

**City of Merrill
Joint Review Board**

Thursday, May 18th, 2017 at 4:30 P.M.

City Hall Council Chambers, 1004 East First Street

Members Present: Mayor Bill Bialecki (City of Merrill representative), Roxanne Lutgen (Northcentral Technical College representative), Brian Dasher (Merrill Area Public Schools representative), Bob Weaver (Lincoln County representative)

Absent: Ryan Schwartzman (public member)

Others Present: Finance Director/RDA Secretary Kathy Unertl, City Administrator Dave Johnson, City Attorney Tom Hayden, and City Clerk Bill Heideman

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

Public Comment None.

Review and consideration of April 11th, 2017 meeting minutes

Motion (Weaver/Lutgen) to approve the Joint Review Board meeting minutes from April 11th, 2017. Carried.

Review the public record, planning documents, Redevelopment Authority resolution adopting the project plan, and the resolution passed by the Common Council approving the amendment

As discussed at the April 11th Joint Review Board meeting, North Center Avenue was added to the infrastructure map and the 2017 project expenses.

In the agenda packet, Joint Review Board members were provided copies of the public record and resolutions for review, as well as the draft development agreement for AmericInn expansion.

Unertl reported that the TIF development incentive for Gateway North LLC had been increased from \$125,000 to \$200,000 in order for the development to occur. Bialecki emphasized that the .39 acre land-locked parcel paid \$1,240 in 2016 property tax. After AmericInn expansion, the annual tax increment increase would be over \$30,000.

Consideration of Joint Review Board Resolution 2017-01 - Approving the Project Plan & Boundary Amendment of Tax Incremental District No. 3, City of Merrill

Unertl highlighted the three Joint Review Board concurrence with the following criteria:

- 1) The development expected in the District would **not** occur without the use of tax increment financing and the amendment of the tax increment district.
- 2) 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.
- 3) The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

Motion (Lutgen/Weaver) adopting Joint Review Board Resolution 2017-01 - Approving the Project & Boundary Amendment of Tax Increment District No. 3, City of Merrill. Carried.

Schedule future Joint Review Board meeting on Annual TID Report and proposed new TID (Weinbrenner Shoe Factory area)

Unertl asked if Tuesday, August 8th at 4:30 p.m. would work for the next Joint Review Board meeting. JRB member consensus that this date and time would work.

In addition to review and discussion of the new annual TID report, Unertl advised that the City of Merrill will be proposing creation of new tax increment district for the Weinbrenner Shoe Factory area. City Administrator Dave Johnson reported that the City of Merrill just received written notice of interest from Weinbrenner Shoe Company to purchase the existing City-owned factory.

Unertl added that this new TID area would also include the adjacent almost 30 acres of the former Hurd Windows & Doors parcel which would be removed from TID No. 8. Since TID No. 8 was created in 2011, there have been many unanticipated environmental challenges for Merrill Area Development Corp. (MADC) and Merrill Renewal Properties. Several buildings now have tenants. However, current site conditions include piles of demolition debris and rotting alfalfa. Remaining environmental contamination sites have been capped.

Adjournment:

Motion (Weaver/Lutgen) to adjourn at 4:38 p.m. Carried.

Minutes prepared and submitted by:

Kathy Unertl, Finance Director/RDA Secretary