

**City of Merrill
Joint Review Board
Monday, August 31st, 2009 at 4:30 P.M.
Basement Conference Room, 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), and Dan Leydet (Lincoln County representative),

Members Excused Absence: Art Lersch (public member)

Others Present: Finance Director/RDA Secretary Kathy Unertl, Sean Lentz from Ehlers & Associates, City Administrator Tony Chladek, and MP-3 camera operator

Call to order

Chair Williams called the meeting to order at 4:30 P.M.

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

Motion (Leydet/Verdoorn) to approve the Joint Review Board meeting minutes from July 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. 7 (North Center Avenue Area) and plan:

Williams advised that the plans for TID No. 7 and Redevelopment Area No. 3 were approved on 6-2 votes at the August 11th Merrill Common Council meeting. Sean Lentz from Ehlers & Associates noted that many individuals participated in the public hearings before the Redevelopment Authority on TID No. 6 and TID No. 7. Williams emphasized that with tax increment districts, the City was positioned to encourage development and redevelopment as the economy turns around.

Lentz provided an overview of the public record and TID creation process to date. The Redevelopment Authority held a public hearing on July 21st, the Common Council adopted resolutions creating TID No. 7 and adopting the TIF plan at the August 11th meeting, and Joint Review Board approval of TID No. 7 is being considered at this meeting.

City Bond Counsel from Quarles & Brady has reviewed the legal notice/letters, TID plan, resolutions, and has provided legal opinion that indicates compliance with Wisconsin Statutes. Various State criteria were met related to TID No. 7 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. The last step in the process is Wisconsin Department of Revenue certification.

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. 7 (North Center Avenue Area) and plan (Continued):

Kittel asked if there were any changes to the TID No. 7 plan. Unertl and Lentz advised that the Exhibit A – calculation of estimated tax increments by overlying taxing jurisdictions had been completed and added as the last page of the plan.

Consideration of Joint Review Board Resolution No. 2009-02 – A Resolution of the Joint Review Board Approving Tax Incremental District No. 7 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/Kittel) to adopt Joint Review Board Resolution No. 2009-02 – A Resolution of the Joint Review Board Approving Tax Incremental District No. 7 of the City of Merrill, Wisconsin. Motion carried on 4-0 roll call vote.

Public comment: None

Adjournment

Motion (Verdoorn/Leydet) to adjourn. Carried. Adjourned at 4:42 P.M.

Minutes prepared and submitted by:

Kathy Unertl, Finance Director/RDA Secretary