

**City of Merrill
Joint Review Board
Monday, May 18th, 2009 at 5:30 P.M.
Basement Employee Lounge, City Hall, 1004 East First Street**

Members Present: Mayor Doug Williams (City of Merrill representative), Jane Kittel (North Central Technical District representative), Jeff Verdoorn (Merrill Area Public Schools representative), Dan Leydet (Lincoln County representative), and Art Lersch (public member)

Others Present: Finance Director/RDA Secretary Kathy Unertl, Brian Reilly from Ehlers & Associates, Dewey Pfister, and Norm Schultz from Century21

Call to order

Chair Williams called the meeting to order at 5:30 P.M.

Review and consideration of April 21st, 2009 meeting minutes:

Motion (Lersch/Leydet) to approve the Joint Review Board meeting minutes from April 21st, 2009. Carried.

Review of public record, planning documents, Redevelopment Authority resolutions adopting the project plan, and Common Council resolutions approving the creation of Tax Increment District No. 6 (Downtown Area) and plan:

Brian Reilly from Ehlers & Associates distributed a power point presentation and provided an overview of the public record, TID creation process to date, and that various State criteria were met including valuations under the 12% test, over 50% of area is "blighted", and less than 25% of the area is "vacant". The "blight" TID maximum, un-extended life span would be 27 years with expenditure period of 22 years. City Bond Counsel from Quarles & Brady has reviewed the legal notice/letters, TID plan, resolutions, and has provided legal opinion that in compliance with Wisconsin Statutes.

Williams advised that the proposed Redevelopment Area No. 2 plan had a 5-3 Council vote in favor; however, there needed to be six votes (2/3rds of Council) to adopt. This redevelopment plan would have allowed the Redevelopment Authority to implement redevelopment projects. Any development projects still can be implemented if approved by the Common Council.

Williams emphasized that even if a potential project is included in the TID No. 6 Plan, projects would be recommended by Redevelopment Authority for Common Council approval.

Consideration of Joint Review Board Resolution No. 2009-01 – A Resolution of the Joint Review Board Approving Tax Incremental District No. 6 of the City of Merrill, Wisconsin:

Chair Williams read the resolution which determined that a) the development expected in the District would not occur without the use of tax increment financing; b) the economic benefits of the District, as measured by increased employment, business, and personal income and property value, are sufficient to compensate for the cost of the improvements in the District; and c) the benefits of creating the District outweigh the anticipated tax increments to be paid by the owners of the property in the overlying taxing districts.

Motion(Verdoorn/Lersch) to adopt Joint Review Board Resolution No. 2009-01 – A Resolution of the Joint Review Board Approving Tax Incremental District No. 6 of the City of Merrill, Wisconsin. Motion carried on 5-0 roll call vote.

Update on planning and timeframes for proposed TID No. 7 (North Center Ave. Area) and potential update to TID No. 3 (Wisconsin Riverfront) budget:

Unertl distributed revised preliminary timetable for proposed TID No. 7 and provided an overview of the proposed boundaries. Further analysis is needed to determine if the entire proposed area would meet all the TID criteria – especially the not more than 25% of the area comprised of “vacant” land. Additional review is also needed to determine if the “blight” findings would apply to this proposed TID area.

The preliminary timeframe has a potential July 21st, 2009 Joint Review Board meeting. The Joint Review Board must meet within 14 days after publication of the Redevelopment Authority public hearing notice (which is planned for July 3rd) and prior to the RDA public hearing (which is planned for July 21st).

Next meeting:

Will be determined as proposed TID No. 7 (North Center Avenue) planning proceeds.

Public comment: None

Adjournment

Motion (Verdoorn/Leydet) to adjourn. Carried. Adjourned at 6:00 P.M.

Minutes prepared and submitted by:

Kathy Unertl, Finance Director/RDA Secretary