

**CITY OF MERRILL**  
**Redevelopment Authority (RDA)**  
**Tuesday, June 4<sup>th</sup>, 2013 at 8:00 a.m.**  
**Location – City Hall Council Chambers 1004 East 1<sup>st</sup> Street**

**AGENDA**

Voting RDA Members: Bill Bialecki, Ryan Schwartzman, Ralph Sturm, Wally Smith,  
Karen Karow, Jill Laufenberg, and David Hayes

1. Call to order
2. Consider approval of meeting minutes from April 23<sup>rd</sup>, 2013
3. Consider Request for Proposal (RFP) response(s) for sale of 318 Grand Ave. and proposed redevelopment plans
4. Update on Committee of Whole May 14<sup>th</sup> actions on Lincoln House and continued discussion of future site redevelopment options
5. Update on proposed El Mezcal restaurant development TIF incentives which is located in TID No. 3
6. Update and discussion on "blight" elimination activities, including exterior maintenance enforcement and demolitions
7. Update and discussion of "The Distinctive City – Community Appeal Drives Economic Prosperity" article, Mayor's Business Recruitment Task Force, and Merrill Community Forum Series activities
8. Next RDA Meeting
9. Public Comment
10. The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider potential TIF development incentives in TID No. 3 for façade improvements
11. The RDA may reconvene in open session for potential action on closed session items
12. Adjournment

Agenda Prepared by RDA Secretary Kathy Unertl  
Reviewed by RDA President Bill Bialecki

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*Date and time agenda was posted:* \_\_\_\_\_ *Posted by:* \_\_\_\_\_

(2)

**City of Merrill  
Redevelopment Authority (RDA)**

**Tuesday, April 23<sup>rd</sup>, 2013 at 8:00 A.M.  
City Hall Council Chambers**

RDA Present: Bill Bialecki, Ryan Schwartzman, Ralph Sturm, David Hayes,  
Karen Karow, Jill Laufenberg, and Wally Smth

RDA Absent: None

Others: Finance Director Kathy Unertl, City Attorney Tom Hayden, City Administrator  
Dave Johnson, Alderperson Chris Malm, Jim Beam from WJMT Radio,  
Community Development Program Administrator Shari Wicke, and City  
Building Inspector/Zoning Administrator Darin Pagel from Northwinds  
Inspection

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

**Approval of meeting minutes from January 29<sup>th</sup>, 2013:**

**Motion (Schwartzman/Sturm) to approve the meeting minutes. Carried.**

**Consider contract extension for Redevelopment Resources consulting services:**

Unertl advised that she missed this contract item for the January 29<sup>th</sup> RDA meeting. Proposal is to provide consulting services at \$90.00 per hour rate for a year vs. \$95.00 per hour rate for six month contract. Same mileage rate of \$0.55 per mile and developer recruitment/business recruitment pay for performance provisions. Redevelopment Resources typically is providing about fifty (50) hours of service per month although this varies depending upon potential development/redevelopment activities.

**Motion (Schwartzman/Karow) to extend the consulting services contract with Redevelopment Resources for a year. Carried.**

**Consider insurance settlement for water-damaged Lincoln House, update on potential demo timeframes, and discussion of future site redevelopment options:**

City Administrator Dave Johnson highlighted discussions with potential developers. Main concerns included ADA challenges with the elevator access, wood vs. metal/concrete floors, and overall potential costs. For consistency with City exterior maintenance enforcement, there would need to be window replacement and extensive painting this summer.

The water leak was from third floor apartment with lots of water running throughout the center of the building, including the basement which needed to be pumped out.

The Statement of Loss of \$186,029 prepared by Crawford & Company was distributed. Less a \$500 deductible, the City has been reimbursed for contractor costs for plumbing repairs, asbestos abatement, and drying out the building. Johnson advised that he had negotiated a potential \$130,000 insurance settlement for either restoration or to offset demolition expenses.

There remain two residential tenants and the radio station. Laufenberg asked about requirements for tenant relocation. City Attorney Hayden reported that relocation costs are required when tenants are displaced by government action.

Bialecki and Johnson reported that the Common Council has requested bids for demolition, including asbestos abatement. Unertl commented that the same potential funding options exist for new development such as CDBG (Community Development Block Grant) funding, WHEDA tax credits if residential, and TIF development incentives. Unertl also noted that both a rehabilitation of City of Antigo Housing Authority property and new apartment complex were just awarded tax credits (i.e. two of the twenty-three proposals receiving WHEDA approval).

As far as future site redevelopment, Unertl advised that Redevelopment Resources/City management team discussions have focused upon underground parking, potential 1<sup>st</sup> floor retail, and then three to five residential floors. Johnson emphasized that upper stories would have Wisconsin River views over the CosmoTheater building.

Smith questioned availability of parking. Both the underground parking and adjacent City parking lot could meet needs. Karow commented that she could not see sticking money into a ruined building and recommended starting fresh. Unertl asked about preferences for architectural style and noted that Karow had expressed interest in something historical. Schwartzman and Hayes suggested that there needed to be a "fit" with the adjacent area, but not necessarily historical façade.

City staff will keep RDA Commissioners updated on future Common Council action.

**Next RDA Meeting:** At the call of the RDA Chair.

**Public Comment:** None.

**Closed Session – Potential Sale of 811-813 East 1<sup>st</sup> Street:**

City Attorney Tom Hayden read the following: The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider potential TIF development incentives including in TID No. 6 (Downtown) to review and discuss Request for Proposal (RFP) responses for the sale of 811-813 East 1<sup>st</sup> Street.

**Motion (Schwartzman/Hayes) to move to closed session.** Motion carried on 7-0 roll call vote at 8:20 a.m.

There was discussion of the two RFP responses which included: 1) \$25,000 offer from DSwan, LLC (dba: First Street Coffee Station) subject to bank loan and potential TIF funds and any grants; and 2) \$35,000 from Brion & Nicole Hoffman with a \$2,000 credit for Buyer's Brokerage Compensation and subject to property appraisal.

Both RFP responses acknowledged the HVAC, electrical, and roof issues with the building. RDA Commissioners discussed potential costs for additional rehabilitation work. The Hoffman's propose using the building for antique business with second floor for storage. The Swan's propose expansion of their business and lease of additional storefront, as well as second floor residential.

Unertl distributed cost comparison between 811-813 East 1<sup>st</sup> Street of about \$59,000 for delinquent tax acquisition, interior trash removal/disposal, and exterior façade restoration vs. almost \$37,000 for delinquent tax acquisition and demolition of 318 Grand Avenue. The City received a \$20,000 WHEDA blight elimination grant for 318 Grand Avenue to reduce the cost to about \$17,000 with unresolved common wall damages to adjacent building. Given the costs, the City/RDA need to be strategic in which buildings trying to rehabilitate. Enforcement of City ordinances is also critical to avoid the deteriorated building conditions that we have been handling.

Unertl noted that one option open to the RDA was to continue to own the building, make additional improvements, and lease the space out. City Administrator Dave Johnson reported that he spent hours to repair/improve roof drainage this spring. Building Inspector Darin Pagel observed that there would likely be more costs the longer the City/RDA held the building.

**Motion (Schwartzman/Sturm) to reconvene in Open Session at 8:40 a.m.** Carried.

**Reconvened in Open Session – Sale of 811-813 East 1<sup>st</sup> Street:**

**Motion (Sturm/Hayes) to accept the offer to purchase of 811-813 E. 1<sup>st</sup> St. from Brion & Nicole Hoffman for \$35,000 which includes \$2,000 credit for Buyer's Brokerage Compensation and is subject to property appraisal.**  
Carried.

**Adjournment:**

Motion (Karow/Schwartzman) to adjourn the meeting at 8:43 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

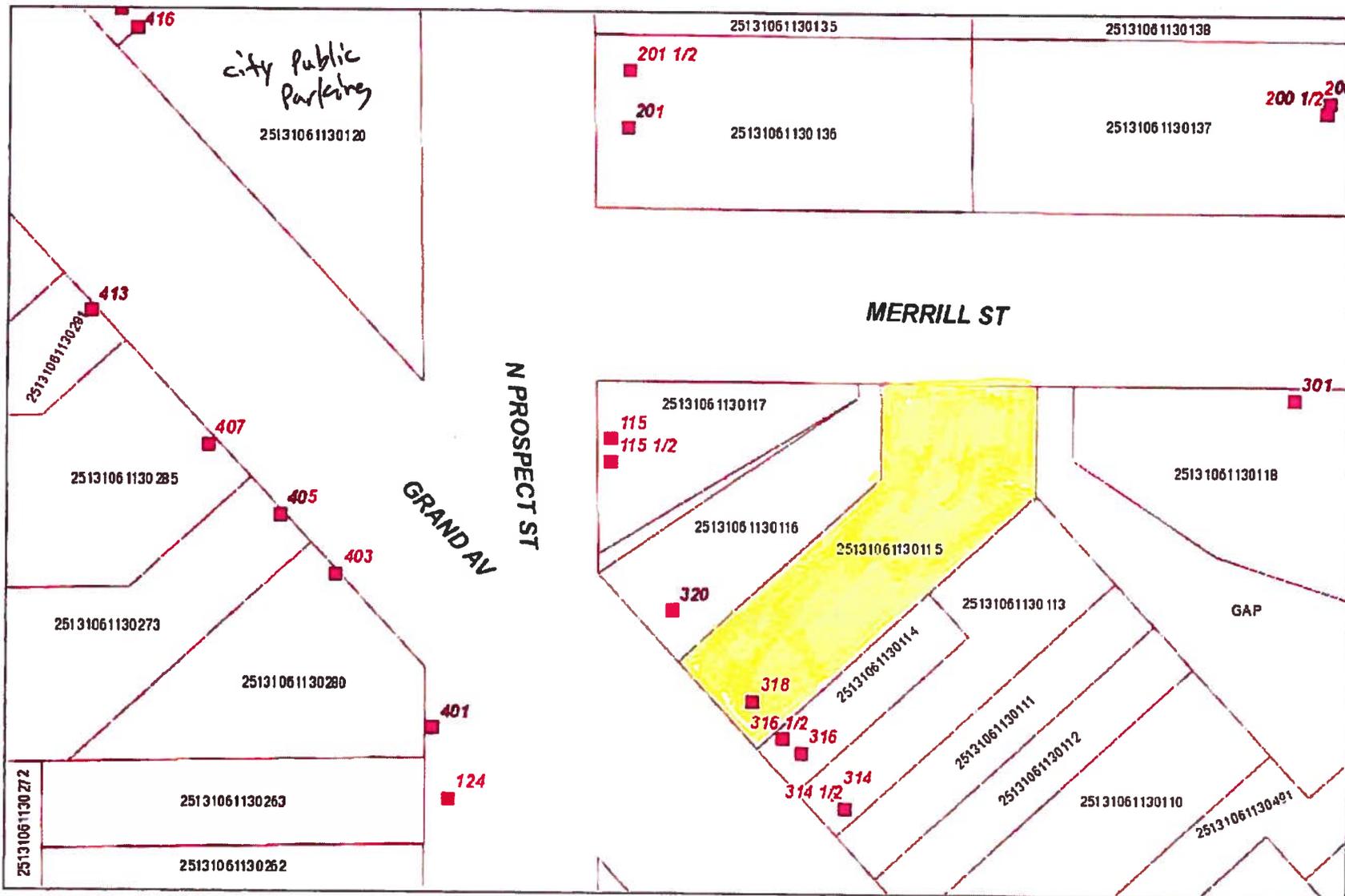
**Request for Proposals – 318 Grand Avenue Vacant Lot**

The City of Merrill invites qualified individuals and businesses to submit a proposal for the purchase and redevelopment of a vacant lot located at 318 Grand Avenue.

The City has initiated a revitalization program to enhance the viability of Merrill's historical business districts, invigorating local businesses, and improving the livability of the community. Tax Increment District No. 8 funded acquisition of this delinquent tax foreclosure property. A \$20,000 WHEDA "blight elimination" grant facilitated demolition of the abandoned, collapsing former building.

The entire RFP package is available on-line at the City's website at <http://www.ci.merrill.wi.us/> or hard copies may be obtained from the City Clerk-Treasurer's Office in City Hall (715) 536-5594.

Publish: May 17<sup>th</sup> & 24<sup>th</sup>, 2013



City of Merrill GIS

318 Grand Ave. - Parcel/Address

DISCLAIMER: The City of Merrill Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

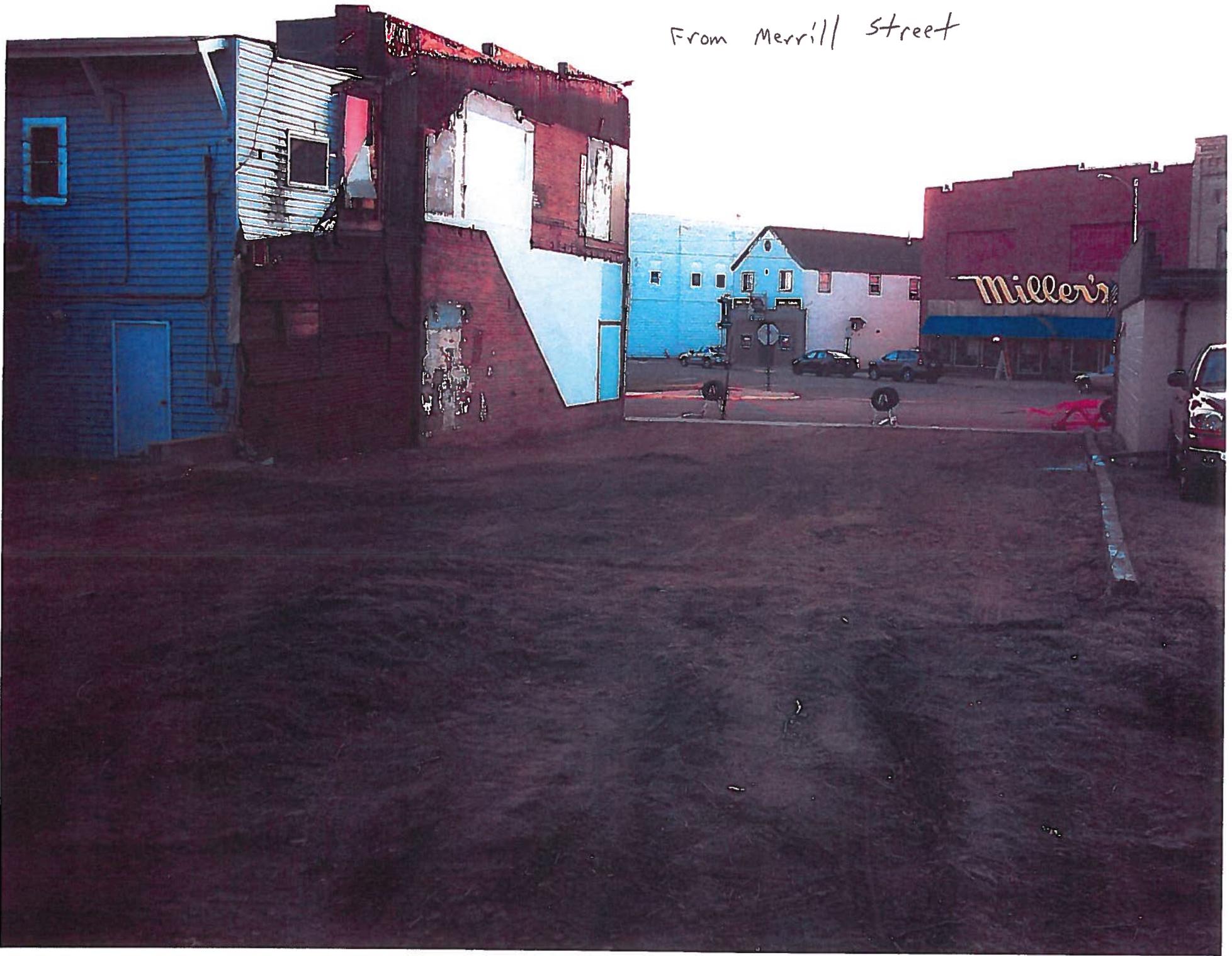


SCALE: 1" = 49'



Print Date: 8/8/2012

From Merrill Street



**City of Merrill - 318 Grand Avenue Demolition (TID No. 8)**

			2012	2013	Paid to City
2012	Quality Title	Title Research	\$100		
2012	Becher-Hoppe Engineering	Demo Bid Specs & Assistance	\$2,740		
2012	Merrill Courier	Demo Bid Ads	\$40		
2012	North Star	Hazardous & Restricted Waste Inspection	\$935		
2012	Merrill Water Utility	Delinquent Water (Not yet Special Charges)	\$735		\$735
2012	Merrill Street Dept*	Snow Removal (Not yet Special Charges)	\$85		\$85
2012	C&D Excavating Inc	Demo & trucking	\$21,300		
2012	Lincoln County Landfill	Disposal	\$3,436		
2013	Lincoln County	Delinquent Real Estate Taxes (2007 - 2011)		\$6,451	
2013	Lincoln County	Delinquent Special Charges (2007 - 2011)		\$2,239	\$2,239
2013	City of Merrill	Real Estate Taxes - 2012		\$901	
2013	Quality Title	Title Policy		\$850	
Total by Year			<u>\$29,370</u>	<u>\$10,441</u>	<u>\$3,059</u> Specials

\*Snow removal 2012/2013 winter by City Street Department

<b>Total (Without City)</b>
<b>\$36,752</b>

WHEDA "Blight Elimination" Grant (\$20,000)

<b>Net Cost for Acquisition/Demo</b>	<b>\$16,752</b>
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**\*\*Previous Assessments:**

Land	\$12,700
Improvements	\$21,400
<b>Total Valuation</b>	<b>\$34,100</b>

①

**318 GRAND AVENUE PROPOSAL**  
**from River Street Properties LLC**  
**Richard and Sharon Schmidt**

Kathy Unertl, RDA Secretary  
1004 East First Street  
Merrill, Wisconsin 54452

**RECEIVED**  
MAY 21 2013  
BY: \_\_\_\_\_

1. **Proposal summary:** Our plan for the 318 property is to use the space primarily for parking for our two adjacent properties. The two adjacent properties both are occupied by two businesses, **Tactical Search and Recruitment LLC**, and **To Your Health LLC**. Both of these businesses are in need of additional parking spaces and both of these businesses have proven to be successful and acquiring additional parking would only help them to grow in their development. Against the advice of our banker who pointed out the decline of Merrill's west side, we went ahead with our purchase and felt that our contribution could help revitalize a part of the city that was suffering from neglect. We believe that our efforts have helped open two new businesses in an area that needed "a shot in the arm." We feel that our acquisition of the 318 property would help the existing businesses in further development and also help in the beautification of the neighborhood.

2. **Project Summary Outline and Tentative Schedule:**  
Our immediate plan is to provide five paved parking spaces off of Merrill Avenue

This would allow parking for the Grand Avenue business and the tenant in the upper apartment above the Prospect business. Our plan at the moment is to plant grass towards Grand Avenue with the idea of adding more parking as our finances allow. The Health Food Store would be able to utilize some of the current parking space behind their business for handicapped/elderly in addition to food deliveries. Our current thought, if we are successful in acquiring the 318 property, is to apply to the county to make the three properties (322 Grand, 129 Prospect, and 318 Grand) declared as one parcel of property. We feel that this would guarantee long term protection for all three properties.

**3. Development Organization:** Our history in the restoration of Merrill properties dates back to 1986. Our first project was renovating the building at 1701 E Third St. The building was in very poor condition and required considerable work to bring it up to standard. Currently, there are two tenants occupying the building and it has provided housing since 1987. Our second project was at 1706 E. Third and it follows the story of 1701 pretty closely. One of our most challenging projects was the property at 109 N Nast. The neighbors were in the process of having the property condemned before our purchase and renovation. It currently houses two tenants and has been occupied since 1993. All three of these homes are historic and contribute nicely to their respective neighborhoods.

Our next restoration was at 1500 E River Street. This



building also was close to demolition before we bought it and restored it. The roof of the building had been leaking for years and was the product of neglect and decay. Built in 1896, it represents a typical example of a family owned business with the business on the first floor and the residence on the second. This building has been designated as a historic landmark by the city. It currently houses **River Street Antique Company LLC** which has been in business since 1995. In addition to the main building, the carriage house behind the building was moved to the property and restored to its present state. It also was saved from the wrecking ball. The restoration project was featured in Old House Journal, April 1997. It represents a period in Merrill history that a carriage house was necessary to provide for the major source of transportation, the horse. It is one of the few carriages left in town.

River Street's storage building at the corner of Nast and Logan Streets was also restored by the Schmidts, saving it from demolition. Matches were found in the basement indicating that children were playing with fire that could have destroyed the building before we purchased it from the Co-op. The building historically has been known as "The Potato Warehouse." New siding, roofing and paint makes for a very attractive historical piece of the past and provides a perfect storage space for a successful business.

The restoration of our historic home at 908 E Fourth Street is another of our accomplishments. Adding a new front porch which is an exact replica of the original, adds to the

Victorian beauty of the neighborhood. New siding and trim contributes to making our neighborhood one of Merrill's true beauty spots. Numerous residents have expressed admiration for this jewel of the 1880 period. This building has also been designated as a historical landmark by the city.

The purchase of the two properties at 322 Grand and 129 Prospect is our latest attempt to help Merrill regain some of the glory of the past. When we purchased the two properties, they were in terrible condition. The lots were filled with junk and debris and we had to make many trips to the landfill to make the buildings accessible. The buildings had leaking roofs and were vacant. We immediately had new membrane roofs installed on both buildings and concentrated our efforts on renovating the Grand Avenue building. New windows, paint and interior decorating made the property available for rent by November, 2006. The business, **Tactical Search & Recruitment** became the first tenant.

Because the Prospect building was in such a sad state of repair, it took us six years to restore and renovate the building. **To Your Health LLC** took occupancy in February 2012, and a tenant recently moved into the upstairs apartment. The building has been declared a Merrill Landmark and our contribution to historic restoration reached another milestone!

#### **4. Price offer and demonstration of financial ability**

Our financial record in Merrill is well documented. Our longest relationship has been with Lincoln County/Community Bank.

We recently refinanced our mortgages with Park City Credit Union because of better terms. We were told by an official at Park City that our credit rating and history places us at the top in terms of premium borrowers. We still deal with Lincoln Community Bank and have investments with Kevin Cohrs at Edward Jones and are sure that all would give us the highest recommendation on our financial stability. In addition, our successful operation of River Street Antique Company LLC as a thriving business over the last 18 years supports our economic position.

We have done some research on what our price offer could be. Checking with Merrill Paving on the cost of blacktopping approximately 1500 square feet, we were told that \$3000 would be an approximate figure. In addition, our plan to develop the Grand Avenue frontage with a layer of black dirt and grass seed by Dave Barney, Park City Landscaping, would be approximately \$1500.00. We would also plant a tree and have a park bench on the property. We roughly estimate that it would cost us in the area of \$5000.00 to improve the property up to standard.

Based on the above considerations, we feel that the highest offer we could make on the 318 Grand property would be

**\$4350.00**

**This offer would be paid in the form of cashier's**

**check, personal check or cash at the time of closing.**

It is our sincerest hope that the city will take into account the additional expenses that we will incur in bringing this property up to standard and how it will continue to improve these three properties that have long suffered from neglect. The present businesses on the adjoining properties seem ripe for expansion and the 318 property can only help this development. We believe that our past history has clearly demonstrated our commitment on improving the welfare of our community.



5/21/2013

**Request for Proposals – 120 S. Mill St. (Lincoln House)**

The City of Merrill invites qualified individuals and entities to submit a proposal for the purchase and redevelopment of the property located at 120 S. Mill St. known as the Lincoln House.

The City is striving to enhance the viability of Merrill's historical business districts, invigorate local businesses, and improve the livability of the community. To this end the City is offering the Lincoln House property to a qualified party for the amount of \$1 for the purpose of demolishing the current structure and redeveloping the property for future use.

The entire RFP package is available on-line at the City's website at <http://www.ci.merrill.wi.us/> or hard copies may be obtained from the City Clerk-Treasurer's Office in City Hall (715) 536-5594. Address any questions to City Administrator David Johnson

Publish: May 24 & 31, 2013

## Unertl, Kathy

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**From:** Kristen Fish <kfish@redevelopment-resources.com>  
**Sent:** Friday, May 17, 2013 8:53 AM  
**To:** Unertl, Kathy  
**Cc:** Johnson, David; mike morrissey  
**Subject:** CDBG for Lincoln House  
**Attachments:** DOA CDBG Information Sheet.pdf

Kathy,

I have spoken with Jason Scott and Naletta Burr at WEDC regarding the possibility of getting CDBG to assist with the demolition and redevelopment of the Lincoln House. The DOA is now administering these funds and they have issued a memo related to the availability of funds for public facilities, planning and blight elimination (which is where this project falls in the CDBG realm).

The DOA has decided to institute a deadline for applications this August, so we would be in competition for a limited number of dollars. We will have to define the project, which could be problematic if we don't have a developer. We could apply just for demo funds but that will diminish our chances to then get funding to assist with the redevelopment of the site. I will connect with the DOA so we have a human contact to see if they will weigh distressed communities in rural areas more heavily.

Thanks,

Kristen

Kristen Fish, CEcD  
Redevelopment Resources  
715-581-4339  
[www.redevelopment-resources.com](http://www.redevelopment-resources.com)

# Community Development Block Grants

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*The U.S. Department of Housing and Urban Development (HUD) provides federal funding to States through the Community Development Block Grant (CDBG) program. In turn, states (The Department of Administration (DOA) for Wisconsin) provide CDBG funds to local governments to support their economic development and public facilities.*

**CDBG FUNDS ARE USED TO PROMOTE AFFORDABLE HOUSING, SUITABLE LIVING ENVIRONMENTS AND EXPANDED ECONOMIC OPPORTUNITIES FOR PERSONS WITH LOW TO MODERATE INCOME.**

*Starting July 1, 2013, DOA will handle all CDBG application and contract management activities, including the disbursement of grant funds..*

*The Wisconsin Economic Development Corporation will continue its extensive community and economic development and networking outreach, while DOA will provide financial management and federal reporting expertise. We are waiting for final approval of this transition date from HUD.*

The State of Wisconsin offers several Community Development Block Grant (CDBG) tools that can benefit your community in assisting low- and moderate-income areas. We offer CDBG funding for:

- ✓ Planning
- ✓ Economic Development
- ✓ Public Facilities
- ✓ Public Facility-Economic Development
- ✓ Affordable Housing
- ✓ Emergency Assistance

## CDBG Planning Funds

These grant funds support community efforts to address improving community opportunities and vitality. Grants are limited to projects that, if implemented, are CDBG eligible activities.

- **How to apply:** annual competitive grant. Local units of government will be notified when application materials are available on the DOA website.
- **Review process:** DOA anticipates a 60 day review time period of applications.

*Note: DOA has received the 2012 CDBG PF applications from WEDC. We are reviewing current project commitments to determine if there is funding available for additional projects. DOA will notify communities once a decision on funding is available. DOA is not accepting further applications until 2013 HUD funding is awarded to the State.*

## CDBG Economic Development Funds (CDBG-ED)

These grant funds are awarded to local governments to assist businesses to create or retain jobs for individuals with low and moderate income. Examples of eligible projects include business loans to expand facilities or purchase equipment, specialized employee training, or business infrastructure projects.

- **How to apply:** applications accepted all year. Until the transition takes place in July 2013, continue to send your application to WEDC.
- **Review process:** DOA will continually review applications. Award letters will be issued upon determination of the communities and businesses achieving HUD program national objectives and reporting requirements.

## CDBG Public Facility Funds (CDBG-PF)

These funds help support infrastructure and facility projects for communities. Some examples of eligible projects include streets, drainage systems, water and sewer systems, sidewalks, and community centers.

- **How to apply:** annual competitive process starting in August with 2013 program year as fewer funds will be available from HUD. Local units of government will be notified when application materials are available on the DOA website.
- **Review process:** DOA anticipates a 60 day time period for review of completed CDBG-PF applications. Communities with successful applications will receive an award letter which will document the next steps it should take to execute a contract. Community grant administrators will be required to attend implementation training. *Note: DOA has received the 2012 CDBG PF applications from WEDC. We are reviewing current project commitments to determine if there is funding available for additional projects. DOA will notify communities once a decision on funding is available. DOA is not accepting further applications until 2013 HUD funding is awarded to the State. .*

# Community Development Block Grants

## CDBG Public Facility - Economic Development (PF-ED) Funds

These grants are awarded to local government for public infrastructure projects that support business expansion or retention. Examples of eligible applications include new or improved water and sewer service and streets that result in job opportunities for low- and moderate-income individuals.

- **How to apply:** applications accepted all year. Until the transition takes place in July 2013, continue to send your application to WEDC.
- **Review process:** DOA will continually review applications. Award letters will be issued upon determination of the communities and businesses achieving HUD program national objectives and reporting requirements.

## CDBG Affordable Housing Funds

These grant funds help communities improve and expand the supply of affordable housing for low- and moderate-income families. Eligible activities include housing rehab, homeownership assistance, and acquisition, demolition, or site improvements for construction of affordable housing.

- **How to apply:** annual grant with priority given to applications from regions with a lead county agency. Local units of government will be notified when application materials are available on the DOA website.
- **Review process:** DOA anticipates a 60 day review time period of applications. Successful applicants will be required to attend implementation training.

## CDBG Emergency Assistance (EAP) Funds

This grant fund program assists communities recover from a recent-natural or manmade disaster. Eligible activities include repair of disaster related damage to dwellings, assistance to purchase replacement dwellings, and repair and restoration of public infrastructure and facilities.

- **How to apply:** applications accepted from community within 60 days of the disaster event.
- **Review process:** DOA anticipates not more than a 15 day review time period for preliminary approval of applications. Grantees will receive implementation training and technical assistance throughout the grant performance period.

## Disbursement Requests

DOA will review and process disbursements requests from your community within 30 days. Prior to disbursing funds, citizen participation plans and environmental review certification must be on file. The disbursement process may be delayed if DOA has questions about the documentation your community has provided.

## Contact Us

If you have questions about the status of your CDBG application, please contact the DOA Division of Housing at (608) 261-7538.



**TID No. 3 (East Side)**

Property Owner: Gateway North LLC

Business Entity: New sit-down restaurant – El Mezcal

Location: East Side – between AmericInn and Mobil

Development: New building – about 4,000 to 4,125 sq. ft. with substantial parking - restaurant with bar

Personal Property: Restaurant equipment

Jobs: Potential 15 to 20 full-time equivalent employees

Investment: Existing vacant land plus \$800,000 for building/ restaurant equipment

Infrastructure: Stormwater drainage – serving regional area from north going through the property

**TID Development Incentives:**

Restaurant Operator	Liquor License (2013)	\$10,000*
*Unless City of Merrill Liquor License becomes available		
Property/Building Owner for Stormwater Improvements	Upon completion (2013)	Up to \$35,000
Property/Building Owner	Annually (2015-2019) Pay-as-you-go TIF	\$20,000 – five years [Total of \$100,000]

**TID Lifespan Tax Increment:**

Spreadsheet provided – projected at \$282,277  
and likely to be higher than conservative estimates

City of Merrill - Projected Tax Increment for Restaurant Development								
<b>East Side - TID No. 3</b>								
<b>Real Estate</b>		Existing			Projected			
		<u>Valuation</u>					<u>Valuation</u>	
	Land	\$147,100				Land	\$300,000	
	Improved	\$0				Improved	\$650,000	
	Total	\$147,100				Total	\$950,000	
<b>Projected RE Tax Increment</b>							<b>\$802,900</b>	
<b>Personal Property:</b>								
New Restaurant Equipment						Est. Cost	\$150,000	
<b>Projected Tax Increment (TID No. 3 - East Side)</b>								
Const. Year	Value Year	Revenue Year	PP Value Increment 10% Dep.	Total Value Increment	Tax Rate	Real Estate Tax Increment	PP Tax Increment	Projected Total Tax Increment
2013	2014	2015	\$150,000	\$952,900	\$28.13	\$22,586	\$4,220	\$26,805
2014	2015	2016	\$135,000	\$937,900	\$28.13	\$22,586	\$3,798	\$26,383
2015	2016	2017	\$121,500	\$924,400	\$28.13	\$22,586	\$3,418	\$26,003
2016	2017	2018	\$109,350	\$912,250	\$28.13	\$22,586	\$3,076	\$25,662
2017	2018	2019	\$98,415	\$901,315	\$28.13	\$22,586	\$2,768	\$25,354
2018	2019	2020	\$88,574	\$891,474	\$28.13	\$22,586	\$2,492	\$25,077
2019	2020	2021	\$100,000	\$902,900	\$28.13	\$22,586	\$2,813	\$25,399
2020	2021	2022	\$100,000	\$902,900	\$28.13	\$22,586	\$2,813	\$25,399
2021	2022	2023	\$100,000	\$902,900	\$28.13	\$22,586	\$2,813	\$25,399
2022	2023	2024	\$100,000	\$902,900	\$28.13	\$22,586	\$2,813	\$25,399
2023	2024	2025	\$100,000	\$902,900	\$28.13	\$22,586	\$2,813	\$25,399
<b>Projected Tax Increment</b>						<b>\$248,441</b>	<b>\$33,836</b>	<b>\$282,277</b>
						<b>Real Estate</b>	<b>PP</b>	<b>Total</b>

**RESOLUTION NO.**

**A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND GATEWAY NORTH LLC FOR CONSTRUCTION OF A RESTAURANT FACILITY**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 3 and Redevelopment Area No. 1 on September 13, 2005 and amended the area on July 11, 2006; and,

WHEREAS, Gateway North LLC is constructing a new restaurant on property located within TID No. 3 and Redevelopment Area No. 1; and,

WHEREAS, the City of Merrill finds that the proposed development and the fulfillment of the items and conditions of the attached Development Agreement are in the vital and best interest of the City of Merrill, the Merrill Redevelopment Authority and City residents and serves a public purpose in accordance with State law; and,

WHEREAS, new property tax base will be generated and about 15 – 20 full-time equivalent positions will be created as a result of this new restaurant, and,

WHEREAS, Gateway North LLC have negotiated the development agreement to provide an incentive payment (pay as you go tax increment financing incentive) not to exceed \$100,000 to facilitate the commercial redevelopment, as well as reimbursement for costs of stormwater drainage improvements through the property for stormwater coming from the north, in an amount not to exceed \$35,000, and in addition, the City agrees to provide an economic development grant, upon proper application, pursuant to City of Merrill Code of Ordinance Chapter 4, to facilitate the issuance of a Reserve Class B liquor license for the premises;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this \_\_\_\_ day of \_\_\_\_\_, 2013, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Gateway North LLC and to facilitate the implementation thereof.

Outstanding Ext Maint 2013

05/17/2013

6

Property Owner	Street#	Street Name	Insp Date	Description of Violations	Comp Date	Attorn	Rental	Ext Ma	Inspect	DISTRICT	TID	Dis
Jerry Kleinhans	403	East	06-26-12	Need to paint house and repair stacco that is falling off of h	01-07-13 - Court	YES	yes	yes	DP	4	-	
Kyle & Brad Gulke	1504	Jackson	06-13-11	Need to complete siding on house & garage	01-07-13 - Court	YES	no	yes	DP	6	-	
Andrea Thornton	402	Prospect N.	08-21-12	Need to paint garage	01-07-13 - Court	YES	vacant	yes	yes	4	SW	
Haunted House LLC	700	Hendricks	04-08-13	Need to renew Conditional Use Permit yearly	04-01-2014	YES	no	no	DP	2	-	
Haunted House LLC	700	Hendricks	05-11-11	Need to remove smokestack and large roof vent (per C.P.)	04-08-2018	YES	no	yes	DP	2	-	
ABC Rentals LLC	1319	Main E.	05-06-13	Remove stone and debris pile & repair metal roof line	05-17-13	no	Business	yes	SW	8	3	
Jenny LLC	2411	Main E.	05-13-13	Need to remove signs in ROW	05-20-13	no	Business	no	DP	8	3	
Chris Malm	801	1st E.	05-14-12	Need to paint west side of building	05-20-13 - Pre-Trial	YES	Business	yes	SW	8	6	
Chris Malm	801	1st E.	05-14-12	Need to paint south side of building	05-20-13 - Pre-Trial	YES	Business	yes	SW	8	6	
Donald Norman	1501	6th E.	05-07-13	Need to clean up yard area	05-21-13	no	yes	yes	SW	1	-	
Current Tenant	412	5th E.	05-07-13	Need to clean up yard areas	05-22-13	no	yes	yes	SW	3	-	
Linda Harris	410	Blaine	05-07-13	Need to clean up yard areas	05-22-13	no	no	yes	SW	3	-	
Ronald Lemmer	2711	Crescent	05-03-13	Need to clean up yard area	05-22-13	no	no	yes	SW	6	-	
David & Sandra Towle	1902	Main E.	12-04-12	Need to remove debris in yard area	05-22-13	no	no	yes	SW	8	-	
Harold Marsh	122	Prospect S.	05-07-13	Need to clean up yard areas	05-22-13	no	no	yes	SW	5	-	
Sandra Winchell	411	State N.	05-07-13	Need to clean up yard areas	05-22-13	no	yes	yes	SW	4	-	
Donald Sparby	202	1st E.	05-08-13	Need to clean up yard area and dog waste in rear yard	05-23-13	no	no	yes	SW	3	-	
Andrea Krueger	1318	Main E.	05-09-13	Need to remove debris in rear of property	05-23-13	no	yes	yes	SW	8	3	
Ed Livingston	410	Prospect N.	11-26-12	Need to cleanup yard area and leveled off and stablized to	05-29-13	YES	vacant	yes	DP	4	-	
Grecian Delight	809	Center Ave	05-17-12	Need to paint canopy, fascia on Restaurant	05-31-13	YES	Business	yes	SW	2	7	
Grecian Delight	809	Center N.	05-06-13	Need to repair or remove fence	05-31-13	no	no	yes	SW	2	7	
SEMCO			01-08-13	Orders to condemn dilapidated Building	06-01-13	no	Business	yes	DP	8	3	
WPS			01-08-13	Orders to condemn dilapidated Building	06-01-13	no	no	yes	DP	8	3	
Allen Shidell Sr.	608	2nd E.	09-12-12	Need to paint exterior of building	06-01-13	no	Business	yes	SW	3	6	
Lucille Waldburger	503	2nd E.	03-21-12	Need to paint house and gargae	06-01-13	no	no	yes	SW	3	6	
Northern Specialty	325	2nd E.	08-28-12	Need to paint exterior of building & windows and trim inc.	06-01-13	no	Business	yes	DP	3	6	
Julie Henrichs	1210	8th E.	04-30-13	Need to remove fallen trees and brush	06-01-13	no	yes	yes	SW	2	-	
Kristina Velasque	807	Cedar	04-29-13	Need to remove brush in rear yard area	06-01-13	no	no	yes	DP	1	-	
William Zortman	1500	Cotter Ave	02-12-13	Orders to condemn dilapidated accessory structure	06-01-13	no	no	yes	DP	6	-	
Jeff Lokemoen	1505	Cotter Ave.	05-15-13	Need to remove barrels from ROW	06-01-13	no	no	no	DP	6	-	

Outstanding Ext Maint 2013

05/17/2013

Property Owner	Street/ Street Name	Insp Date	Description of Violations	Comp Date	Attorn	Rental	Ext Ma	Inspect	DISTRICT	TID	Dis
Bryon Pfortmiller	510 Douglas	02-08-13	Need paint garage doors and remove brush pile in yard are	06-01-13	no	no	yes	SW		3	
Jerry Geiss	308 Grand	03-30-12	Need to paint west-side wall of comm. Building	06-01-13	no	yes	yes	SW		3	8
David Kottman	1708 Logan Ave	09-05-12	Need to paint house	06-01-13	no	no	yes	SW		8	3
Andrea Krueger	1421 Main E.	05-17-13	Need to clean up debris by garage	06-01-13	no	yes	yes	SW		8	
Mid WI Bank	416 Main W.	05-01-13	Need to remove business sign - Out of business	06-01-13	no	business	no	DP		3	8
Andrea Krueger	504 Prospect N.	10-16-12	Need to paint garage doors and fascia	06-01-13	no	yes	yes	SW		4	-
Scott Sense	1404 River	11-08-12	Need to paint garage doors	06-01-13	no	no	yes	SW		8	3
Jenny & Chad Schmidt	1003 Riverside	05-17-13	Need to celan up yard area and porch	06-01-13	no	yes	yes	SW		7	-
Jake & Lori Schnieder	2302 Sturdevant	05-17-13	Need to clean up yard area (mowers, lawn equipment, etc.	06-01-13	no	no	yes	SW		8	-
Stella Schoener	2304 Sturdevant	09-05-12	Need to paint house and window trim	06-01-13	no	yes	yes	SW		8	3
Agra	Water	04-23-13	Need to landscape on Foster Street by solid fence	06-01-13	no	no	no	DP		7	8
Holly Bushar	503 Wisconsin	07-13-13	Need to paint garage and replace any curling shingles on ga	06-01-13	no	no	yes	SW		5	-
William Kamholz	1610 2nd E.	05-17-12	Orders to condemn dilapidated accessory building	06-03-13	no	no	yes	DP		8	-
Jeff Heath	2707 Crescent	12-20-12	Need to remove nonconforming garage on lot	06-03-13	no	no	no	DP		6	-
Seth Hertel	419 Main W.	03-01-13	Need to repair roof, structural issues	06-03-13	no	Business	yes	DP		3	
Jesse Kane	903 Grand	04-24-12	Need to paint garage	06-03-13 - Court	YES	no	yes	SW		5	-
David & Sandra Towle	1902 Main E.	12-04-12	Need to paint all accessory structure(s)	06-04-13	no	no	yes	SW		8	-
Kyle & Brad Gulke	1504 Jackson	05-06-13	Need to remove all debris and construc. Materials from yar	06-06-13	no	no	yes	SW		6	-
Wayne Pakonen	507 Eugene	08-22-12	Need to remove debris in yard area	06-06-13 - Court - Att.	YES	no	yes	DP		6	8*
1211 Water Water St LLC	1211 Water	05-16-13	Repair the Business Sign	06-07-13	no	no	yes	SW		6	8
Mary Mangold	207 Poplar	06-14-12	Need to paint garage	06-13-13	no	no	yes	SW		2	-
Maria Galella	405 Genesee	05-14-13	Need to remove the debris in rear yard area	06-15-13	no	no	yes	SW		4	-
Phillip Rajek	308 Court	05-16-13	Need to clean up unsightly yard area	06-16-13	no	no	yes	DP		2	-
Dev. & Leasing Corp.		01-08-13	Orders to condemn dilapidated Building	06-30-13	no	no	yes	DP		8	3
Richard Stewart	900 7th E.	11-30-12	Need to paint garage, window trim on house & garage	06-30-13	no	yes	yes	SW		2	-
Douglas Werner	702 8th E.	11-30-12	Need to paint garage	06-30-13	no	no	yes	SW		2	-
Elizabeth Hohman	704 8th E.	11-30-12	Need to paint garage	06-30-13	no	no	yes	SW		2	-
Andrea Krueger	100 Foster S.	11-30-12	Need to repair fascia, paint window trim, tuckpoint brick(w	06-30-13	no	yes	yes	SW		7	8
Shirley Ryan	314 Nast N.	11-30-12	Need to paint garage	06-30-13	no	yes	yes	SW		1	-
Danny Thomas	411 Prospect N.	01-31-13	Orders to condemn dilapidated accessory structure	06-30-13	no	no	yes	DP		4	

Outstanding Ext Maint 2013

05/17/2013

Property Owner	Street#	Street Name	Insp Date	Description of Violations	Comp Date	Attorn	Rental	Ext Ma	Inspect	DISTRICT	TID	Dis
MOSH LLC	715	2nd E.	05-16-12	Need to paint trim,fascia boards,replace rotted sills on com	07-01-13	YES	Business	yes	SW	3	6	
Custom Heating & Cooling	104	Blaine	09-04-12	Need to paint building and replace missing or broken glass i	07-01-13	no	Business	yes	SW	3	6	
Shawn & Nicole Beckman	611	Poplar	03-16-12	Need to paint house	07-01-13	no	yes	yes	SW	2	-	
Tracy Koss	1609	Main W.	04-11-13	Orders to condemn dilapidated accessory structure	07-11-13	no	no	yes	DP	6	-	
James & Pamela Bjorklun	121	Cottage	12-12-12	Need to paint garage	07-12-13	no	yes	yes	SW	5	-	
Ken & Lynette Kowalski	107	Cottage	12-12-12	Need to paint trim on house and paint garage	07-12-13	no	yes	yes	SW	5	-	
Danielle Dahlstrom	1804	Main E.	11-13-12	Need to paint house and garage	07-13-13	no	no	yes	SW	8	-	
Joel Schultz	700	St. Paul W.	11-15-12	Need to paint accessory structure and finish siding the hous	07-15-13	no	no	yes	SW	5	-	
Chad & Vicki Oberg	107	Stuyvesant	11-15-12	Need to paint front porch trim & repair front ripped screen	07-15-13	no	no	yes	SW	8	-	
Chris & Shannon Cortright	101	Stuyvesant	11-15-12	Need to paint front porch trim and window trim	07-15-13	no	no	yes	SW	8	*3	
Jason & Beth Weinkauf	109	Stuyvesant	11-15-12	Need to paint garage doors	07-15-13	no	no	yes	SW	8	-	
Kevin & Stacey Haring	111	Stuyvesant	11-15-12	Need to paint garage	07-15-13	no	no	yes	SW	8	-	
Josh & Tasha Jaeger	102	Cottage	12-17-12	Need to paint garage	07-17-13	no	no	yes	SW	5	*8	
Creative Furniture Group	205	Foster N.	11-19-12	Need to paint garage	07-19-13	no	yes	yes	SW	6	8	
Paul & Lori Meyer	1800	Main W.	11-19-12	Need to paint garage doors	07-19-13	no	yes	yes	SW	6	-	
Andrew & Gene Krause	302	Pine N.	11-19-12	Need to paint garage	07-19-13	no	no	yes	SW	6	-	
James & Kay Roberts	306	Pine N.	11-19-12	Need to paint house and garage	07-19-13	no	no	yes	SW	5	*8	
Tim Ellenbecker	304	Pine N.	11-19-12	Need to paint garage	07-19-13	no	no	yes	SW	6	-	
Harold & Colleen Marsh	122	Prospect S.	11-20-12	Need to paint garage and doors	07-20-13	no	no	yes	SW	3	-	
Robert & Susan Locke	108	Prospect S.	11-20-12	Need to paint house & garage	07-20-13	no	no	yes	SW	3	-	
Robert Thompson	104	Hendricks	03-21-12	Need to paint house & garage	07-21-13	no	no	yes	SW	3	-	
Clifford Kufahl	402	Sth E.	01-24-13	Need to paint garage	07-24-13	no	no	yes	SW	3	-	
Gary & Linda Schuster	912	Sth E.	01-24-13	Need to paint detached garage	07-24-13	no	no	yes	SW	2	-	
Jennifer & Chad Schmidt	504	6th E.	01-24-13	Need to paint house and garage	07-24-13	no	yes	yes	SW	2	-	
Stella Schoerner	402	6th E.	01-24-13	Need to paint house and garage	07-24-13	no	yes	yes	SW	3	-	
Allan Pazness (new owner	1100	7th E.	01-24-13	Need to paint house and garage	07-24-13	no	yes	yes	SW	2	-	
Creative Finanace Group	1106	7th E.	01-24-13	Need to paint house and garage	07-24-13	no	yes	yes	SW	2	-	
Dolores Kleinhans	509	7th E.	01-24-13	Need to paint porch area, trim and garage doors	07-24-13	no	yes	yes	SW	2	-	
Donna Mahn	707	Cleveland	01-24-13	Need to paint garage doors	07-24-13	no	no	yes	SW	2	-	
Fick Brothers	212	Pier	01-24-13	Need to paint detached garage doors and garage trim	07-24-13	no	yes	yes	SW	3	-	

Outstanding Ext Maint 2013

05/17/2013

Property Owner	Street#	Street Name	Insp Date	Description of Violations	Comp Date	Attorn	Rental	Ext Ma	Inspect	DISTRICT	TID	Dis
Gary & Rachel Bartz	508	Pier	01-24-13	Need to paint garage	07-24-13	no	no	yes	SW	3	-	
Ken Klug	307	Pier	01-24-13	Need to paint garage	07-24-13	no	no	yes	SW	2	-	
Kimberly Iwen	412	5th E.	01-24-13	Need to paint fence	07-25-13	no	yes	yes	SW	3	-	
Scott Ullman	110	3rd W.	01-28-13	Need to paint garage	07-28-13	no	yes	yes	SW	4	-	
Andrew Wallace	404	4th E.	11-28-12	Need to paint house & garage	07-28-13	no	yes	yes	SW	3	-	
Joe Von Hirsh	109	Genesee S.	11-28-12	Need to paint garage doors	07-28-13	no	no	yes	SW	3	-	
Fastenal Co.	305	1st E.	11-30-12	Need to paint garage	07-30-13	no	Commercial	yes	sw	3	6	
James & Betty Belgram	703	9th E.	11-30-12	Need to paint garage doors, paint fascia & soffit, window tr	07-30-13	no	no	yes	SW	2	-	
Gerald Schumacher	510	1st E.	01-31-13	Need to paint trim on house	07-31-13	no	no	yes	SW	3	-	
Ryan Baker	600	1st E.	01-31-13	Need to paint trim on house and garage	07-31-13	no	yes	yes	SW	3	-	
Ron & Margarget Osness	606	3rd E.	01-25-13	Need to paint garage	07-31-13	no	no	yes	SW	2	-	
Sara Mahn & Dennis Burdi	504	3rd E.	01-25-13	Need to paint garage	07-31-13	no	yes	yes	SW	2	-	
Kyle Zinter & Sally Weiss	708	4th E.	01-25-13	Need to paint garage	07-31-13	no	no	yes	SW	2	-	
Todd Hackbart	604	5th E.	01-25-13	Need to paint garage	07-31-13	no	yes	YES	SW	2	-	
Douglas Werner	702	8th E.	01-25-13	Need to paint garage	07-31-13	no	no	yes	SW	2	-	
Elizabeth Hohman	704	8th E.	01-25-13	Need to paint garage	07-31-13	no	no	yes	SW	2	-	
Bryan Hoffman	804	9th E.	01-25-13	Need to paint garage	07-31-13	no	yes	yes	SW	2	-	
James Kretschmer	305	Blaine	01-25-13	Need to paint garage	07-31-13	no	no	yes	SW	3	-	
Mary Wilke	505	Clevelander	01-25-13	Need to paint garage	07-31-13	no	no	yes	SW	2	-	
David Towle	205	Hendricks	01-31-13	Need to paint house	07-31-13	no	yes	yes	SW	3	-	
Evan & Dawn Woller	406	Scott N.	01-25-13	Need to paint garage	07-31-13	no	yes	yes	SW	2	-	
Robert & Stephanie Nelso	504	Scott N.	01-25-13	Need to paint garage	07-31-13	no	no	yes	SW	2	-	
Jennifer Gartmann	300	Wisconsin	05-09-12	Need to paint garage	07-31-13	no	Vacant	yes	SW	5	-	
Donna Petruzates	1506	Cotter Ave	02-12-13	Orders to condemn dilapidated accessory structure	08-01-13	no	no	yes	DP	6	-	
201 Prospect LLC	201	Prospect	03-28-13	Orders to condemn dilapidated accessory(s) structure	08-01-13	no	Business	yes	DP	3	-	
DC Motors Inc.	2200	Sturdevant	01-21-13	Need to paint window trim, doors and replace any missing	08-01-13	no	Commercial	yes	DP	8	3	
Rich & Brenda Grefe	105	Hendricks	01-28-13	Need to paint house & garage	08-02-13	no	yes	yes	SW	3	-	
Andrea Krueger	508	Prospect N.	01-28-13	Need to paint house and garage	08-02-13	no	yes	yes	SW	4	-	
Richard Adsit	706	Wisconsin	01-28-13	Need to paint house	08-02-13	no	no	yes	SW	5	-	
Stacy Beyer	704	Wisconsin	01-28-13	Need to paint house and window trim	08-02-13	no	no	yes	SW	5	-	

Outstanding Ext Maint 2013

05/17/2013

Property Owner	Street#	Street Name	Insp Date	Description of Violations	Comp Date	Attorn	Rental	Ext Ma	Inspect	DISTRICT	TID	Dis
Stacy Beyer	704	Wisconsin	01-03-13	Need to paint gable and corner pieces	08-02-14	no	no	yes	SW	5	-	
Doris Dahlke	208	2nd E.	01-31-13	Need to paint house and repair chimney	08-03-13	no	no	yes	SW	3	-	
Brian Sukow	409	Prospect N.	01-31-13	Need to paint house & garage	08-03-13	no	no	yes	DP	4	-	
Mae Woller	405	Prospect N.	01-31-13	Need to paint trim on garage	08-03-13	no	no	yes	SW	4	-	
Todd & Debra Berndt	406	Cottage	02-07-13	Need to paint garage	08-07-13	no	yes	yes	SW	5	-	
Sandra Lee Properties	110	State S.	02-07-13	Need to paint garage	08-07-13	no	yes	yes	SW	3	*8	
Randy & Amy Renken	1410	1st E.	02-07-13	Need to paint house	08-08-13	no	no	yes	SW	8	-	
Joseph & Janel Pickard	105	Park N.	02-07-13	Need to paint garage	08-08-13	no	no	yes	SW	8	-	
Norman & Rita Koch	204	2nd E.	01-08-13	Need to paint house	08-09-13	no	no	yes	DP	3	-	
Bruce & Jennifer Bauman	509	Genesee N.	02-11-13	Need to paint garage doors	08-11-13	no	no	yes	SW	4	-	
Corey & Julie Maschke	507	Genesee N.	02-11-13	Need to paint garage doors	08-11-13	no	no	yes	SW	4	-	
G & S Hull Inc.	505	Genesee N.	02-11-13	Need to paint garage	08-11-13	no	yes	yes	SW	4	-	
Patrick Myers	608	Prospect N.	02-11-13	Need to paint garage	08-11-13	no	no	yes	SW	4	-	
Michael Pfund	1310	6th E.	02-15-13	Need to paint garage	08-15-13	no	no	yes	SW	1	-	
Karen Karow	1800	Main E.	02-15-13	Need to panit house	08-15-13	no	yes	yes	SW	8	-	
Mux Family Trust	1500	Main E.	02-15-13	Need to paint house	08-15-13	no	no	yes	SW	8	*3	
Robyn Oleson	2002	Main E.	02-15-13	Need to paint garage doors	08-15-13	no	no	yes	SW	8	-	
Alexander Fornal	206	Van Renssela	02-15-13	Need to paint garage doors	08-15-13	no	no	yes	SW	8	-	
Russel & Laurie Grefe	1806	Logan Ave	01-21-13	Need to paint house and garage	08-21-2014	no	yes	yes	SW	8	3	
Borth Investments	612	2nd E.	05-02-13	Need to paint exterior of business	09-01-13	no	Business	yes	SW	3	6	
Eugene Williams	501	2nd E.	04-02-13	Need to paint house & garage	09-01-13	no	no	yes	SW	3	6	
James Merkel, Jamie Lane	1006	6th E.	03-19-12	Need to paint house	09-01-13	no	yes	yes	SW	2	-	
Kristina Velasque	807	Cedar	04-29-13	Need to paint house & garage	09-01-13	no	no	yes	DP	1	-	
Mitchell & Jennifer Radtke	1706	Main E.	04-29-13	Need to paint house & garage	09-01-13	no	no	yes	DP	8	*3	
Timothy & Debra Kinsey	700	Main W.	04-02-13	Need to paint the house and accessory buildings	09-01-13	no	no	yes	DP	5	*8	
Lincoln County Fair Board		Sales	01-21-13	Need to paint the exterior of the animal barn	09-01-14	no	County	yes	SW	8	-	
ABC Rentals LLC	1319	Main E.	05-06-13	Need to paint exterior of building	09-06-13	no	Business	yes	SW	8	3	
Joseph Frederick/Donna G	310	Scott N.	05-07-13	Need to paint your house	09-07-13	no	no	yes	SW	2	-	
Kenneth Mootz	214	Scott N.	05-07-13	Need to paint your window trim and replace your siding	09-07-13	no	no	yes	SW	2	-	
Sandra Winchell	411	State N.	05-07-13	Need to paint your house & garage	09-07-13	no	yes	yes	SW	4	-	

Outstanding Ext Maint 2013

05/17/2013

Property Owner	Street#	Street Name	Insp Date	Description of Violations	Comp Date	Attorn	Rental	Ext Ma	Inspect	DISTRICT	TID	Dis
Richard Kretschmer	501	Foster S.	05-10-13	Need to paint window trim and garage	09-10-13	no	no	yes	SW	7	-	
Helen Schotz	1411	Jackson	05-10-13	Need to paint garage doors	09-10-13	no	no	yes	SW	6	-	
Kathryn Dymora	803	Grand Ave.	05-15-13	Need to replace missing siding on house and paint garage	09-15-13	no	no	yes	SW	5	-	
Daniel Jensen	1409	Jackson	05-15-13	Need to replace missing siding on house	09-15-13	no	no	yes	SW	6	-	
Kerry Barnes	2006	Main E.	05-16-13	Need to paint garage	09-16-13	no	Vacant	yes	SW	8	-	
City of Merrill	120	Mill	02-21-13	Need to paint exterior of building	09-21-13	no	Commercial	yes	SW	8	6	
Haunted House LLC	700	Hendricks	05-11-11	Need to paint business building	10-12-13	YES	Business	yes	DP	2	7	
Jenny & Chad Schmidt	1003	Riverside	05-17-13	Need to paint house and porch and replace rotted boards	10-17-13	no	yes	yes	SW	7	-	
Jerry Kleinhans	108	Foster S.	11-20-12	Orders to Condemn dilapidated house and garage	10-31-13 (per ZBA)	no	yes	yes	DP	7	8	
Amber Gutowski-Shelfoe	1608	1st E.	04-05-13	Need to remove bags of garbage from back deck	Closed	no	Vacant?	yes	SW	8	-	
Arthur Fergien	810	1st E.	01-15-13	Need to fill in hole by side door of Business entrance	Closed	no	Business	yes	DP	8	6	
Donald Torkelson	205	1st E.	03-13-13	Front exit being blocked by snow	Closed	no	yes	no	DP	3	-	
Raymond & Janet Woller	1701	1st E.	05-07-13	Need to clean up 15 bags of garbage	Closed	no	yes	yes	SW	8	-	
Ryan Schwartzman	808	1st E.	01-16-13	Need to remove debris by rear of comm. Building	Closed	no	Business	yes	SW	8	6	
Steven Zimmerman	1709	2nd W.	11-12-12	Need to construct an exit landing (4X6 landing) by glass do	Closed	no	no	no	DP	6	-	
Kimberly Iwen / James Slo	412	5th E.	01-24-13	Need to clean up yard area and remove debris from yard ar	Closed	no	yes	yes	SW	3	-	
Invision Investmetn Prope	414	6th E.	01-24-13	Need to remove couch from yard area	Closed	no	Vacant	yes	SW	3	-	
Dolores Kleinhans	509	7th E.	01-24-13	Need to remove Debris from yard area	Closed	no	yes	yes	SW	2	-	
Habitat for Humanity	706	7th E.	02-19-13	House fire, need to remove structures	Closed	no	no	yes	DP	2	-	
Jerry & Kane Kleinhans	1008	7th E.	01-24-13	Need to remove debris from yard area	Closed	no	yes	yes	SW	2	-	
Ryan Ott	700	7th E.	09-21-12	Need to complete siding on house	Closed	YES	no	yes	DP	2	-	
Park Street Properties	1111	8th E.	01-25-13	Orders to condemn dilapidated garage	Closed	no	yes	yes	DP	2	7*	
Josh Hipke	108	Blaine	04-02-13	No building permit	Closed	no	Business	no	DP	3	6	
Kristina Velasque	807	Cedar	04-18-13	Need to remove bags of debris	Closed	no	no	yes	SW	1	-	
Shirley Pankow	801	Cedar	03-04-13	Check in spring for garbage in rear yard area	Closed	no	yes	yes	SW	1	-	
Ron & Bonnie Ludwig	208	Cleveland	01-24-13	Need to paint house and garage	Closed	no	yes	yes	SW	3	-	
Audra Bohman	208	Cooper	05-02-13	Need to clean up yard area	Closed	no	no	yes	SW	1	-	
George Bost	700	Douglas	04-29-13	Need to remove tires on north side of garage	Closed	no	no	yes	SW	3	-	
Jerry Kleinhans	403	East	02-07-13	Need to remove debris in yard area	Closed	no	yes	yes	SW	4	-	
Robert Kleinschmidt	311	East	03-29-12	Need to replace siding on house & garage and repair rain g	Closed	no	Vacant	yes	SW	4	-	

Outstanding Ext Maint 2013

05/17/2013

Property Owner	Street#	Street Name	Insp Date	Description of Violations	Comp Date	Attorn	Rental	Ext Ma	Inspect	DISTRICT	TID	Dis
Brent Scantlin	100	Foster N.	01-21-13	Need to obtain a sign permit for the sign that was put up wi	Closed	no	Business	no	DP	3	8	
Barry Burrows	311	Genesee N.	03-27-13	Need permit for shed that has been installed	Closed	no	no	no	DP	4	-	
David Towle	205	Hendricks	01-31-13	Need to remove debris in garage and on back porch and ya	Closed	no	yes	yes	SW	3	-	
John Gartman	913	Main E.	01-17-13	Need to remove banner on comm. Building	Closed	no	business	no	DP	8	6	
Phillip Kamke	2202	Main E.	04-19-13	Need to clean up yard area	Closed	no	yes	yes	SW	8	-	
Phillip Kamke	2202	Main E.	05-07-13	Need to clean up yard area	Closed	no	yes	yes	SW	8	-	
Randall Kurszewski	1805	Main E.	02-11-13	Need to remove debris in rear yard area	Closed	no	yes	yes	SW	8	-	
Fick Brothers	412	Main W.	01-17-13	Need to remove business sign - Out of business	Closed	no	business	no	DP	5	8	
James Burman	409	Main W.	01-17-13	Need to remove business sign - Out of business	Closed	no	business	no	DP	5	8	
James Burman	409	Main W.	03-26-13	Needs to remove business sign on building	Closed	no	Business	no	DP	3	8	
Paul & Rhonda Ladewig	111	Ohio N.	12-04-12	Need to remove debris in yard area and along fence	Closed	no	no	yes	SW	7	-	
Stella Schoerner	111	Oregon	01-14-13	Need to remove debris in yard area	Closed	no	yes	yes	SW	6	-	
Harry Kleinhans	101	Park	06-20-12	Need to paint house, garage, replace rotted boards, repair l	Closed	no	yes	yes	SW	8	3	
Dolores Kleinhans	101	Park N.	04-19-13	Need to remove bags of debris from yard area	Closed	no	yes	yes	SW	8	3	
Corey Nowak	910	Pier	06-05-12	Need to paint garage	Closed	no	no	yes	SW	4	-	
Mark & Audrey Evans	211	Pier	01-24-13	Need to paint garage	Closed	no	yes	yes	SW	3	-	
Merrill Seventh Day	101	Polk N.	03-06-13	Sign in Right-of-way on pole must be removed	Closed	no	no	no	SW		-	
Shawn & Nicole Beckman	611	Poplar	05-09-13	Need to move satellite dish in ROW	Closed	no	yes	no	DP	2	-	
Ed Livingston	410	Prospect N.	11-26-12	Need to remove any debris in yard area and out of ROW	Closed	YES	vacant	yes	DP	4	-	
Ed Livingston	410	Prospect N.	11-26-12	Need to complete siding on house	Closed	YES	vacant	no	DP	4	-	
Anthony & Angela Hendri	1408	River	02-11-13	Need to remove debris from front porch area	Closed	no	no	yes	SW	8	-	
Larry Romatoski	1700	River	10-26-12	Need to paint house & garage	Closed	no	YES	YES	sw	8	3*	
Kim Fiebke	1007	St. Paul Dr.	12-04-12	Need to remove debris on front porch area	Closed	no	no	yes	SW	4	-	
Dolores Kleinhans	402	State N.	01-09-13	Need to clean up tree that was cut down and remove brush	Closed	no	no	yes	SW	5	-	
Richard Kotecki	620	State N.	11-27-12	Granted by ZBA to Rehab. apartments to avoid condemnat	closed	no	Vacant	yes	DP/S	5	-	
Richard Kotecki	620	State N.	11-27-12	Interest Remodeling MUST be completed in order to occup	closed	no	Vacant	yes	DP	5	-	
Mark Cooper	102	Stuyvesant N.	03-06-13	Temporary Structure	Closed	no	no	yes	DP	8	3	
Amos Robl	206	Thomas N.	04-16-13	Need to clean up yard areas	Closed	no	no	yes	SW	6	-	
Charles Meyer	204	Thomas N.	04-16-13	Need to clean up yard areas	Closed	no	no	yes	SW	6	-	
Peter Brown	505	Wisconsin	05-11-11	Need to paint house	Closed	YES	yes	yes	SW	5	-	

Outstanding Ext Maint 2013

05/17/2013

Property Owner	Street#	Street Name	Insp Date	Description of Violations	Comp Date	Attorn	Rental	Ext Ma	Inspect	DISTRICT	TID	Di
Jesse Kane	903	Grand	04-08-13	Need to remove debris in yard area	PD took over (4/14/1	no	no	yes	SW	5	-	

# THE DISTINCTIVE CITY:

By Edward T. McMahon

**A**round the world, cities are seeking the recipe for economic success in a rapidly changing global marketplace. Indispensable assets in a post-industrial economy include: well-educated people, the ability to generate new ideas and to turn those ideas into commercial realities, connectivity to global markets, and multi-modal transportation infrastructure.

Another critical – but often forgotten – asset is community distinctiveness. If I have learned anything from my career in urban planning, it is this: a community's appeal drives economic prosperity. I have also learned that, while change is inevitable, the destruction of a community's unique character and identity is not. Progress does not demand degraded surroundings. Communities can grow without destroying the things that people love.

In 2010, the Knight Foundation teamed up with Gallup pollsters to survey 43,000 people in 26 cities (where Knight-Ridder had newspapers). The so-called "Soul of the Community Survey" was designed to answer questions such as: What makes residents love where they live? What attracts people to a place and keeps them there?

The study found that the most important factors that create emotional bonds between people and their community were not jobs and the economy, but rather "physical beauty, opportunities for socializing and a city's openness to all people." The Knight Foundation also found that communities with the highest levels of attachment also had the highest rates of gross domestic product growth and the strongest economies.

Place is more than just a location on a map. A sense of place is a unique collection of qualities and characteristics — visual, cultural, social, and environmental — that provide meaning to a location. Sense of place is what makes one city or

town different from another, but sense of place is also what makes our physical surroundings worth caring about.

Author Wallace Stegner once said, "If you don't know where you are, you don't know who you are." We all need points of reference and orientation. A community's unique identity provides that orientation, while also adding economic and social value. To foster distinctiveness, cities must plan for built environments and settlement patterns that are both uplifting and memorable and that foster a sense of belonging and stewardship by residents.

Planners spend most of their time focusing on numbers – the number of units per acre, the number of cars per hour, the number of floors per building. In the future, they will need to spend more time thinking about the values, customs, characteristics and quirks that make a place worth caring about. Unfortunately, many communities are suffering the social and economic consequences of losing their distinctiveness.

When it comes to 21st century economic development, a key concept is community differentiation. If you can't differentiate your community from any other, you have no competitive advantage.

Capital is footloose in a global economy. Natural resources, highway access, locations along a river or rail line have all become less important.

This article was reprinted with permission from the June 2012 issue of *Virginia Town & City*. Edward T. McMahon is the Senior Resident Fellow and Charles Fraser Chair on Sustainable Development and Environmental Policy at the Urban Land Institute.

# COMMUNITY APPEAL DRIVES ECONOMIC PROSPERITY

Education, technology, connectivity and distinctiveness have all become more important. Joseph Cortright, a leading economic development authority and president and chief economist of Impresa, a consulting firm specializing in regional economic analysis, says that “the unique characteristics of place may be the only truly defensible source of competitive advantage for communities.” Likewise, Richard Florida, author of *The Rise of the Creative Class* says, “How people think of a place is less tangible, but more important than just about anything else.”

Unfortunately, the subtle differences between places are disappearing. Today, if you were suddenly dropped along a road outside of most American cities or towns, you wouldn’t have the slightest idea where you were because it all looks the same, including the building materials, the architectural styles, the chain stores, and the outdoor advertising. Technology and the global economy make it easy for building plans drawn up at a corporate office in New Jersey to be applied over and over again in Portland, Phoenix, Philadelphia or a thousand other communities. Over the past 50 years many of the world’s cityscapes and townscapes have gone from the unique to the uniform, from the stylized to the standardized.

In recent months, there have been several surveys published, such as Zipcar’s Future Metropolis Index and Fast Company’s Most Innovative Cities list, ranking cities based on sustainability,

innovation and efficiency. Some of the factors that were evaluated included the number of green buildings, the percentage of hybrid cars and the number of patents issued. These are all important, but sustainability is about more than new technologies. At its most basic, “sustainable” means enduring. A sustainable community is a place of enduring value. Doug Kelbaugh, the dean of the University of Michigan School of Architecture, put it this way, “If a building, a landscape or a city is not beautiful, it will not be loved; if it is not loved, it won’t be maintained and improved. In short, it won’t be sustained.”

Distinctiveness involves streetscapes, architecture and historic preservation, but as Cortright points out, it also involves cultural events and facilities, restaurants and food, parks and open space and many other factors. “Keep Austin Weird” is more than a slogan; it is a recipe for economic success. A distinctive city is a city that the young and well-educated want to live in, that boomers want to retire to, and most certainly a city that people want to visit.

According to The World Bank and the World Travel and Tourism Council, tourism is the largest industry in the world. Tourism is about visiting places that are different, unusual and unique. The more one city comes to look and feel just like every other city, the less reason there is to visit. On the other hand, the more a city does to enhance its uniqueness, whether that is cultural,

natural or architectural, the more people will want to visit. It is no accident that Paris – a city that looks and feels different - gets 27 million visitors per year, more than any city on the planet, according to Lonely Planet.

Arthur Frommer, one of the world’s leading travel experts and founder of the well-known travel guide company, says that among cities and towns with no recreational appeal, those that preserve their past continue to enjoy tourism. Those that haven’t, receive almost no tourism at all. Frommer has been quoted as saying, “Tourists simply won’t go to a city that has lost its soul.”

In the future, planners will have to help communities adapt to change while maintaining or enhancing the things that they value most. Lyman Orton, the principal of the Orton Family Foundation, a philanthropic organization that supports community development, calls this “heart and soul planning.” It is both a process and a philosophy. The process seeks to engage as many people as possible in community decision making. The philosophy recognizes that special places, characteristics and customs have value.

Given all of this, I believe that one of the big questions for cities in the future will be: Do you want the character of your city to shape the new development, or do you want the new development to shape the character of the city?