are also not included																	
		Condos -	Duplex		Duplex		Football	Rock Ridge - I		Rock Ridge - II			FoxPoint	Webster St.	Webster St.		
		4	2		2		12	36		36			56	36	70		Also MAHA Francis St Duplex



City of Merrill - Residential Developments

Status as of 2/26/2024

Single-Family Homes:

Developer	Location	Building Lots	Completed Occupancy Permits	Under Construction	Basement or Footings	Vacant Lots	TID
Ryan Ott/Denyon Homes	Superior/W. St. Paul	13	13	0	0	0	No. 11
Timber Ridge Builders	Highland Dr.	2	2	0	0	0	No. 11
JJ Premier/CMO Builders	Parkview/Edgewater	13	12	1	0	0	No. 11
JS Builders	E. 10th St. (East of Poplar St.) (Former HAVEN lots)	3	1	0	0	2	No. 7
JS Builders	811 N. State St.	1	0	1	0	0	No. 8
Merrill Area Housing Authority	MAPS BlueJay House - 808 E. 4th St.	1	0	1	0	0	Tax Exempt
Ryan Ott Development	Johnson St.	8	5	0	0	3	No. 4
Beckman, Lea	1804 E 12th St.	1	1	0	0	0	No. 10
Thiel, Lucas & Elizabeth	302 Willow Bend Ct.	1	1	0	0	0	No. 8
Sullivan, Dan	1509 Nicklaus Dr. (10/22 Permit)	1	0	1	0	0	N/A
Zelich, Max	1605 Nicklaus Dr. (10/22 Permit)	1	0	1	0	0	N/A
Golisch, Kenyon	602 Eugene St.	1	1	0	0	0	No. 8
Gleason, Karen	1202 Cotey Dr.	1	0	1	0	0	No. 10
Cornerstone Real Estate	208 N Cleveland St (Former VFW)	1	0	1	0	0	
Totals		48	36	7	0	5	Totals

City of Merrill - Residential Developments

Status as of 2/26/2024

Duplexes:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	TID
Merrill Area Housing Authority	Francis Dr. 602 A & B	3	0	2	0	1	Tax Exempt

Multi-Family Apartments:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Site Work/ Footings	Vacant Lots	
Nicolet Lumber (36 Units)	Webster St./Eugene St.	3	3	0	0	0	No. 8
S.C. Swiderski, LLC	Webster St. (3 CSM Lots)						
Total of 68 Units	Bedford (6 Units) - 2 Buildings	2	0	2	0	0	No. 8
	Bedford (2 Units) - 2 Buildings	2	0	2	0	N/A	No. 8
	Fulton (20 Units) - 2 Buildings	2	0	0	2	0	No. 8
	Rockwell (4 Units) - 2 Buildings	2	0	2	0	0	No. 8

City of Merrill

Tax Incremental District (TID) Residential Incentive Program Application Form

Owner Contact Information:

Name: Kyle Stern
Mailing Address: 2801 N. 7th Suite 505 Wausau WI 54403
Phone Number: 715-523-1503
E-mail Address: KyleKStern@gmail.com

New Residential Site:

Tax Parcel Number: 251-3106-123-0372
Home Site Address: 205 N Cleveland
House Type: Single Family _____ or Duplex X

Date of Application: 12/7/23

Submit to:

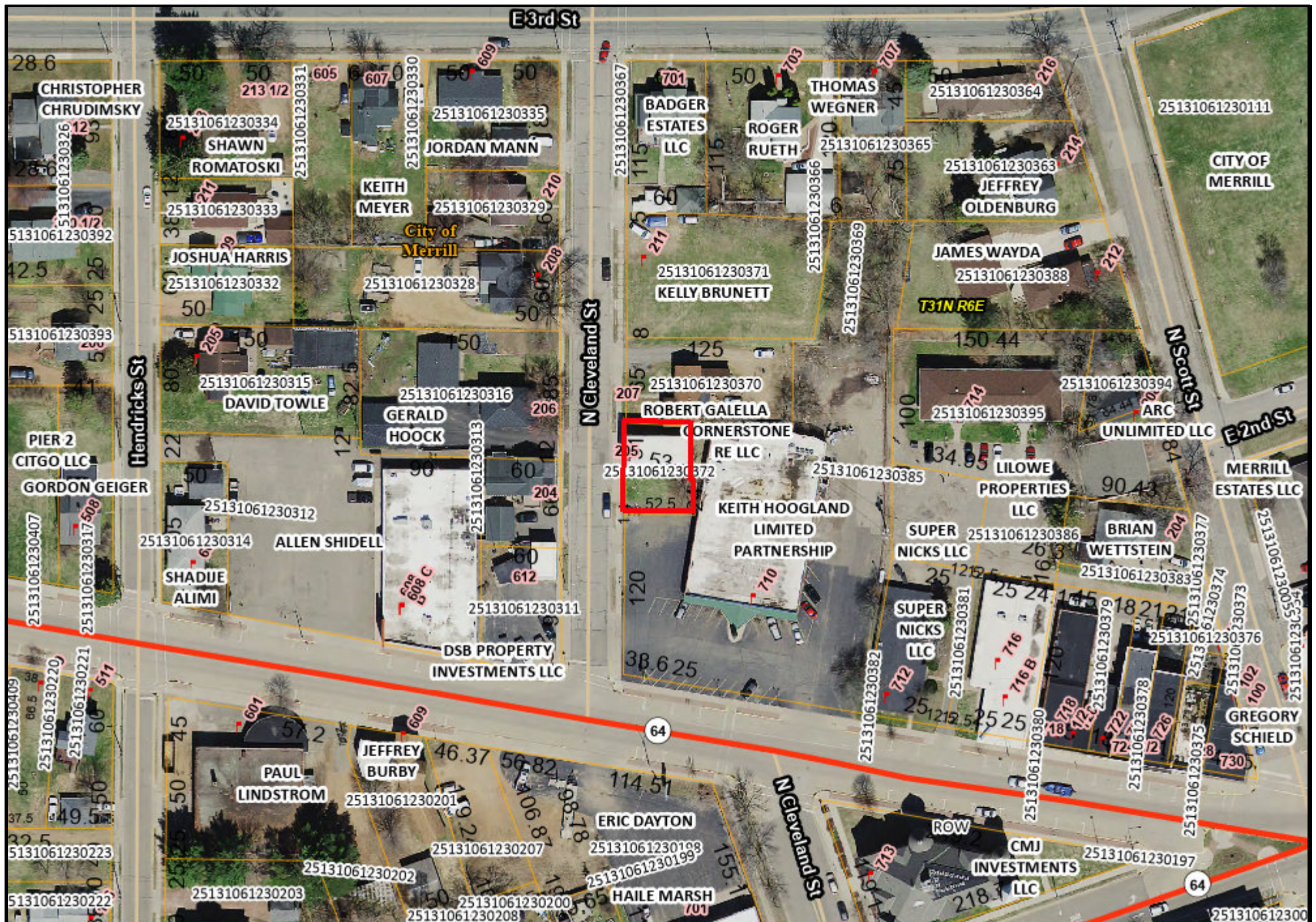
Merrill Redevelopment Authority (RDA) via Clerk-Treasurer Office at 1004 E. 1st St. Merrill, WI 54452 or e-mailed to RDA Secretary at Kathy.Unertl@ci.merrill.wi.us.

Tax Increment District (TID) No. 06 (Downtown)

Applicant Signature: Kyle Stern

Received 12/7/2023
Community Development

Note: Cornerstone RE LLC - 11/22/2023



Lincoln County, WI

Author: Public

Date Printed: 12/11/2023



DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.

February 2024 Update

The Lincoln County Economic Development Corporation has been:

- Continued work on converting the organization from a 501C6 to a 501C3.
- Worked with multiple townships to explore Rural Development USDA grants for new town halls.
- Assisting with the broadband expansion plan.
- Attending various economic development meetings and conferences around the state.
- Organizing a HUBZone Info Session to be held on March 21 either in person or virtually.
- Meeting with manufacturers and small business owners throughout both Merrill and Tomahawk.
- Organizing the Lincoln County Economic Summit to be held on March 14 and 15. Formal event announcements will be made soon. Event info can be found on Facebook and will soon be posted on our website.
- Participating as a member of the Lincoln County DreamUp! Committee, exploring ways we can support the child care industry.