

**CITY OF MERRILL
Redevelopment Authority (RDA)**

**Tuesday, September 10th, 2013 at 5:30 p.m.
Location – City Hall Council Chambers 1004 East 1st 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 August 6th, 2013
3. Update on Lincoln House tenant relocations, demolition plan, and apartment developer recruitment efforts
4. Update on 201 South Prospect St. site redevelopment, including planned Site Assessment Grant (SAG) and potential Idle Industrial Site Redevelopment Program
5. Consider potential TIF development incentives for façade improvements at 316 Grand Ave. in TID No. 8 – owned by Jo Ellen James
6. Consider resolution recommending dissolving Redevelopment District No. 1 and related Redevelopment Plan for Redevelopment District No. 1 – authorized in September 2005 and amended in July 2006 (This redevelopment district area and plan is combined in the Tax Increment District No.3/Redevelopment District No.1 Plan.)
7. Next RDA meeting
8. **Public Hearing @ 6:00 p.m. – “Blighted Property”:**
Consider the designation of the following properties: 419 W. Main St. - vacant commercial building and 413 W. Main St. - vacant lot east of 419 W. Main St. building as “blighted property” within the meaning of Wisconsin Statutes Section 66.1333
9. Consider adoption of resolution determining property to be blighted and submitting proposed acquisition and redevelopment to Common Council for Approval – 413 & 419 W. Main St.
10. Consider RFP response related to demolition/site redevelopment of 413 & 419 W. Main St.

11. Public Hearings – Various Tax Increment Districts (TIDs):

Consider potential boundary and plan changes to various Tax Increment Districts (TIDs) and potential creation of new Tax Increment District, including:

- TID 3 – Project Plan and Boundary Amendment
 - TID 4 – Project Plan and Boundary Amendment
 - TID 5 – Project Plan Amendment
 - TID 8 – Project Plan and Boundary Amendment
 - TID 9 – Creation [Proposed as “Blighted” Area TID]
12. Consideration of Resolution No. 2013-____: Amending the Boundaries of and Adopting an Amended Project Plan for Tax Incremental District No. 3 of the City of Merrill, Wisconsin, and Submitting such Boundaries and Plan to the Common Council for Approval
13. Consideration of Resolution No. 2013-____: Amending the Boundaries of and Adopting an Amended Project Plan for Tax Incremental District No. 4 of the City of Merrill, Wisconsin, and Submitting such Boundaries and Plan to the Common Council for Approval
14. Consideration of Resolution No. 2013-____: Adopting an Amended Project Plan for Tax Incremental District No. 5 of the City of Merrill, Wisconsin, and Submitting such Plan to the Common Council for Approval
15. Consideration of Resolution No. 2013-____: Amending the Boundaries of and Adopting an Amended Project Plan for Tax Incremental District No. 8 of the City of Merrill, Wisconsin, and Submitting such Boundaries and Plan to the Common Council for Approval
16. Consideration of Resolution No. 2013-____: Designating the Boundaries of and Adopting a Project Plan for Tax Incremental District No. 9 of the City of Merrill, Wisconsin, and Submitting such Boundaries and Plan to the Common Council for Approval
17. Consideration of a resolution authorizing development agreement by and between the City of Merrill, Wisconsin and Burgener Contract Carriers for property located in proposed Tax Increment District No. 9
18. Public Comment
19. Adjournment

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

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

Date and time agenda was posted: _____

Posted by: _____

2

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

**Tuesday, August 6th, 2013 at 8:00 A.M.
City Hall Council Chambers**

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

RDA Absent: Ralph Sturm

Others: City Administrator Dave Johnson, Finance Director Kathy Unertl, City
Attorney Tom Hayden, Kristen Fish, Mike Morrissey, and Mary Rajek from
Redevelopment Resources, City Building Inspector/Zoning Administrator
Darin Pagel from Northwinds Inspection, Community Development Program
Administrator Shari Wicke, Dewey Pfister, and Jo Ellen James

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

Approval of meeting minutes from July 2nd, 2013:

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

Review and discussion of framework for TIF façade improvement development incentives:

RDA Commissioners review draft criteria and objectives for the TIF façade program. This program is not for routine property maintenance. Objective is façade upgrades or improvements to the existing structure with preference for improvements consistent with "original style and character" of historical buildings.

The TIF facade development incentive overview information will be provided to interested property owners, as well as reference available façade and economic development loans available through Community Development.

Update on proposed 201 South Prospect Street site redevelopment and proposed TIF development incentives for Merrill Area Development Corporation (MADC):

City Administrator Johnson provided an overview of the proposed redevelopment project. MADC has made an offer to purchase the thirty-three acre site from the individual whom purchased from Hurd Windows & Doors.

MADC would be selling two buildings to a manufacturing company. About forty jobs would be relocated to the site with planned doubling of workforce in future. Average wage for these jobs is about \$18.00 per hour.

Some building demolition is required. In addition, environmental issues need to be resolved to facilitate redevelopment of the majority of the property. Because MADC is a 503c organization, MADC would be able to apply for Brownfield's loans and grants to assist with environmental site assessment and remediation.

City TIF development incentives would include the following which have been discussed at the Committee of Whole on July 30th, 2013:

- City \$100,000 purchase of five acre site north of Zastrow's (TID No. 5) for stormwater drainage and development site along North Pine Ridge Ave.; and
- City \$200,000 TID No. 8 loan to MADC to facilitate site acquisition and environmental remediation cash flow.

It appears that it will take another month (or so) to finalize the purchase by MADC and complete due diligence for this major redevelopment project.

Update and discussion of Tax Increment District boundary and plan amendments:

Unertl highlighted preliminary plans for boundary and plan amendments of various Tax Increment Districts (TIDs). In addition, a new "blight" TID No. 9 is being proposed to include Wisconsin River parcels south of the railroad track currently in TID No.3, as well as various South Center Avenue properties.

Next RDA meeting: Next meeting scheduled for:

- Tuesday, September 10th at 5:30 p.m. with public hearings on various TIDs at 6:00 p.m. This would be before the regular Merrill Common Council meeting.

Public Comment: None.

Closed Session:

Chair Bialecki 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 for façade improvements at 316 Grand Ave. in TID No. 8; and potential property title transfer of West Main Street parcels to City of Merrill/ Redevelopment Authority to facilitate demolition and site redevelopment in TID No. 8.

Motion (Schwartzman/Smith) to move into closed session. Carried 6-0 on roll call vote at 8:20 a.m.

- RDA Commissioners, property owner Jo Ellen James, and City staff/ redevelopment contractors discussed potential options related to 316 Grand Ave. which is adjacent to former blighted building that was demolished in fall 2012.
- The property owner of a West Main Street blighted building is willing to transfer title to his properties in a friendly condemnation process. The deteriorated existing structure is too expensive to renovate; has property maintenance orders from City Building Inspector due to roof conditions; and will be expensive to demolish. There was strong RDA Commissioner support for acquisition to facilitate demolition and site redevelopment. City staff is aware of one interested developer already.

RDA Secretary Unertl will issue "spot blight" public hearing notice and there will be resolution for consideration at the September 10th RDA meeting. Running parallel to the "spot blight" process timing, City staff will issue Request for Proposal for developers interested in demolition and site redevelopment.

Adjournment From Closed Session:

Motion (Karow/Smith) to adjourn the meeting at 8:57 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill TIF Façade Development Incentives

Criteria and objectives for the TIF façade program include:

- Property taxes must be current (i.e. not delinquent);
- Program object is façade upgrades or improvements to existing structures with preference for improvements consistent with "original style and character" of historical buildings;
- Not for routine property maintenance such as brick tuck pointing, repainting of brick facades, or window replacements unless part of an overall facade upgrade or improvement project;
- Not for roof replacement or other routine property maintenance;
- No installation of vinyl siding, especially to replace existing brick facades;
- Not for projects that are already underway prior to property owner request for potential TIF development incentive;
- Program to support continuation of existing jobs or potential new job creation; and
- Potential generation of new property tax increment at the parcel or surrounding areas. However, it is not necessary that TIF facade projects generate the total TIF development incentive amount during the remaining life of the Tax Increment District (TID).

City of Merrill Redevelopment Authority will use TIF funding to facilitate façade projects through:

- Hiring and paying for an architect and redevelopment consultant to identify potential project scope, costs, and funding options.

Contact person for potential TIF funding is City Finance Director/Redevelopment Authority Secretary Kathy Unertl at (715) 536-5594.

Potential Low-Interest Loan Funding:

The City of Merrill has other Community Development loan programs available for potential projects that do not meet these TIF façade development incentives. Contact person is Community Development Program Administrator Shari Wicke at (715) 536-4880.

4

RESOLUTION NO. 2326

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND MERRILL AREA DEVELOPMENT CORPORATION (FOR 201 S. PROSPECT ST.)

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 8 (West Side Area) on September 27, 2011; and,

WHEREAS, Merrill Area Development Corporation (MADC) is acquiring 201 South Prospect Street which is a thirty-three acre vacant manufacturing parcel located within TID No. 8; and

WHEREAS, there are some buildings in need of demolition and some areas where environmental remediation work is required; and

WHEREAS, about 35 manufacturing jobs will be relocated to Merrill through the initial redevelopment project, with an additional 40 new jobs created over the next year, and potential additional future new jobs; and,

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

WHEREAS, the City and Merrill Area Development Corporation (MADC) have negotiated the development agreement to provide incentive payments to facilitate the site acquisition and redevelopment process; and

WHEREAS, the City commits to assist Merrill Area Development Corporation (MADC) with future site assessment and environmental remediation funding applications to the State of Wisconsin and appropriate Federal agencies;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 5th day of September, 2013, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Merrill Area Development Corporation (MADC) and to facilitate the implementation thereof.

Recommended by: Committee of Whole – July 30th, 2013

CITY OF MERRILL, WISCONSIN

William R. Bialecki
Mayor

Moved: Hass/Schwartzman

Passed: 7-0

William N. Heideman
City Clerk

City of Merrill – TIF Development Incentive Overview

TID No. 8 (West Side)

| | |
|-----------------|--|
| Property Owner: | Site being acquired by Merrill Area Development Corporation (MADC) |
| Location: | 201 S. Prospect St. (Former Hurd Windows & Doors manufacturing facilities) |
| Development: | Redevelopment of thirty-three (33) acre vacant manufacturing site will include phased process with some planned building demolitions and environmental remediation work. |
| Jobs: | Initially 35 jobs will be relocated to Merrill with another 40 new jobs created within a year. Potential for additional job growth. |
| Infrastructure: | None planned MADC is willing to dedicate Wisconsin River frontage for proposed River Bend pedestrian and bicycle trail |

TID Development Incentives:

| | |
|------|--|
| MADC | \$200,000 TID No. 8 loan Term: Ten (10) Years @ 2.00% Interest |
| MADC | \$100,000 TID No. 5 land purchase by the City of Merrill of PIN 251-3107-074-0049 (Five acre site north of Zastrow's) for regional stormwater drainage and future development along N. Pine Ridge Ave. frontage |

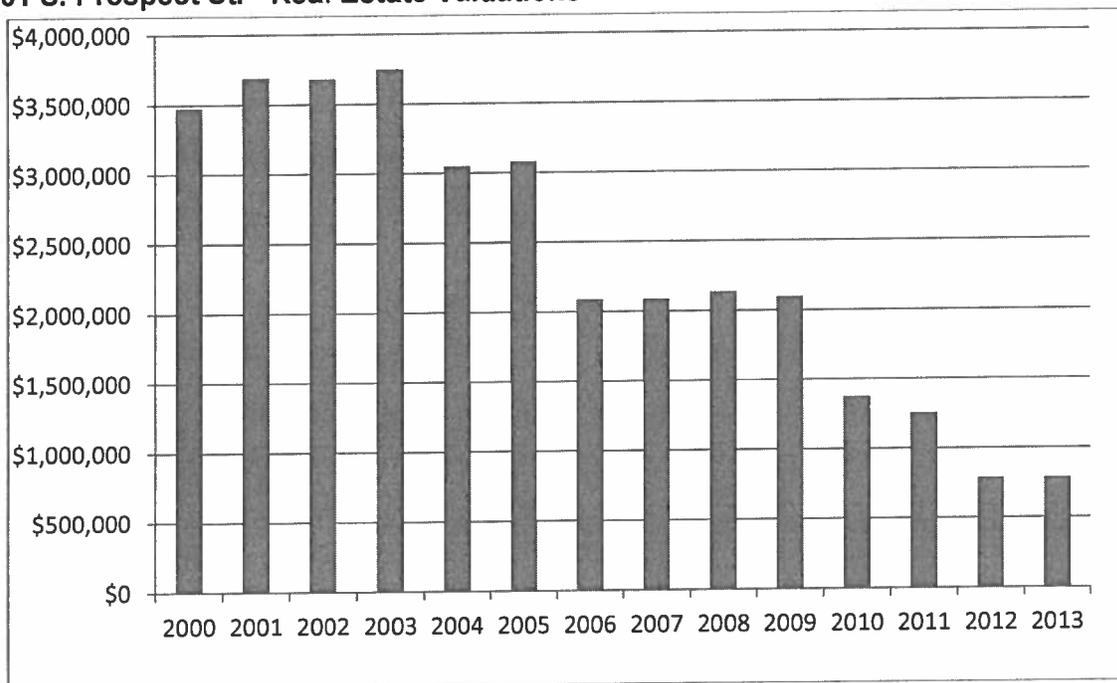
TID Lifespan Tax Increment:

Spreadsheet provided – projected at \$730,066 and likely to be higher than conservative estimates depending on the timing of redevelopment and any potential new building construction

Restoration of Tax Base:

This parcel was once had the highest improved valuation within in the City. Redevelopment will result in future increased real estate valuations.

201 S. Prospect St. - Real Estate Valuations



| | Land | Improvements | Total |
|------|-----------|--------------|-------------|
| 2000 | \$131,200 | \$3,343,500 | \$3,474,700 |
| 2001 | \$123,600 | \$3,568,200 | \$3,691,800 |
| 2002 | \$123,600 | \$3,558,100 | \$3,681,700 |
| 2003 | \$123,600 | \$3,626,600 | \$3,750,200 |
| 2004 | \$140,200 | \$2,911,200 | \$3,051,400 |
| 2005 | \$141,600 | \$2,939,600 | \$3,081,200 |
| 2006 | \$139,100 | \$1,948,400 | \$2,087,500 |
| 2007 | \$139,200 | \$1,949,900 | \$2,089,100 |
| 2008 | \$142,300 | \$1,993,200 | \$2,135,500 |
| 2009 | \$147,000 | \$1,951,500 | \$2,098,500 |
| 2010 | \$147,900 | \$1,227,700 | \$1,375,600 |
| 2011 | \$147,900 | \$1,105,300 | \$1,253,200 |
| 2012 | \$146,500 | \$640,300 | \$786,800 |
| 2013 | \$146,500 | \$640,300 | \$786,800 |

| City of Merrill - Projected Tax Increment for 201 S. Prospect St. | | | | | |
|--|--------------|------------------|--------------------|-----------|----------------------|
| Merrill Area Development Corporation (MADC) | | | | | |
| Real Estate | | Current | Projected | | Projected |
| | | <u>Valuation</u> | <u>Valuation</u> | | <u>TID Increment</u> |
| | Land | \$146,500 | \$147,500 | | \$1,000 |
| | Improved | \$640,300 | \$2,000,000 | Phased-In | \$1,359,700 |
| | Total | \$786,800 | \$2,147,500 | | \$1,360,700 |
| Will potentially have future new construction? | | | | | |
| Note: Some Personal Property tax increment may result from office equipment. However, most equipment will be Exempt - Manufacturing. | | | | | |
| Projected Tax Increment (TID No. 8 - West Side) | | | | | |
| Const. | Value | Revenue | Total Value | Tax | Real Estate |
| Year | Year | Year | Increment | Rate | Tax Increment |
| 2013 | 2014 | 2015 | | \$28.13 | |
| 2014 | 2015 | 2016 | \$400,000 | \$28.13 | \$11,252 |
| 2015 | 2016 | 2017 | \$400,000 | \$28.13 | \$11,252 |
| 2016 | 2017 | 2018 | \$400,000 | \$28.13 | \$11,252 |
| 2017 | 2018 | 2019 | \$400,000 | \$28.13 | \$11,252 |
| 2018 | 2019 | 2020 | \$1,060,700 | \$28.13 | \$29,837 |
| 2019 | 2020 | 2021 | \$1,060,700 | \$28.13 | \$29,837 |
| 2020 | 2021 | 2022 | \$1,060,700 | \$28.13 | \$29,837 |
| 2021 | 2022 | 2023 | \$1,060,700 | \$28.13 | \$29,837 |
| 2022 | 2023 | 2024 | \$1,060,700 | \$28.13 | \$29,837 |
| 2023 | 2024 | 2025 | \$1,360,700 | \$28.13 | \$38,276 |
| 2024 | 2025 | 2026 | \$1,360,700 | \$28.13 | \$38,276 |
| 2025 | 2026 | 2027 | \$1,360,700 | \$28.13 | \$38,276 |
| 2026 | 2027 | 2028 | \$1,360,700 | \$28.13 | \$38,276 |
| 2027 | 2028 | 2029 | \$1,360,700 | \$28.13 | \$38,276 |
| 2028 | 2029 | 2030 | \$1,360,700 | \$28.13 | \$38,276 |
| 2029 | 2030 | 2031 | \$1,360,700 | \$28.13 | \$38,276 |
| 2030 | 2031 | 2032 | \$1,360,700 | \$28.13 | \$38,276 |
| 2031 | 2032 | 2033 | \$1,360,700 | \$28.13 | \$38,276 |
| 2032 | 2033 | 2034 | \$1,360,700 | \$28.13 | \$38,276 |
| 2033 | 2034 | 2035 | \$1,360,700 | \$28.13 | \$38,276 |
| 2034 | 2035 | 2036 | \$1,360,700 | \$28.13 | \$38,276 |
| 2035 | 2036 | 2037 | \$1,360,700 | \$28.13 | \$38,276 |
| 2036 | 2037 | 2038 | \$1,360,700 | \$28.13 | \$38,276 |
| Projected Tax Increment | | | | | \$730,066 |

Wisconsin Economic Development Corp. (WEDC)

Site Assessment Grants (SAG)

Program Description:

WEDC will provide grants up to \$150,000 to local governments seeking to redevelop brownfields with pre-development work to identify and quantify any contaminants.

Program Goal:

The Site Assessment Grant (SAG) Program is detailed in Subsection 238.133 of the Wisconsin Statutes. The initiative provides grant funds to approved projects to assist local governments with conducting initial environmental assessment and demolition activities on an eligible abandoned, idle or underutilized industrial or commercial site. By identifying and quantifying brownfield contaminants, communities can better develop their own public resources.

This goal is backed by WEDC's core strategies:

Strategy 1.5: Align community development resources (Main Street, public infrastructure investment) to support WEDC objectives.

Eligibility Requirements:

Local governments, defined as a city, village, town, county, redevelopment authority, community development authority or housing authority, with demonstrable need to perform environmental investigations, demolition of structures, and removal of abandoned containers and underground tank systems.

An eligible brownfield site is defined as one or more contiguous industrial or commercial sites where redevelopment is adversely affected by actual environmental contamination. WEDC administers the SAG Program on a continual application basis and decisions on funding requests are handled throughout the year. Actual award amounts are dependent on documented eligible and matching costs. The grant funds focus on ascertaining the levels of soil and groundwater contamination.

The primary purpose of the Brownfield Site Assessment Grant is to identify and quantify the degree and extent of soil and groundwater contamination. While demolition of site improvements may ultimately assist in the redevelopment of the site, it should not be the sole purpose of grant assistance. Therefore, projects receiving SAG assistance must demonstrate a necessity to undertake site assessment or site investigation of soil and/or groundwater contamination in order to qualify for demolition and asbestos abatement activities.

Environmental and site clearance activities must be performed by an independent third party to ensure that grant funds are not used to pay direct costs incurred by public employees and equipment.

Brownfield Site Assessment Grants will be awarded for projects meeting the following criteria:

- The property or properties being redeveloped must be one or more contiguous industrial or commercial facilities or sites that are abandoned, idle or underused;
- Potential expansion or redevelopment of the property is adversely impacted by actual or perceived contamination;
- The local governmental unit cannot have caused the environmental contamination that is the basis for the grant request; and
- The person that caused the contamination must be unknown, cannot be located or is financially unable to pay the cost of the eligible activities.

Activities for which SAG awards may be made include:

- Phase I and II Environmental Assessments;
- Environmental site investigation;
- Remedial Action Plan (RAP) preparation;
- Demolition of any structures or buildings;
- Asbestos abatement, if it's a necessary part of a demolition activity;
- Removal and disposal or treatment of abandoned containers, underground hazardous substance storage tank systems, or underground petroleum storage tanks;
- The investigation of environmental contamination on an eligible site or facility for the purposes of reducing or eliminating environmental contamination;
- The demolition of any structures buildings or other improvements located on an eligible site or facility;
- The removal of abandoned containers from an eligible site or facility; and
- Removal of underground petroleum product storage tank systems.

Activities representing costs that are statutorily ineligible, potentially funded by other means, "soft" costs that do not relate to a direct identifiable investigation costs, or improvement to the project site are ineligible for SAG assistance. These include:

- New construction;
- Grant application or administration costs;
- PECFA or DATCP eligible costs;
- Architectural Fees;
- Legal Fees; and
- Financing Fees.

WEDC shall also take the following into account when evaluating SAG applications:

- The local governmental unit's demonstrated commitment to performing and completing necessary environmental activities on the eligible site including the local governmental unit's financial commitment.

- The degree to which the project will have a positive impact on public health and the environment.
- The relative size of a property and its relationship to the downtown or other economic centers of the community (e.g. industrial parks).
- The economic distress of the community (e.g. recent lay-offs) and the degree to which the property has contributed to the economic distress.
- The extent to which the site demonstrates potential for redevelopment and includes considerations such as the interest demonstrated by private investors, location of the property, access to existing utility and transportation infrastructure.
- Project readiness and viability demonstrated through financing commitments, established access to the property and/or documentation of property acquisition.
- The degree to which the applicant can delineate the anticipated costs of the proposed project as demonstrated by third party cost estimates.

WEDC should promote the redevelopment of sites that have played a major role in Wisconsin's economy, but have become idle or underutilized. Therefore, preference will be shown to projects focusing on the redevelopment of sites that have formerly been operated by a key Wisconsin industry adversely impacted by changes in the economy (e.g. paper, automotive manufacturing and supply, and shipbuilding industries).

Section 238.133 (7) requires the local government to contribute at least 20% matching funds. The matching investment should include eligible costs not incurred until an award letter is received from WEDC by the applicant. Deviations from this requirement may occur if a project has costs that aren't explicitly listed in statute, but are considered necessary to the project as determined by the SAG Program Manager. An example of such a cost would be demolition expenses required with making a site ready for site assessment.

Applicants receiving SAG funds are required to register the property in the WEDC database, Locate In Wisconsin. Inclusion in a site database is appropriate to further local and state-wide efforts to promote available properties in the site selection process.

The total amount of all grants awarded to a local governmental unit in a fiscal year shall be limited to an amount equal to 15% of the available funds appropriated for the fiscal year.

Incentives and Available Funding (FY 14): \$1,000,000

The incentives in this program are grants capped at \$150,000

Expected Outcomes and Deliverables:

Assist at least 12 communities.

Performance Metric/Benchmark:

Each successful applicant must enter into a contract with WEDC for the purpose of implementing the proposed grant. Recipients will provide semi-annual program and

environmental reports to ensure compliance with state and federal rules and regulations. PDF version of the contract and each Semi-Annual Report is stored in WEDC's electronic database. The official count of an assisted community will be each contracted site assessment grant awarded. In addition, each project will be reviewed to ensure compliance with contract deliverables.

Application and Awards Process:

Applicants for a Site Assessment Grant should complete an application through an Account Manager. The application will be assigned to an underwriter and go through the Underwriter Review Group (URG) and Management Review Committee (MRC) process.

For more information on application review, internal process, and award distribution, please refer to WEDC Awards Administration Policy.

Wisconsin Economic Development Corp. (WEDC)

Idle Industrial Sites Redevelopment

Program Description:

The Idle Industrial Sites Redevelopment Program offers grants of up to \$1,000,000 to Wisconsin communities for implementation of redevelopment plans for large industrial sites that have been idle, abandoned, or underutilized for a period of at least five years. Approved projects can use funds for demolition, environmental remediation, or site-specific improvements defined in a redevelopment plan to advance the site to shovel ready status or enhance the site's market attractiveness.

Program Goal:

The program is intended to stimulate investment and job creation in idle, abandoned and underutilized manufacturing sites which due to scale and complexity cannot be redeveloped solely by the private sector. WEDC is seeking projects that will enable its financial participation to make underutilized sites more attractive to developers, site selectors and end users so that the distressed property can be placed in a higher use that boosts community investment and generates jobs.

This program supports the following WEDC strategic actions:

Strategy 1.5: Align community development resources (Main Street, public infrastructure investment) to support WEDC objectives.

Eligibility Requirements:

The Applicant:

- Must be a city, village, town, redevelopment authority, community development authority, or other government entity that has completed an approved redevelopment plan for the targeted project site.

The Project Site:

- Must exceed 10 acres and had long term (over 25 years) commercial or industrial usage
- Applicants must own the targeted site or demonstrate the legal ability to access the property and perform the work proposed in the application.

Eligible Costs:

- Grant funds can be used for demolition, environmental remediation, or site-specific improvements defined in a redevelopment plan. Eligible costs are determined during the review process, and soft costs are excluded from consideration.
- Grant funds may not be used for environmental work occurring on properties in which the current owner is also a causer who possessed or controlled the contaminant(s) on the site.
- Grant funds may not be used to pay for activities that were conducted prior to a decision being rendered by WEDC on the application.
- WEDC funds cannot exceed 30% of total project costs.

Preference will be given to sites that are located in high-density urban areas or in central business districts. An approved redevelopment plan demonstrating strong potential for significant measurable economic benefits such as increased generation of property taxes and the creation of full-time permanent jobs will increase the competitiveness of a proposed project.

Incentives and Available Funding (FY 14): \$3 million

The incentives in this program are grants of up to \$1,000,000 for idle site redevelopment.

Expected Outcomes and Deliverables:

The program will assist at least four communities in implementing redevelopment plans for idle industrial sites totaling at least 50 acres, leveraging at least \$12 million in public and private investment.

Performance Metric/Benchmark:

Data regarding number of communities, sites, acres and potential job creation will be collected during the application process. Leverage data will be collected during delivery.

Application and Awards Process:

Applicants for an Idle Industrial Sites grant should complete an application through an Account Manager. The application will be assigned to an underwriter and go through the Underwriter Review Group (URG) and Management Review Committee (MRC) process.

For more information on application review, internal process, and award distribution, please refer to WEDC Awards Administration Policy.

6

REDEVELOPMENT AUTHORITY
OF THE CITY OF MERRILL, WISCONSIN
RESOLUTION NO. 2013-___

A RESOLUTION RECOMMENDING THAT THE COMMON COUNCIL DISSOLVE
REDEVELOPMENT DISTRICT NO. 1 AND RELATED REDEVELOPMENT PLAN FOR
REDEVELOPMENT DISTRICT NO. 1

WHEREAS, the Common Council of the City of Merrill authorized the designation of a Redevelopment Area, Declaring Blight, and Approved the Redevelopment Plan for Redevelopment District No. 1 of the City of Merrill (the "City") on September 13th, 2005 and adopted Amendment No. 1 on July 11th, 2006,

WHEREAS, the boundaries of Redevelopment Area No. 1 (the "Area") were contiguous with Tax Increment District No. 3 boundaries when created in 2005 and amended in 2006 and the Redevelopment Plan for the "Area" was combined within the Tax Increment District No. 3 Plan;

WHEREAS, the Redevelopment Authority is proposing that the boundaries of Tax Increment District No. 3 (the "District") be amended through both deletions and additions of parcels and the Project Plan for the District be amended;

WHEREAS, under Section 66.1105(3)(f) of the Statutes, the Common Council, pursuant to Ordinance No. 2004-10 (City of Merrill Code of Ordinances, Section 2-4-17), has heretofore designated the Redevelopment Authority of the City of Merrill, Wisconsin (the "Authority") as agent of the City to perform all acts (except the development of the master plan of the City) which would otherwise be performed by the plan commission under Section 66.1105 of the Statutes (the "TIF Law");

NOW, THEREFORE, be it resolved by the Redevelopment Authority of the City of Merrill, Wisconsin, to recommend that the Merrill Common Council dissolve Redevelopment District No. 1 and related Redevelopment Plan for Redevelopment District No. 1.

Adopted:

Approved:

Chairperson William R. Bialecki

Attest:

Secretary Katherine G. Unertl

8

**NOTICE OF PUBLIC HEARING -
DESIGNATION OF "BLIGHTED PROPERTY"**

The Redevelopment Authority of the City of Merrill, Wisconsin will hold a public hearing at 6:00 p.m. on Tuesday, September 10th, 2013, at the City Hall (1004 East First St.) in Merrill, Wisconsin, for the purpose of receiving comments regarding the designation of the following properties:

- 419 W. Main St. - Vacant commercial building
- 413 W. Main St. - Vacant lot east of 419 W. Main St. building

as "blighted property" within the meaning of Wisconsin Statutes Section 66.1333. All interested parties shall be afforded a full opportunity to express their views respecting the proposed designation at the public hearing, but the hearing shall only be for the purpose of assisting the Authority in making a determination and submitting its recommendations to the Common Council of the City of Merrill, Wisconsin.

Any owner of the affected property and objecting to such designation or to the Authority's acquisition of the property shall be required to file a written statement of and reason for the objections with the Authority before, at the time of, or within 15 days after the public hearing. This statement shall contain the mailing address of the person filing the statement and be signed by or on behalf of that person. The filing of the statement is a condition precedent to the commencement of an action to contest the Authority's actions under Wisconsin Statute Section 66.1333.

Done in the City of Merrill on 6th day of August, 2013

REDEVELOPMENT AUTHORITY
OF THE CITY OF MERRILL, WISCONSIN

Kathy Unertl, RDA Secretary

Publish: August 16th & 23rd, 2013



Location. Nature. People.

Smart Move

4-18-13

Mr. Randy Frokjer
Ament, Wulf, Frokjer, & Hersil, S.C.
200 N Center Ave.
Merrill, WI 54452

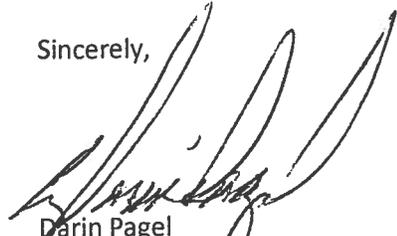
RE: 419 W Main St, Seth Hertel

Dear Mr. Frokjer,

Per our conversation yesterday, if your client wishes to have coorespondence sent to a different address, he should contact Lincoln County and have the tax roll changed. The current address of record on the tax roll where the correspondence have been sent is his mothers. I have enclosed a copy of the tax roll for your review.

Per your request, I have also enclosed a copy of orders sent to your client and the signed return receipt from February 2011. As you will see, those orders also address the roof system and were written over 2 years ago. I discussed your April 16, 2013, letter for extension with the City Administrator and City Attorney. The City is willing to extend the orders until June 3, 2013 for the completion of either demolition of the building or correction of the roof system per the previous orders. Any questions, feel free to give me a call.

Sincerely,



Darin Pagel
Building Inspector

Cc: Mayor
City Administrator
City Attorney

CITY OF MERRILL Inspection Department

1004 East First Street • Merrill, Wisconsin • 54452
Phone: 715-536-4880 • Fax: 715.539.2668



merrill

Location. Nature. People.

CITY OF MERRILL
Inspection Department

1004 East First Street • Merrill, Wisconsin • 54452
Phone: 715-536-4880 • Fax: 715.539.2668

Smart Move

4-2-13

Seth Hertel
C/O Ms. Donna Hertel
1201D Heritage Ct
Merrill, WI 54452

RE: 419 W Main St

Dear Mr. Hertel,

On 3-1-13 you were sent a letter in regard to the building at 419 W Main St. There were several requirements in the letter that were needed to be met by 4-1-13. To this date I have not received the information requested. Failure to comply by 5-1-13 result in daily citations and condemnation proceedings on the building. Any questions, feel free to give me a call at 715-536-4880. Thank you.

Sincerely,

Darin Pagel
Building Inspector

3-1-13

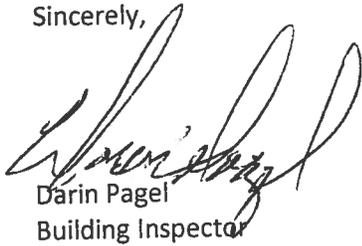
Seth Hertel
C/O Ms. Donna Hertel
1201D Heritage Ct
Merrill, WI 54452

RE: 419 W Main St.

Dear Mr. Hertel,

Upon inspection of your building at 419 W Main St with the Merrill Fire Department, it was found that the roof structure is in very bad condition and showing evidence of heavy leaking. With the type of construction and the impending spring thaw, this will only continue to deteriorate. M.M.C. Sec. 105-280 requires all roofs to be weathertight and in good repair. Therefore, the roof will need to be replaced to comply with the above Section. This type of work requires a building permit under Section 105-48. Along with the application please provide a letter from a Wisconsin licensed Engineer or Architect addressing the structural integrity and deterioration evident in the rest of the building. Please provide the above documentation no later than April 1, 2013. Failure to do so will result in the City proceeding with condemnation on the building. Any questions, feel free to give me a call at 715-536-4880. Thank you.

Sincerely,



Darin Pagel
Building Inspector

CITY OF MERRILL

Inspection Department

1004 East First Street • Merrill, Wisconsin • 54452

Phone (715) 536-4880 • FAX (715) 539-2668



MERRILL
WISCONSIN
February 17, 1872

Attn: Seth Hertel

Strategic Investment & Investment
C/O Ms. Donna Hertel
1201 D Heritage Ct
Merrill, WI 54452

RE: **ORDER TO REPAIR**
419 W. Main Street, Merrill, WI 54452

As per The City of Merrill Ordinance 105-249 Strategic Investment & Development is ordered to repair stated property to comply with the City of Merrill Ordinances.

The City of Merrill has found that the following described building is not in good working condition and repair of the building is necessary. An assessment and estimate of costs to repair will be required prior to permits for repair will be issued. If the cost of repairs to the building would exceed 50% of the assessed value of the building, per City of Merrill Ordinances the building may have to be razed.

Upon the above findings, Strategic Investment & Development, the owner of the following described real property, is ordered, with proper City of Merrill permits, to repair the building in the City of Merrill located upon the following described real property by not later than April 1, 2011, described as PIN No.: 251.3106.113.0294, Tax Parcel 34-0078-002-466-00-00, and located at 413 W. Main Street, Merrill WI 54452.

The building inspector will post a placard on the premises containing the following notice:

"This Building Has Been Issued Repair Orders."

As note from the exterior of the building; the roof is leaking causing interior damage, and the upper windows are in disrepair being found as a safety hazard. These violations may not be all inclusive. Other violations of City and/or State Codes may exist.

In the event you do not repair the building by April 1, 2011 or develop a strategic plan of repair, which is approved by this department, prior to April 1, 2011, the Office of the Building Inspector for the City of Merrill shall proceed to issue raze orders on said building.

Respectfully,

Rich Grefe
Building Inspector
City of Merrill

"Focusing on the Future"

An equal opportunity/affirmative action employer.









9

**REDEVELOPMENT AUTHORITY OF THE
CITY OF MERRILL, WISCONSIN**

RESOLUTION NO. 2013-____

**RESOLUTION DETERMINING PROPERTY TO BE BLIGHTED AND
SUBMITTING PROPOSED ACQUISITION AND REDEVELOPMENT TO
COMMON COUNCIL FOR APPROVAL – 413 & 419 W. MAIN ST.**

WHEREAS, the properties in the City of Merrill, Wisconsin (the “City”) described in Exhibit A attached hereto (the “Properties”) have been proposed as the site for various public improvements and private development projects; and

WHEREAS, the Properties have been determined by City staff to be a “blighted property” as defined in Section 66.1333 of the Wisconsin Statutes based on various reports previously prepared in connection with proposed redevelopment of the Properties, including Redevelopment Authority meetings; Tax Increment District No. 8 Plan; and City Building Inspector Notices; and

WHEREAS, this body is advised by the staff of the City and contractors that the blight conditions described in the Report have continued; and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Properties will protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, the Redevelopment Authority of the City of Merrill, Wisconsin (the “Authority”) proposes to acquire and assist the private redevelopment of the Properties and to carry out blight elimination and urban projects on the Properties; and

WHEREAS, pursuant to Section 66.1333(5)(c)1g. and (5)(c)1r. of the Wisconsin Statutes, the Authority may acquire or assist the private redevelopment of blighted properties without designating a redevelopment area boundary or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council; and

WHEREAS, on September 10th, 2013 this body held a duly-noticed public hearing to determine whether the Properties are blighted, at which time all interested parties were given an opportunity to express their views respecting the determination of blight for the Properties; and,

WHEREAS, this body has studied the facts and circumstances relating to the Properties and the proposed redevelopment of the Properties, consideration having been given, among other items, to the following matters: (i) the definition of “blighted property” contained in Section 66.1333(2m)(bm) of the Wisconsin Statutes, (ii) the Report with respect to the existence of blight on the Properties in the context of Section 66.1333 of the Wisconsin Statutes, (iii) the past and existing condition of, and the proposed uses of, the Properties, (iv) the goals and objections of the proposed acquisition of the Properties, and (v) visual inspections of the Properties and surrounding areas by various members of the Authority and by various staff of and consultants to the City; and

WHEREAS, pursuant to the resolution of the Common Council of the City which created this body, this body has all powers, duties and functions set out in Section 66.1333 of the Wisconsin Statutes and shall proceed under Sections 66.1105, 66.1301 to 66.1329, 66.1331, 66.1333 or 66.1337 of the Wisconsin Statutes, with respect to all projects relating to blight elimination, slum clearance, urban renewal and urban redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AUTHORITY OF THE CITY OF MERRILL, WISCONSIN this 10th day of September, 2013, that:

1. The Properties are determined to be a “blighted property” within the meaning of Section 66.1333(2m)(bm) of the Wisconsin Statutes.

2. Subject to the approval of the Common Council, the Authority is authorized to acquire and assist the private redevelopment of the Properties for the purpose of carrying out blight elimination and urban renewal projects thereon as described in the preamble hereto.

3. The finding of blight and the proposed redevelopment of the Properties for the purpose of carrying out blight elimination and urban renewal projects shall be submitted to the Common Council for review and approval.

Adopted and approved this ____ day of _____, 2013.

REDEVELOPMENT AUTHORITY
OF THE CITY OF MERRILL, WISCONSIN

By: _____
William R. Bialecki, Chairperson

By: _____
Katherine G. Unertl, RDA Secretary

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTIES

419 W. Main St.:

PLAN OF PROSPECT PARK – W 77' 7" OF LT 19 EX S 8' FOR ALLEY

413 W. Main St.:

PLAN OF PROSPECT PARK – BEG 77' & 7" E OF NW CR LT 19 TH S TO S LN SD LOT TH
E 26' & 5" TH N TO N LN SD LT TH W 26' 5" TO POB EX ALLEY

Request for Proposals – 413 & 419 W. Main St. Demolition & Redevelopment

The City of Merrill invites qualified individuals and entities to submit a proposal for the purchase and redevelopment of property located at corner of West Main Street and South Genesse Street.

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 anticipates offering the site to a qualified party for the amount of \$1 for the purpose of demolishing the current structure at 419 West Main Street and redeveloping the .242 acre site.

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 RDA Secretary Kathy Unertl.

Publish: August 16th & 23rd, 2013

PROPERTY BACKGROUND -

There are two property tax parcels which are located in Tax Increment District No. 8:

413 West Main Street Vacant lot to east of existing building
Was site of former bar which burnt down in January 2005

419 West Main Street Existing brick/concrete building

The .242 acre site is at the corner of West Main Street and South Genessee Street – see pages 5 and 6 for GIS map/aerial of the area.

The City of Merrill **anticipates acquiring these properties by the end of September 2013** from the current owner whom is under property code enforcement orders. The Merrill Redevelopment Authority will be holding a public hearing on designation of the site as “blighted property” under WI Stats Section 66.1333 on Tuesday, September 10th, 2013. Merrill Common Council consideration of “blighted property” resolution is tentatively scheduled for Tuesday, September 24th, 2013.

2013 Assessments:

| | Land | Improvements | Total |
|-----------------|----------|--------------|----------|
| 413 W. Main St. | \$10,000 | \$0 | \$10,000 |
| 419 W. Main St. | \$30,000 | \$20,800 | \$50,800 |

PROPOSAL -

The City of Merrill is offering the property for sale for one dollar (\$1). The City of Merrill is seeking proposals from potential developers to include the demolition/disposal of the existing structure at 419 West Main St. and redevelopment of the site in a manner acceptable to the City of Merrill. The goal is the redevelopment of this property for commercial/retail use.

PROPOSAL SUBMISSION -

Proposals submitted to the City of Merrill should be presented in concise form responding specifically and directly to purchase, demolition/disposal, and redevelopment of the property.

All questions regarding the proposal shall be directed to and the proposal shall be submitted to:

Kathy Unertl, Finance Director/RDA Secretary
1004 East 1st Street
Merrill, Wisconsin 54452
Telephone: (715) 536-5594
email: Kathy.Unertl@ci.merrill.wi.us

City Contacts include:

- Dave Johnson, City Administrator 715-536-5594
- Kathy Unertl, Finance Director 715-536-5594
- Tom Hayden, City Attorney 715-536-3510

PROPOSAL COMPONENTS –

Prospective developer proposals should follow the suggested components as listed below:

1. Proposal Summary –

Provide a brief description of the proposed uses for the property once acquired, to include a preliminary site plan. How would the proposed use benefit the City and the adjacent area and businesses?

2. Project Summary Outline and Tentative Schedule –

Provide an outline of primary tasks necessary to redevelop this site, such as demolition/disposal, design, permitting, financing, construction, occupancy of the property, and any other tasks required to complete the proposed project, along with a projected project timeline.

Identify any phases in the development and include a timeline for the Scope of Work and list all anticipated conditions that might affect completion of the proposed project.

Also, identify any preliminary request for TIF development incentives for construction of new commercial/retail building and related parking/site improvements. Any TIF development incentive will be negotiated after developer selected and site redevelopment plans are finalized.

3. Development Organization –

Provide necessary details about the acquiring party whether individual, limited liability company LLC, partnership, and a brief history or level of experience in property redevelopment and a statement which demonstrates that bidding/acquiring party has the financial capacity to perform. **No City TIF development incentives are planned for demolition/disposal of the existing structure to prepare the site for redevelopment.**



Include contact information for the individual or company as well as contact information on project team: contact telephone number(s), cell phone numbers and email addresses which will be used in for communication while developing this project.

In the event more than one individual or company joins with another entity all of the above information is required for each participating party. The primary bidder will be the responsible party for all contracts, performances and guarantees.

C & D Excavating, LLC

Page No. 1 of 1

PO Box 842
W6976 Sunset Drive
Merrill, WI 54452
Cell (715) 218-0243

PROPOSAL

| | | | |
|--|------------|--|------------------------|
| PROPOSAL SUBMITTED TO Re-Development Authority of Merrill | | TODAY'S DATE 07/31/2013 | DATE OF PLANS/PAGE #'S |
| PHONE NUMBER | FAX NUMBER | JOB NAME Purchase of 413 & 419 W. Main Steet, Merrill | |
| ADDRESS, CITY, STATE, ZIP Merrill, WI 54452 | | JOB LOCATION Purchase of 413 & 419 W. Main Steet, Merrill | |

We propose hereby to furnish material and labor necessary for the completion of:

Property Purchase

1. C&D Excavating argees to purchase 413 & 419 W. Main Street, Merrill WI for \$1.00 (One Dollar).
"As Is"
2. C&D Excavating will remove building and clear lot by March 1, 2014.
3. C&D Excavating must have a clear title, no tax liens or judgements on property.
4. RDA will be responsible for all closing costs.

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:
One Dollar and no/100 _____ dollars (\$ 1.00)

Payment as follows: _____

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized
Signature

Paul A. Kulekouse

Note: this proposal may be withdrawn by us
if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance _____

11

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 3
IN THE CITY OF MERRILL, WISCONSIN**

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 10, 2013 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan for Tax Incremental District No. 3 (the "District").

Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 10, 2013 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment is to add territory to and remove territory from the existing District's boundaries, and to amend the Project Plan to update and provide for the undertaking of additional expenditures. The proposed boundaries to be added and removed from the original District boundary would be within an area generally detailed on the map below.

Proposed additional and updated projects costs of approximately \$5,000,000 may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to Redevelopment Authority, revolving loan/grant program, rail spur, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill Redevelopment Authority

*Published
August 23, 2013
& August 30, 2013*

Merrill

Tax Incremental District No. 3 - Additions
Preliminary Parcel List

| PIN | PARCEL NO. | STREET ADDRESS | OWNER | ASSESSED VALUE - PERS PROP | ASSESSED VALUE - LAND | ASSESSED VALUE - IMP | TOTAL ASSESSED VALUE (LAND & IMP) | ASSESSMENT CLASSIFICATION | PARCEL ACREAGE | CURRENT ZONING | ACTUAL USE | ACRES ZONED AND SUITABLE FOR INDUSTRIAL USE | ACRES ZONED OR PLANNED FOR COMMERCIAL/BUSINESS USE | ACRES ZONED OR PLANNED FOR NEWLY PLATTED RESIDENTIAL DEVELOPMENT | ACRES SUITABLE FOR MIXED USE DEVELOPMENT | ACRES DECLARED BLIGHTED |
|-------------------|-----------------------|-------------------------------------|-----------------------------------|----------------------------|-----------------------|----------------------|-----------------------------------|---------------------------|----------------|----------------|--------------|---|--|--|--|-------------------------|
| 251-3106-182-0021 | 34-0001-000-018-02-00 | 1805 Logan Ave. | RBW Properties LLC | | 17,100 | 140,100 | 157,200 | 2 - Commercial | 0.289 | Commercial | Apartments | | 0.289 | | 0.289 | |
| 251-3106-073-0079 | 34-0020-000-579-00-00 | 2011 E Main St. | DJC LLC | | 12,500 | 55,100 | 67,600 | 2 - Commercial | 0.138 | Commercial | Insurance | | 0.138 | | 0.138 | |
| 251-3106-073-0073 | 34-0020-000-570-00-00 | 2101 E Main St. | Raymer, Jeffrey | | 13,400 | 84,000 | 97,400 | 1 - Residential | 0.215 | Commercial | Apartments | | 0.215 | | 0.215 | |
| 251-3107-073-0002 | 34-0011-000-433-00-00 | 2105 E Main St. | Rostal, Joan | | 13,500 | 68,800 | 82,300 | 1 - Residential | 0.203 | Commercial | Residential | | 0.203 | | 0.203 | |
| 251-3107-073-0003 | 34-0011-000-434-00-00 | 2107 E Main St. | Abraham, Mary Ann | | 9,200 | 55,800 | 65,000 | 1 - Residential | 0.068 | Commercial | Residential | | 0.068 | | 0.068 | |
| 251-3107-073-0004 | 34-0011-000-435-00-00 | 2109 E Main St. | c/o Peck, Roger (Ryan Peck) | | 9,200 | 53,200 | 62,400 | 1 - Residential | 0.068 | Commercial | Residential | | 0.068 | | 0.068 | |
| 251-3107-073-0005 | 34-0011-000-436-00-00 | 2111 E Main St. | Kamke, David | | 9,200 | 63,400 | 72,600 | 1 - Residential | 0.138 | Commercial | Residential | | 0.138 | | 0.138 | |
| 251-3107-073-0128 | 34-0018-000-514-01-00 | Mobile Home Park (Topaz/Ruby) | Badger Portfolio LLC | | 280,000 | 0 | 280,000 | 2 - Commercial | 3.990 | Commercial | Mobile Homes | | 3.990 | | 3.990 | |
| 251-3107-073-0048 | 34-0018-000-518-00-00 | 2600 E Main St. | Badger Portfolio LLC | | 152,000 | 0 | 152,000 | 2 - Commercial | 2.479 | Commercial | Mobile Homes | | 2.479 | | 2.479 | |
| 251-3107-073-0047 | 34-0018-000-517-00-00 | 2604 E Main St. | Brandt, Troy | | 10,200 | 40,000 | 50,200 | 1 - Residential | 0.207 | Commercial | Residential | | 0.207 | | 0.207 | |
| 251-3107-073-0046 | 34-0018-000-516-00-00 | 2606 E Main St. | Galella, Andre | | 9,400 | 30,900 | 40,300 | 1 - Residential | 0.126 | Commercial | Residential | | 0.126 | | 0.126 | |
| 251-3106-182-0112 | 34-0001-000-088-01-00 | Mobile Home Park (Opal and to East) | Badger Portfolio LLC | | 600,000 | 0 | 600,000 | 2 - Commercial | 15.572 | Commercial | Mobile Homes | | 15.572 | | 15.572 | |
| 251-3106-132-0009 | 34-0002-000-090-08-00 | 3209 East Main St. | 3209 East Main LLC (Badger Motel) | 168,000 | 213,000 | 969,000 | 1,182,000 | 2 - Commercial | 2.420 | Commercial | Hotel | | 2.420 | | 2.420 | |

Real Estate Subtotal 1,348,700 1,560,300 2,909,000

| | | | | | | | | | | | | | | | | |
|--|--|--|------------------------------|---------|--|--|--|------------------------|----|-------------------|----|--------------------------|--------------------------|---------------------------|-------------------------|------------------------|
| | | | SUBTOTAL PERSONAL PROPERTY > | 168,000 | | | | NA | NA | Personal Property | NA | NA | NA | NA | NA | NA |
| | | | | | | | | 25.913 | | | | 0.000 | 25.913 | 0.000 | 25.913 | 0.000 |
| | | | | | | | | TOTAL DISTRICT ACREAGE | | | | TOTAL INDUSTRIAL ACREAGE | TOTAL COMMERCIAL ACREAGE | TOTAL RESIDENTIAL ACREAGE | TOTAL MIXED USE ACREAGE | TOTAL BLIGHTED ACREAGE |
| | | | | | | | | | | | | 0.000% | 100.000% | 0.000% | 100.000% | 0.000% |

Percent of Total District Acreage



MERRILL

Tax Incremental District No. 9
Preliminary Parcel List - DELETIONS

| PIN | PARCEL NO. | STREET ADDRESS | OWNER | ASSESSED VALUE - PERS PROP | ASSESSED VALUE - LAND | ASSESSED VALUE - IMP | TOTAL ASSESSED VALUE (LAND & IMP) | ASSESSMENT CLASSIFICATION | PARCEL ACREAGE | CURRENT ZONING | ACTUAL USE | ACRES ZONED AND SUITABLE FOR INDUSTRIAL USE | ACRES DECLARED BLIGHTED | ACRES DECLARED IN NEED OF REHAB OR CONSERVATION | ACRES VACANT FOR PRECEDING 7 YEARS | MISC//NOTES |
|-------------------|-----------------------|--------------------------------|---|----------------------------|-----------------------|----------------------|-----------------------------------|---------------------------|----------------|----------------|---------------|---|-------------------------|---|------------------------------------|---------------|
| 251-3107-073-0111 | 34-0022-000-626-01-00 | 2401 Sturdevant St. | Heines Gas & Oil Co (Strassman Electric) | 2,780 | 31,900 | 25,900 | 57,800 | 2 - Commercial | 0.500 | Industrial | Commercial | | 0.500 | 0.500 | 0.500 | Imp Valuation |
| 251-3107-073-0110 | 34-0022-000-622-00-00 | 2207 Sturdevant St. | Merrill Equipment Co. | 11,400 | 9,700 | 378,800 | 388,500 | 3 - Manufacturing | 1.400 | Industrial | Manufacturing | 1.400 | | | | |
| 251-3106-182-0006 | 34-0001-000-004-00-00 | 2505 Sturdevant St. | Merrill Gravel & Construction Co. | 624,460 | 60,000 | 99,600 | 159,600 | 2 - Commercial | 15.250 | Industrial | Commercial | | 15.250 | 15.250 | | |
| 251-3106-182-0007 | 34-0001-000-005-00-00 | | Merrill Gravel & Construction Co. | | 13,600 | 0 | 13,600 | 2 - Commercial | 3.000 | Industrial | Commercial | | 3.000 | 3.000 | 3.000 | |
| 251-3106-182-0008 | 34-0001-000-006-00-00 | 2111 Logan Ave. | Tracy Ellis, Richard Ellis, Bert Ellis, Clay Ellis, Jay Ellis | | 8,500 | 29,400 | 37,900 | 1 - Residential | 0.500 | Industrial | Residential | | 0.500 | 0.500 | | |
| 251-3106-182-0009 | 34-0001-000-007-00-00 | 2109 Logan Ave | Timothy & Cassie Schmidt | | 8,500 | 42,700 | 51,200 | 1 - Residential | 3.500 | Industrial | Residential | | 3.500 | 3.500 | | |
| 251-3106-182-0010 | 34-0001-000-008-00-00 | 2101 Logan Ave | Merrill Pavers, LLC | | 12,700 | 39,400 | 52,100 | 2 - Commercial | 1.750 | Industrial | Commercial | | 1.750 | 1.750 | | |
| 251-3106-182-0011 | 34-0001-000-009-00-00 | 401 S. Kyes St. | Development & Leasing Corp | | 108,800 | 64,100 | 172,900 | 3 - Manufacturing | 14.740 | Industrial | Manufacturing | | 14.740 | 14.740 | 14.740 | Imp Valuation |
| 251-3106-124-0314 | 34-0110-003-470-00-00 | 0 S. Kyes St. | Development & Leasing Corp | | 16,700 | 0 | 16,700 | 1 - Residential | 0.540 | Industrial | Residential | | 0.540 | 0.540 | 0.540 | |
| 251-3106-124-0313 | 34-0110-003-464-00-00 | | Wisconsin Public Service Corp | | 0 | 0 | 0 | 7 - Other | 0.309 | Industrial | Exempt | | | | | Utility |
| 251-3106-182-0013 | 34-0001-000-013-00-00 | 400 S. Kyes St. | Semling-Menke Co | 250,200 | 51,900 | 1,016,400 | 1,068,300 | 3 - Manufacturing | 9.390 | Industrial | Manufacturing | 9.390 | 9.390 | 9.390 | | |
| 251-3106-132-0120 | 34-0002-000-133-00-00 | 401 S. Park St. | Rivers Edge Ventures LLC | | 41,500 | 0 | 41,500 | 2 - Commercial | 1.040 | Industrial | Commercial | | 1.040 | 1.040 | | Utility - Gas |
| 251-3106-132-0118 | 34-0002-000-130-01-00 | | Rivers Edge Ventures LLC | | 7,500 | 0 | 7,500 | 2 - Commercial | 0.250 | Industrial | Commercial | | 0.250 | 0.250 | | Utility - Gas |
| 251-3106-132-0187 | 34-0002-000-130-02-00 | East of Center Ave. | Wisconsin Public Service Corp | | 0 | 0 | 0 | 7 - Other | 6.450 | Industrial | Exempt | | 6.450 | | | Utility |
| 251-3106-141-0049 | 34-0003-000-200-00-00 | 306 S. Park St./400 S. Park St | Wisconsin Public Service Corp | | 0 | 0 | 0 | 7 - Other | 5.250 | Industrial | Exempt | | | | | Utility |

Real Estate Subtotal 371,300 1,696,300 2,067,600

| | | | | | | | | |
|------------------------------|---------|--------|----|-----------------------------------|--------------------------|------------------------|----------------------------|------------------------------------|
| SUBTOTAL PERSONAL PROPERTY > | 888,840 | NA | NA | Personal Property | NA | NA | NA | NA |
| | | 63,869 | | | 10,790 | 56,910 | 50,460 | 18,780 |
| | | | | TOTAL DISTRICT ACREAGE | TOTAL INDUSTRIAL ACREAGE | TOTAL BLIGHTED ACREAGE | TOTAL CONS./REHAB. ACREAGE | TOTAL VACANT FOR PRECEDING 7 YEARS |
| | | | | Percent of Total District Acreage | ##### | ##### | 79.005% | 29.404% |

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 4
IN THE CITY OF MERRILL, WISCONSIN**

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 10, 2013 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan for Tax Incremental District No. 4 (the "District").

Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 10, 2013 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment is to add territory to and remove territory from the existing District's boundaries, and to amend the Project Plan to update and provide for the undertaking of additional expenditures. The proposed boundaries to be added and removed from the original District boundary would be within an area generally detailed on the map below.

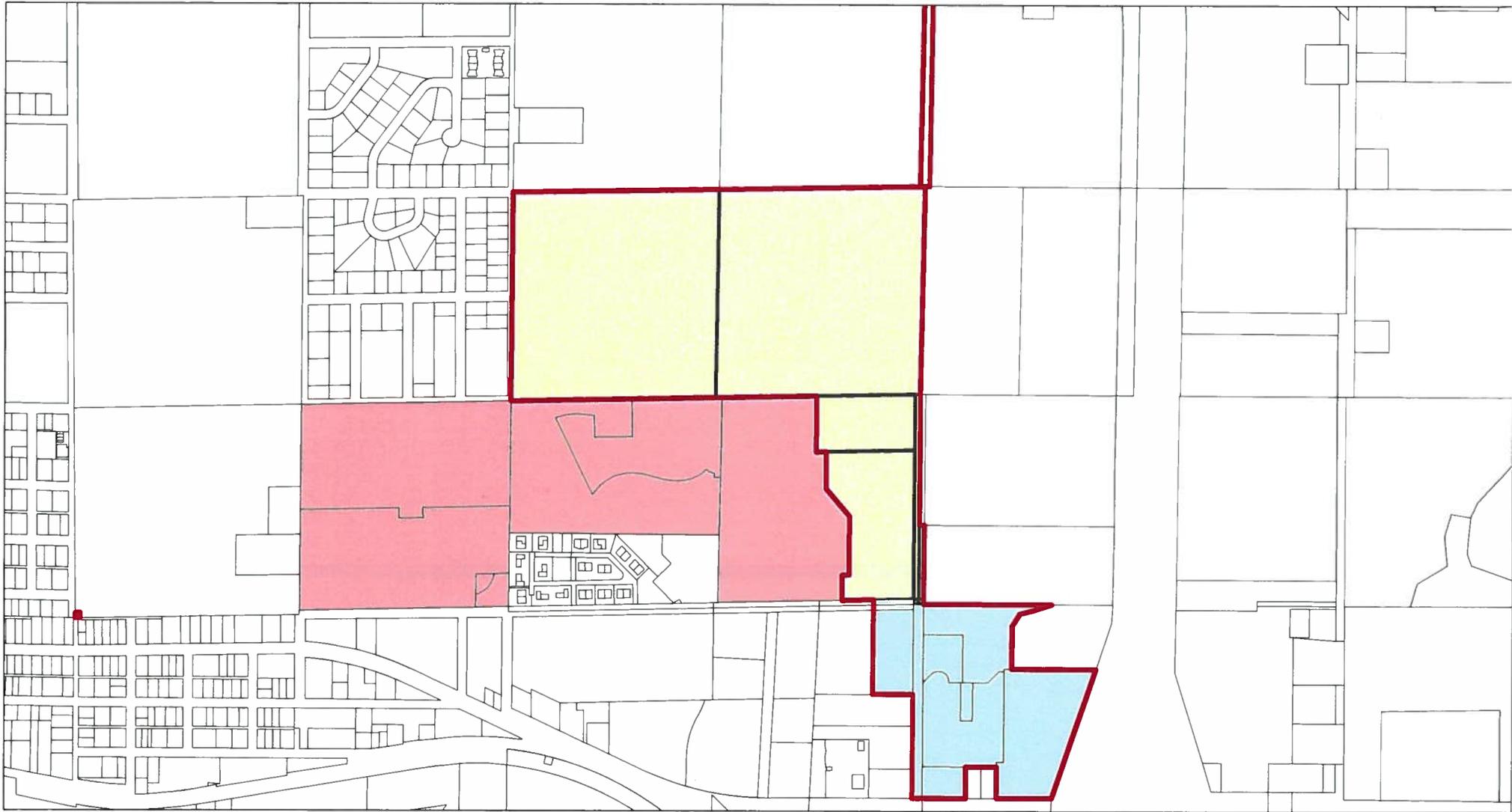
Proposed additional and updated projects costs of approximately \$5,000,000 may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to Redevelopment Authority, revolving loan/grant program, rail spur, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill Redevelopment Authority

*Published
August 23, 2013
& August 30, 2013*



City of Merrill TID 4

Legend

-  TID_4
-  Removed Properties
-  Proposed Added Properties
-  Boundary

Drawn By: Kate Drewek

Merrill

Tax Incremental District No. 4 - Additions
Preliminary Parcel List

| PIN | PARCEL NO. | STREET ADDRESS | OWNER | ASSESSED VALUE - PERS PROP | ASSESSED VALUE - LAND | ASSESSED VALUE - IMP | TOTAL ASSESSED VALUE (LAND & IMP) | ASSESSMENT CLASSIFICATION | PARCEL ACREAGE | CURRENT ZONING | ACTUAL USE |
|----------------------|-----------------------|-------------------------|------------------------------|----------------------------|-----------------------|----------------------|-----------------------------------|---------------------------|----------------|----------------|---------------|
| 251-3106-141-0070 | 34-0001-000-089-05-31 | 200 S. Pine Ridge Ave. | Tara Inn Inc. | 31,500 | 122,900 | 286,800 | 409,700 | 2 - Commercial | 3.120 | Commercial | Hotel |
| 251-3106-182-0131 | 34-0001-000-089-08-00 | 101 S. Pine Ridge Ave. | Trantow Do It Center | 68,250 | 342,700 | 813,400 | 1,156,100 | 2 - Commercial | 4.670 | Commercial | Lumber/ETC |
| 251-3106-182-0134 | 34-0001-000-089-11-00 | S. Pine Ridge Ave. | Johnson, Kent & Sue | | 163,400 | 0 | 163,400 | 2 - Commercial | 1.500 | Commercial | Vacant |
| 251-3106-182-0151 | 34-0001-000-089-06-02 | 3404 - 3440 E Main St. | Merrill Pine Ridge Plaza Sub | 319,000 | 665,300 | 1,364,400 | 2,029,700 | 2 - Commercial | 6.113 | Commercial | Shopping Mall |
| 251-3106-182-0152 | 34-0001-000-089-06-03 | 3410 - 3416 E. Main St. | Merrill Pine Ridge Plaza Sub | 14,000 | 68,600 | 354,500 | 423,100 | 2 - Commercial | 0.421 | Commercial | Shopping Mall |
| 251-3106-182-0132 | 34-0001-000-089-09-00 | 3400 E. Main St. | McDonalds Corporation | 165,300 | 249,800 | 488,400 | 738,200 | 2 - Commercial | 1.260 | Commercial | Restaurant |
| 251-3106-182-0130 | 34-0001-000-089-07-00 | 3500 E. Main St. | Wal-Mart Property | 833,400 | 728,500 | 2,050,300 | 2,778,800 | 2 - Commercial | 8.490 | Commercial | Retail |
| Real Estate Subtotal | | | | | 2,341,200 | 5,357,800 | 7,699,000 | | | | |

| | | | | | | | | | | |
|--|--|--|------------------------------|-----------|--|--|--|----|--------|-------------------|
| | | | SUBTOTAL PERSONAL PROPERTY > | 1,431,450 | | | | NA | NA | Personal Property |
| | | | | | | | | | 25.574 | |

Merrill

**Tax Incremental District No. 4 - Deletions
Preliminary Parcel List**

| PIN | PARCEL NO. | STREET ADDRESS | OWNER | ASSESSED VALUE - PERS PROP | ASSESSED VALUE - LAND | ASSESSED VALUE - IMP | TOTAL ASSESSED VALUE (LAND & IMP) | ASSESSMENT CLASSIFICATION | PARCEL ACREAGE |
|------------------------------------|-----------------------|-------------------------|-------------------------------|-------------------------------|-----------------------|----------------------|--------------------------------------|------------------------------|-------------------|
| ORIGINAL DISTRICT AREA DATA | | | | | | | | | |
| 251-3106-182-0103 | 34-0001-000-085-02-00 | Cemetery | St. Francis Congregation | | 0 | 0 | 0 | 7 - Other | 0.170 |
| 251-3106-182-0142 | 34-0001-000-085-03-01 | Cemetery | Merrill Memorial Park Inc. | | 0 | 0 | 0 | 7 - Other | 20.220 |
| 251-3106-182-0143 | 34-0001-000-085-01-01 | Cemetery | Catholic Cemetary Association | | 0 | 0 | 0 | 7 - Other | 18.780 |
| 251-3106-182-0193 | 34-0001-000-087-01-01 | Cemetery | Merrill Memorial Park Inc. | | 0 | 0 | 0 | 7 - Other | 12.985 |
| 251-3106-182-0194 | 34-0001-000-087-01-02 | Cemetery | Merrill Memorial Park Inc. | | 0 | 0 | 0 | 7 - Other | 12.985 |
| 251-3106-182-0105 | 34-0001-000-085-04-00 | Well No. 5 | City of Merrill | | 0 | 0 | 0 | 7 - Other | 0.830 |
| 251-3107-074-0050 | 34-0001-000-087-06-03 | Thielman St. (Landfill) | Lincoln Disposal, Inc. | | 21,500 | 0 | 21,500 | 2 - Commercial | 21.466 |
| | | | | | | | 0 | | |
| Real Estate Subtotal | | | | | 21,500 | 0 | 21,500 | | 87.436 |

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT
OF THE PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 5
IN THE CITY OF MERRILL, WISCONSIN**

(11)

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 10, 2013 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed amendment of the Project Plan for Tax Incremental District No. 5 (the "District").

Notice is Hereby Given that the Redevelopment Authority will hold a public hearing on September 10, 2013 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed additional and updated projects costs may include, but are not limited to: various public improvements and cash grants to owners, lessees or developers of land located within the District (development incentives), and professional and organizational services, administrative costs, and finance costs.

The proposed amendment is to allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes s.66.1105(2)(f)1.n.

All interested parties will be given a reasonable opportunity to express their views on the proposed Project Plan Amendment. A copy of the proposed Project Plan Amendment will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill Redevelopment Authority

*Published
August 23, 2013
and August 30, 2013*



City of Merrill TID 5

Legend

 TID_5

 Proposed_Streetlights

Drawn By: Kate Drewek



**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 8
IN THE CITY OF MERRILL, WISCONSIN**

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 10, 2013 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan for Tax Incremental District No. 8 (the "District").

Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 10, 2013 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment is to add territory to the existing District's boundaries, and to amend the Project Plan to update and/or provide for the undertaking of additional expenditures. The proposed boundaries to be added from the original District boundary would be within an area generally detailed on the map below.

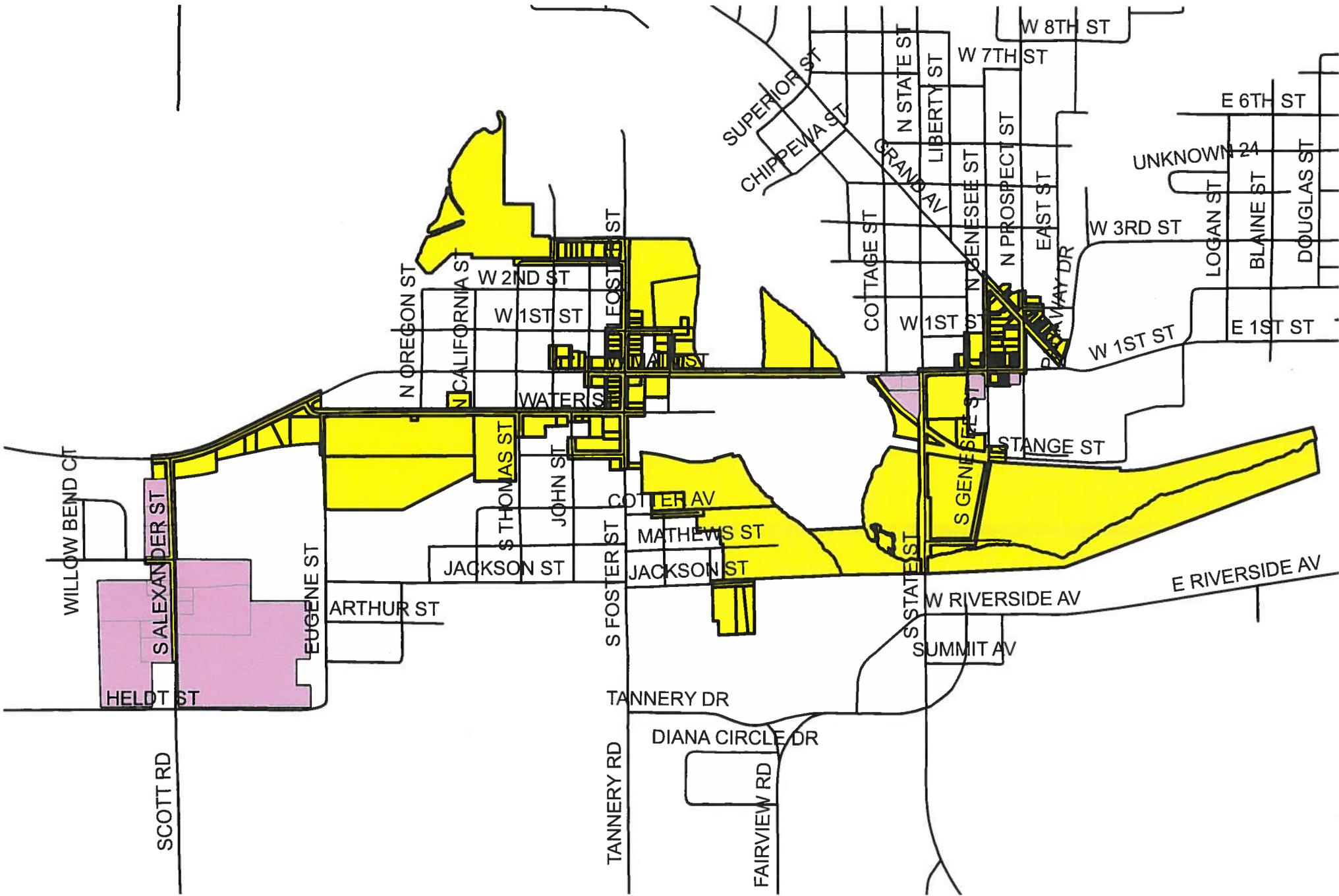
Proposed additional and updated projects costs of approximately \$1,500,000 may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to Redevelopment Authority, revolving loan/grant program, rail spur, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill Redevelopment Authority

*Published
August 23, 2013
& August 30, 2013*



TID No. 8



Tax Incremental District No. 8
Preliminary Parcel List

| PIN | PARCEL NO. | STREET ADDRESS | OWNER | ASSESSED VALUE - PERS PROP | ASSESSED VALUE - LAND | ASSESSED VALUE - IMP | TOTAL ASSESSED VALUE (LAND & IMP) | ASSESSMENT CLASSIFICATION | PARCEL ACREAGE | CURRENT ZONING | ACTUAL USE | ACRES ZONED AND SUITABLE FOR INDUSTRIAL USE | ACRES ZONED OR PLANNED FOR COMMERCIAL/BUSINESS USE | ACRES ZONED OR PLANNED FOR NEWLY PLATTED RESIDENTIAL DEVELOPMENT | ACRES SUITABLE FOR MIXED USE DEVELOPMENT | ACRES DECLARED BLIGHTED | ACRES VACANT FOR PRECEDING 7 YEARS | MISC//NOTES |
|-------------------|-----------------------|----------------------|------------------------|----------------------------|-----------------------|----------------------|-----------------------------------|---------------------------|----------------|----------------|-----------------|---|--|--|--|-------------------------|------------------------------------|-------------------|
| 251-3106-113-0239 | 34-0078-002-456-00-00 | 403 W. Main St. | Society of St. Vincent | | 0 | 0 | 0 | 7 - Other | 0.192 | RD | Social Services | | 0.192 | | | 0.192 | | Tax Exempt |
| 251-3106-113-0487 | 34-0078-002-473-01-00 | 501 W. Main St. | SC Swiderski LLC | 44,110 | 62,700 | 327,700 | 390,400 | 2 - Commercial | 0.390 | RD | Commercial | | 0.390 | | | | | Family Dollar |
| 251-3106-142-0010 | 34-0005-000-263-00-00 | 110 S. State St. | Sandra Lee Properties | | 32,300 | 217,200 | 249,500 | 2 - Commercial | 0.343 | RD | Apartments | | 0.343 | | | 0.343 | | |
| 251-3106-113-0474 | 34-0038-000-913-01-00 | 701 W. Main St. | Diagostine, Dean | | 17,600 | 120,700 | 138,300 | 1 - Residential | 0.207 | RD | Residential | | 0.207 | | | | | |
| 251-3106-113-0475 | 34-0038-000-912-01-00 | 705 W. Main St. | Pittman, William | | 16,100 | 112,900 | 129,000 | 1 - Residential | 0.478 | RD | Residential | | | | | | | |
| 251-3106-152-0108 | 34-0006-000-673-04-00 | 304 S. Alexander St. | Berger, Christopher | | 13,900 | 107,100 | 121,000 | 1 - Residential | 1.040 | RD | Residential | | | | | | | |
| 251-3106-152-0105 | 34-0006-000-673-01-00 | 308 S. Alexander St. | Sheldon, William | | 14,600 | 97,300 | 111,900 | 1 - Residential | 0.740 | RD | Residential | | | | | | | |
| 251-3106-152-0226 | 34-0006-000-673-03-01 | 312 S. Alexander St. | Maluegge, Thomas | | 15,900 | 90,500 | 106,400 | 1 - Residential | 1.268 | RD | Residential | | | | | | | |
| 251-3106-152-0186 | 34-0006-000-676-08-01 | 500 S. Alexander St. | Giacalone, Alice | | 14,300 | 61,500 | 75,800 | 1 - Residential | 0.550 | RD | Residential | | | | | | | |
| 251-3106-152-0113 | 34-0006-000-676-03-00 | 504 S. Alexander St. | Liberty, Ronald | | 14,800 | 77,900 | 92,700 | 1 - Residential | 0.600 | RD | Residential | | | | | | | |
| 251-3106-152-0114 | 34-0006-000-676-04-00 | 600 S. Alexander St. | Fox, Harold | | 17,900 | 66,000 | 83,900 | 1 - Residential | 4.400 | RD | Residential | | | | | | | |
| 251-3106-152-0205 | 34-0006-000-309-00-04 | 601 S. Alexander St. | Electro-Matic Inc. | | 32,900 | 129,300 | 162,200 | 2 - Commercial | 3.458 | I | Manufacturing | 3.458 | | | | 3.458 | | |
| 251-3106-152-0202 | 34-0006-000-309-00-01 | 601 S. Alexander St. | Electro-Matic Inc. | | 14,000 | 0 | 14,000 | 1 - Residential | 0.380 | R | Vacant | | | | 0.380 | 0.380 | 0.380 | Vacant |
| 251-3106-152-0203 | 34-0006-000-309-00-02 | 601 S. Alexander St. | Electro-Matic Inc. | | 14,000 | 0 | 14,000 | 1 - Residential | 0.380 | R | Vacant | | | | 0.380 | 0.380 | 0.380 | Vacant |
| 251-3106-152-0204 | 34-0006-000-309-00-03 | 601 S. Alexander St. | Electro-Matic Inc. | | 24,000 | 0 | 24,000 | 1 - Residential | 5.505 | R | Vacant | | | | 5.505 | 5.505 | 5.505 | Vacant |
| 251-3106-152-0228 | 34-0006-000-306-02-00 | 810 Eugene St. | Sukow, Eleanor | | 2,700 | 0 | 2,700 | 1 - Residential | 0.500 | RD | Vacant | | | | 0.500 | 0.500 | 0.500 | Vacant |
| 251-3106-152-0228 | 34-0006-000-306-02-00 | 810 Eugene St. | Sukow, Eleanor | | 14,000 | 0 | 14,000 | 4 - Agricultural | 18.500 | RD | Vacant | | | 18.500 | 18.500 | | 18.500 | Vacant |
| 251-3106-152-0115 | 34-0006-000-676-05-00 | 700 S. Alexander St. | Raymer, Mark | | 14,800 | 57,700 | 72,500 | 1 - Residential | 0.920 | RD | Residential | | | | | | | |
| 251-3106-152-0117 | 34-0006-000-676-07-00 | 702 S. Alexander St. | Pankow, Mark | | 15,400 | 66,300 | 81,700 | 1 - Residential | 1.450 | RD | Residential | | | | | | | |
| 251-3106-152-0199 | 34-0006-000-676-00-00 | 2210 Heldt st. | JIMCO Investments | 77,300 | 40,900 | 591,400 | 632,300 | 3 - Manufacturing | 6.920 | RD | Manufacturing | 6.920 | | | | 6.920 | | Premier Touchless |
| Totals | | | | 121,410 | 392,800 | 2,123,500 | 2,516,300 | | 48.221 | | | 10.378 | | 18.500 | 25.265 | 17.678 | 25.265 | |



**Tax Incremental District No. 9
Preliminary Parcel List**

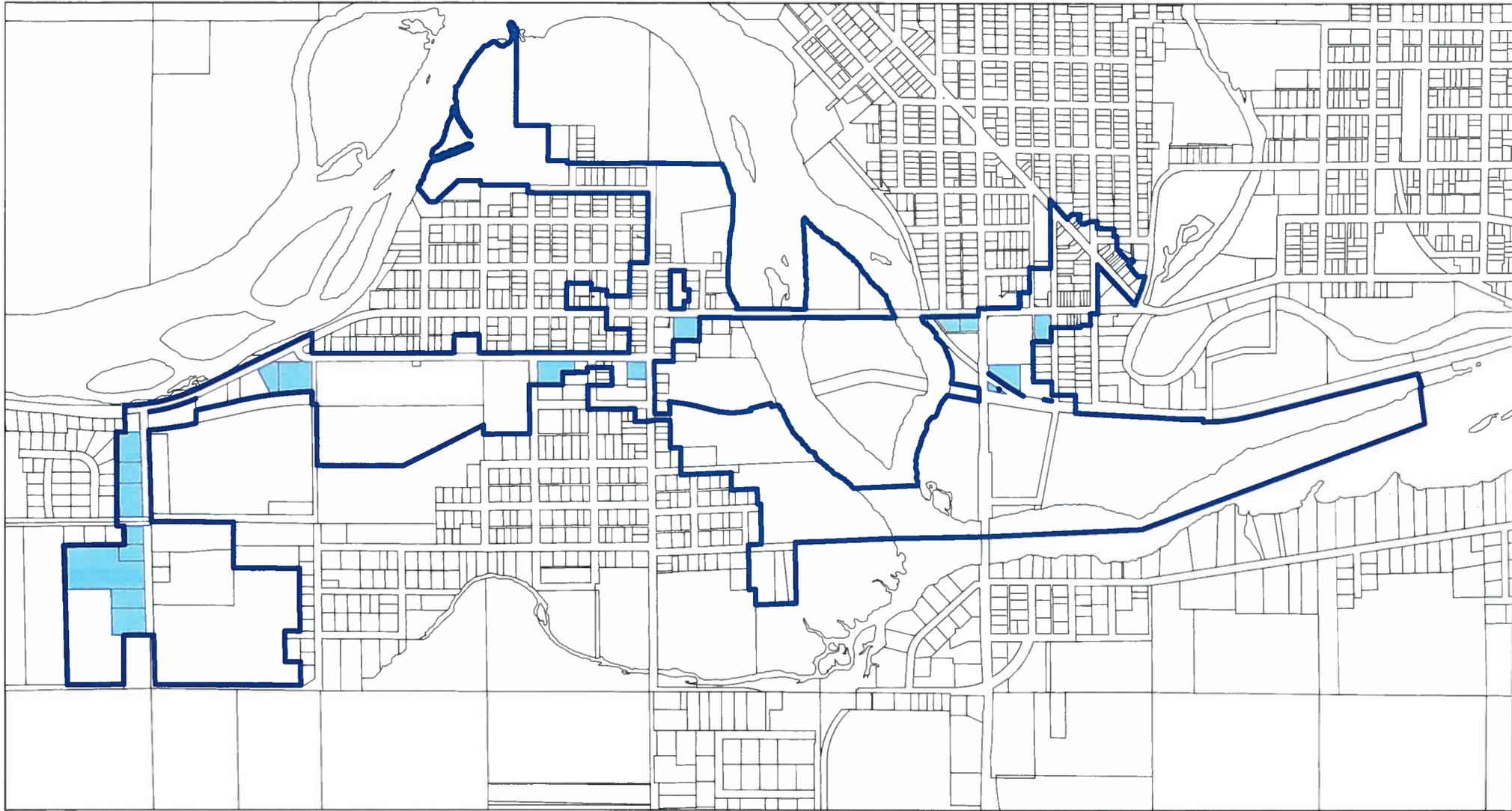
| PIN | PARCEL NO. | STREET ADDRESS | OWNER | ASSESSED VALUE - PERS PROP | ASSESSED VALUE - LAND | ASSESSED VALUE - IMP | TOTAL ASSESSED VALUE (LAND & IMP) | ASSESSMENT CLASSIFICATION | PARCEL ACREAGE | CURRENT ZONING | ACTUAL USE | ACRES DECLARED BLIGHTED | ACRES VACANT FOR PRECEDING 7 YEARS | MISC//NOTES |
|-----------------------------------|-----------------------|--|--|----------------------------|-----------------------|----------------------|-----------------------------------|---------------------------|----------------|----------------|---------------|-------------------------|------------------------------------|---------------|
| North of WI River Parcels: | | | | | | | | | | | | | | |
| 251-3107-073-0111 | 34-0022-000-626-01-00 | 2401 Sturdevant St. | Heines Gas & Oil Co (Strassman Electric) | 2,780 | 31,900 | 25,900 | 57,800 | 2 - Commercial | 0.500 | Industrial | Commercial | 0.500 | 0.500 | Imp Valuation |
| 251-3107-073-0110 | 34-0022-000-622-00-00 | 2207 Sturdevant St. | Merrill Equipment Co. | 11,400 | 9,700 | 378,800 | 388,500 | 3 - Manufacturing | 1.400 | Industrial | Manufacturing | | | |
| 251-3106-182-0014 | 34-0001-000-014-00-00 | 2200 Sturdevant St. | DC Motors Co. Inc. | 11,000 | 15,000 | 65,900 | 80,900 | 3 - Manufacturing | 2.120 | Industrial | Manufacturing | 2.120 | | |
| 251-3106-182-0006 | 34-0001-000-004-00-00 | 2505 Sturdevant St. | Merrill Gravel & Construction Co. | 624,460 | 60,000 | 99,600 | 159,600 | 2 - Commercial | 15.250 | Industrial | Commercial | 15.250 | | |
| 251-3106-182-0007 | 34-0001-000-005-00-00 | | Merrill Gravel & Construction Co. | | 13,600 | 0 | 13,600 | 2 - Commercial | 3.000 | Industrial | Commercial | 3.000 | 3.000 | |
| 251-3106-182-0008 | 34-0001-000-006-00-00 | 2111 Logan Ave. | Tracy Ellis, Richard Ellis, Bert Ellis, Clay Ellis, Jay Ellis | | 8,500 | 29,400 | 37,900 | 1 - Residential | 0.500 | Industrial | Residential | 0.500 | | |
| 251-3106-182-0009 | 34-0001-000-007-00-00 | 2109 Logan Ave | Timothy & Cassie Schmidt | | 8,500 | 42,700 | 51,200 | 1 - Residential | 3.500 | Industrial | Residential | 3.500 | | |
| 251-3106-182-00010 | 34-0001-000-008-00-00 | 2101 Logan Ave | Merrill Pavers, LLC | | 12,700 | 39,400 | 52,100 | 2 - Commercial | 1.750 | Industrial | Commercial | 1.750 | | |
| 251-3106-182-0011 | 34-0001-000-009-00-00 | 401 S. Kyes St. | Development & Leasing Corp | | 108,800 | 64,100 | 172,900 | 3 - Manufacturing | 14.740 | Industrial | Manufacturing | 14.740 | 14.740 | Imp Valuation |
| 251-3106-124-0314 | 34-0110-003-470-00-00 | 0 S. Kyes St. | Development & Leasing Corp | | 16,700 | | 16,700 | 1 - Residential | 0.540 | Industrial | Residential | 0.540 | 0.540 | |
| 251-3106-124-0313 | 34-0110-003-464-00-00 | | Wisconsin Public Service Corp | | 0 | 0 | 0 | 7 - Other | 0.309 | Industrial | Exempt | | | Utility |
| 251-3106-182-0013 | 34-0001-000-013-00-00 | 400 S. Kyes St. | Semling-Menke Co | 250,200 | 51,900 | 1,016,400 | 1,068,300 | 3 - Manufacturing | 9.390 | Industrial | Manufacturing | 9.390 | | |
| 251-3106-132-0120 | 34-0002-000-133-00-00 | 401 S. Park St. | Rivers Edge Ventures LLC | | 41,500 | 0 | 41,500 | 2 - Commercial | 1.040 | Industrial | Commercial | 1.040 | | Utility - Gas |
| 251-3106-132-0118 | 34-0002-000-130-01-00 | | Rivers Edge Ventures LLC | | 7,500 | 0 | 0 | 2 - Commercial | 0.250 | Industrial | Commercial | 0.250 | | Utility - Gas |
| 251-3106-132-0187 | 34-0002-000-130-02-00 | East of Center Ave. | Wisconsin Public Service Corp | | 0 | 0 | 0 | 7 - Other | 6.450 | Industrial | Exempt | 6.450 | | Utility |
| 251-3106-141-0049 | 34-0003-000-200-00-00 | 306 S. Park St./400 S. Park St. | Wisconsin Public Service Corp | | 0 | 0 | 0 | 7 - Other | 5.250 | Industrial | Exempt | | | Utility |
| 251-3106-132-0019 | 34-0002-000-101-00-00 | 500 S. Center Ave | Paul & Christina Kienitz | | 15,000 | 0 | 15,000 | 2 - Commercial | 0.420 | Commercial | Commercial | | 0.420 | Parking Lot |
| 251-3106-132-0016 | 34-0002-000-098-00-00 | 500 S. Center Ave | Paul & Christina Kienitz | 96,970 | 60,000 | 551,900 | 611,900 | 2 - Commercial | 2.314 | Commercial | Commercial | | | |
| 251-3106-132-0221 | 34-0002-000-095-01-02 | 601 S. Center Ave./501 S. Center Ave./ 503 S. Center | Good Samaritan Health Center, Menard Center, Bell Tower, Scott Manslon | | 0 | 0 | 0 | 7 - Other | 13.698 | Commercial | Exempt | | | Hospital/ETC |
| 251-3106-132-0037 | 34-0002-000-115-00-00 | 703 S. Center Ave. | Tommy Miller | | 103,300 | 50,200 | 153,500 | 2 - Commercial | 1.020 | Commercial | Commercial | 1.020 | 1.020 | Imp Valuation |
| 251-3106-132-0091 | 34-0002-000-122-02-00 | 702 S. Center Ave. | Tony Vecchio Jr & Dixie Vecchio | 8,400 | 78,000 | 133,000 | 211,000 | 2 - Commercial | 1.250 | Commercial | Commercial | 1.250 | | |
| 251-3106-132-0056 | 34-0002-000-118-01-00 | 705 S. Center Ave. | Bee and Bee Investments LLP | 40,590 | 88,500 | 278,300 | 366,800 | 2 - Commercial | 2.250 | Commercial | Commercial | | | |
| 251-3106-132-0057 | 34-0002-000-118-02-00 | 705 S. Center Ave. | Bee and Bee Investments LLP | | 30,000 | 0 | 30,000 | 2 - Commercial | 0.500 | Commercial | Commercial | | 0.500 | |
| 251-3106-132-0055 | 34-0002-000-117-02-00 | 707 S. Center Ave. | JW Perry, Inc. | 68,210 | 78,000 | 575,500 | 653,500 | 2 - Commercial | 3.250 | Commercial | Commercial | | | |
| 251-3106-132-0054 | 34-0002-000-117-01-00 | 810 Martin St. | Burgener Contract Carriers | 10,980 | 47,700 | 212,800 | 260,500 | 2 - Commercial | 10.090 | Commercial | Commercial | | | |
| 251-3106-132-0065 | 34-0002-000-119-08-00 | 901 S. Center Ave. | Burgener Contract Carriers | | 12,600 | 0 | 12,600 | 1 - Residential | 7.190 | Commercial | Residential | | 7.190 | |
| 251-3106-132-0060 | 34-0002-000-119-03-00 | 903 S. Center Ave. | Andrew Kuczmariski & Rochelle Ashby | | 19,400 | 48,900 | 68,300 | 1 - Residential | 1.910 | Commercial | Residential | | | |
| 251-3106-132-0064 | 34-0002-000-119-07-00 | 909 S. Center Ave. | David Blaise | | 17,600 | 97,200 | 114,800 | 1 - Residential | 0.490 | Commercial | Residential | | | |
| 251-3106-132-0197 | 34-0002-000-119-01-02 | | Brian Schmidt, Mark Weix, Debra Weix, Gerald Engel, Kim Engel | | 1,500 | 0 | 1,500 | 1 - Residential | 1.000 | Commercial | Residential | | | Private Road |
| 251-3106-132-0073 | 34-0002-000-120-04-00 | 1001 S. Center Ave. | Cheryl & Wayne Ford | | 16,200 | 59,100 | 75,300 | 1 - Residential | 1.150 | Commercial | Residential | | | |
| 251-3106-132-0079 | 34-0002-000-120-10-00 | 1003 S. Center Ave. | Stephen & Linda Blake | | 15,100 | 34,600 | 49,700 | 1 - Residential | 1.330 | Commercial | Residential | | | |
| 251-3106-132-0074 | 34-0002-000-120-05-00 | 1005 S. Center Ave. | Stephen & Linda Blake (Club Modern) | | 52,500 | 103,100 | 155,600 | 2 - Commercial | 1.350 | Commercial | Commercial | 1.350 | | |
| 251-3106-132-0213 | 34-0002-000-120-06-01 | 1007 S. Center Ave. | James & Lisa Turenne | | 12,300 | 0 | 12,300 | 1 - Residential | 0.270 | Commercial | Residential | | 0.270 | |
| 251-3106-132-0077 | 34-0002-000-120-08-00 | 1008 S. Center Ave. | Arthur Anderson, Joann Anderson, Anderson Printing | 5,100 | 16,300 | 8,700 | 25,000 | 3 - Manufacturing | 0.455 | Commercial | Manufacturing | 0.455 | 0.455 | Imp Valuation |
| Real Estate Subtotal | | | | 1,050,300 | 3,915,500 | 4,958,300 | | | | | | | | |

Merrill

Tax Incremental District No. 9
Preliminary Parcel List

| PIN | PARCEL NO. | STREET ADDRESS | OWNER | ASSESSED VALUE - PERS PROP | ASSESSED VALUE - LAND | ASSESSED VALUE - IMP | TOTAL ASSESSED VALUE (LAND & IMP) | ASSESSMENT CLASSIFICATION | PARCEL ACREAGE | CURRENT ZONING | ACTUAL USE | ACRES DECLARED BLIGHTED | ACRES VACANT FOR PRECEDING 7 YEARS | MISC//NOTES |
|-----|------------|----------------|-------|------------------------------|-----------------------|----------------------|-----------------------------------|---------------------------|------------------------|-----------------------------------|------------|-------------------------|------------------------------------|-------------|
| | | | | SUBTOTAL PERSONAL PROPERTY > | 1,130,090 | | | | NA | NA | | NA | NA | |
| | | | | | | | | | 115.926 | | | 63.105 | 28.635 | |
| | | | | | | | | | TOTAL DISTRICT ACREAGE | | | TOTAL BLIGHTED ACREAGE | TOTAL VACANT FOR PRECEDING 7 | |
| | | | | | | | | | | Percent of Total District Acreage | | 54.436% | 24.701% | |





City of Merrill TID 8

Legend

-  NonBlighted
-  Boundary

Drawn By: Kate Drewek

MEMO

8-2-13

To: Kathy Unertl
Finance Director

From: Darin Pagel
Building Inspector

RE: Blight Inspections – **TID No. 8**

Kathy,

Per WI Stats, I have determined the following properties meet the definition of “blight” in either appearance and maintenance in regard to surrounding neighborhood or use in regard to surrounding neighborhood uses.

| | |
|------------------------|--------------------|
| Electro-Matic Inc | 601 S Alexander St |
| Eleanor Sukow Property | 810 Eugene St |
| JIMCO Investments LLC | 2210 Heldt St |
| St Vincent DePaul | 403 W Main St |
| Sandra Lee Properties | 110 S State St |

Any questions, give me a call, thanks.

Darin

(11)

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED CREATION OF
TAX INCREMENTAL DISTRICT NO. 9
IN THE CITY OF MERRILL, WISCONSIN**

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 10, 2013 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 9 (the "District").

Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 10, 2013 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The proposed boundaries of the District would be within an area generally detailed on the map below.

The District is expected to be a blighted area district based on the identification and classification of the property proposed to be included within the District; and

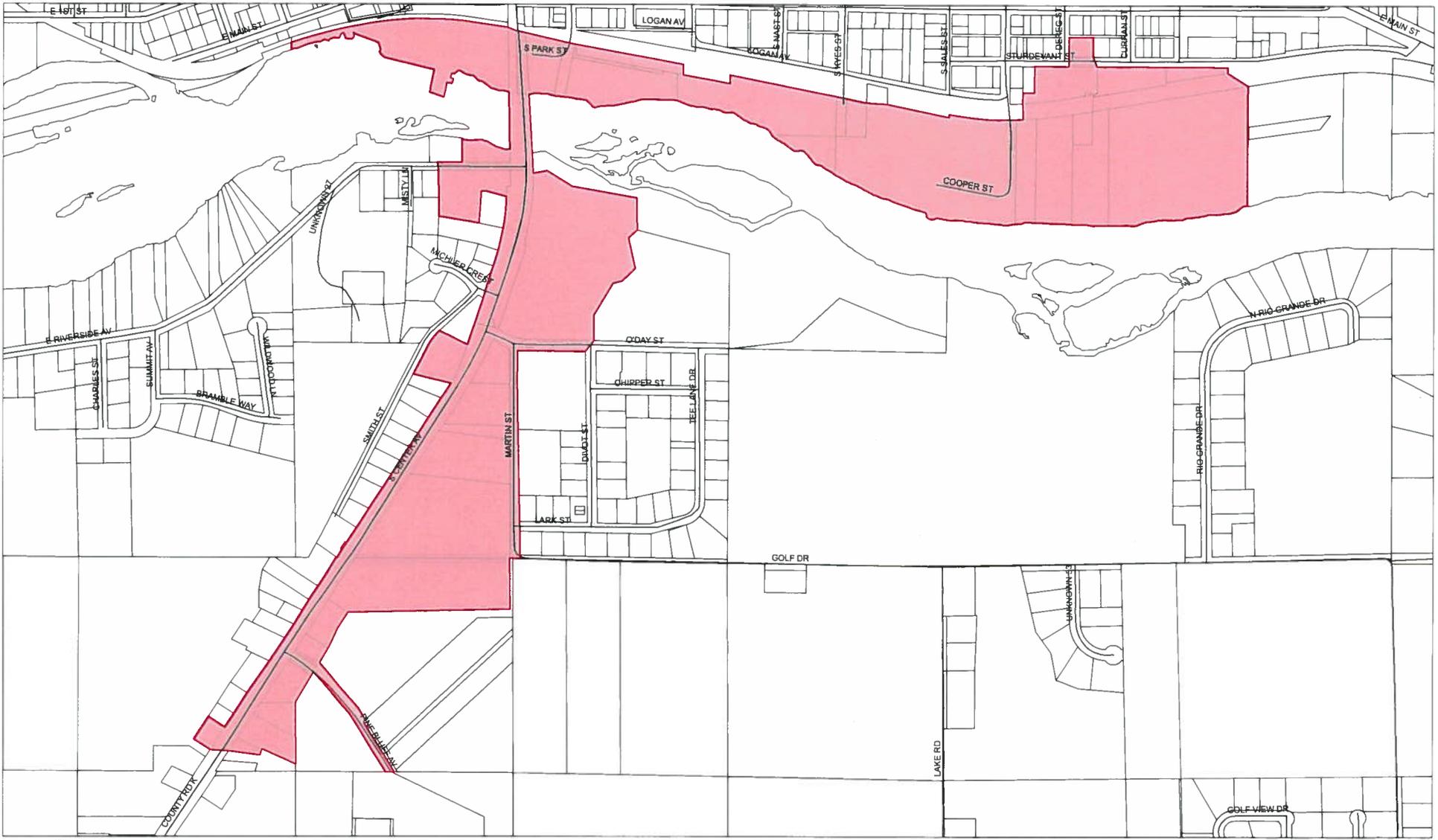
Proposed projects costs, of approximately \$5,000,000 may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to Redevelopment Authority, revolving loan/grant program, rail spur, property tax payments to town, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill Redevelopment Authority

*Published
August 23, 2013
& August 30, 2013*



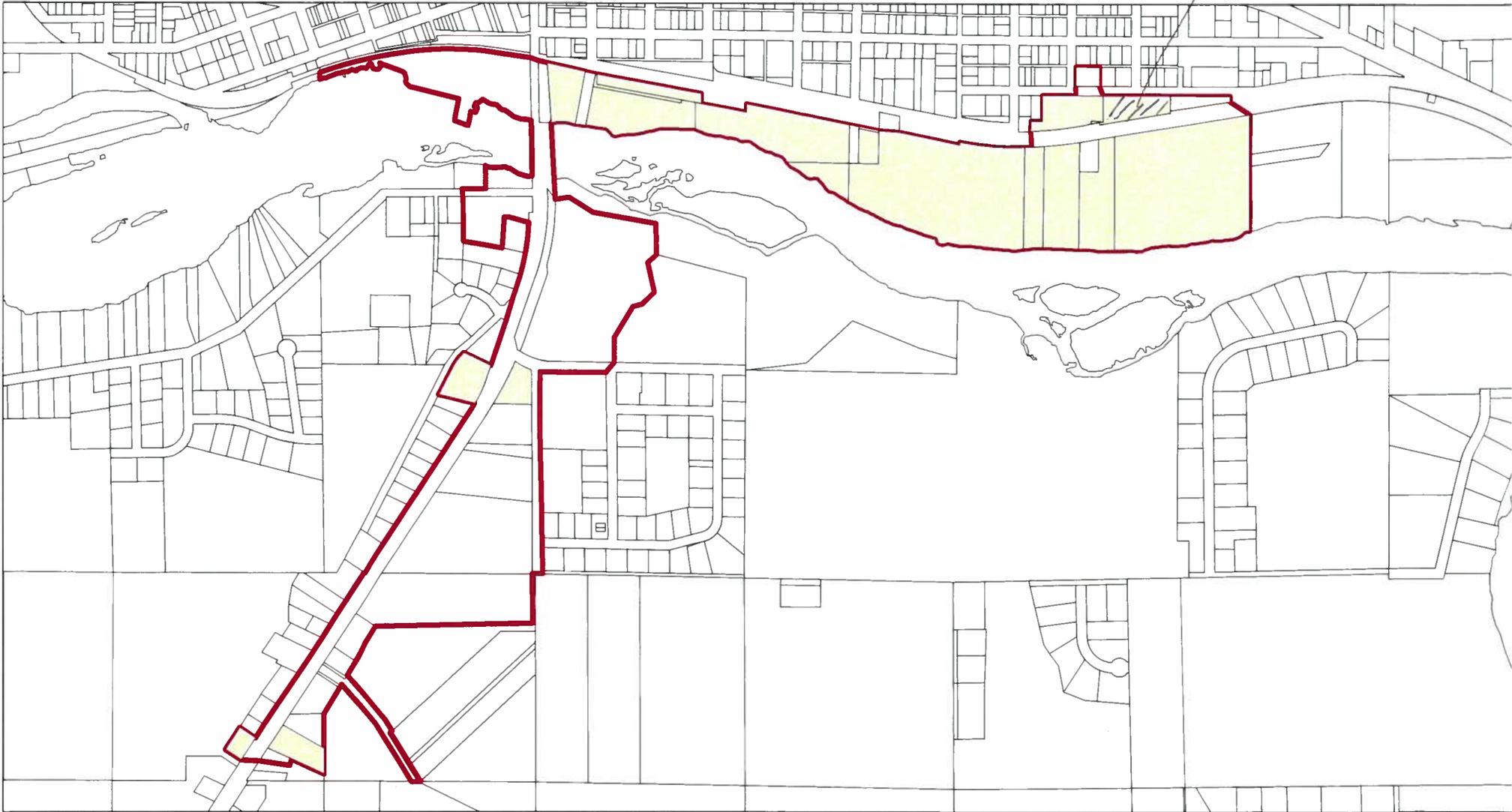
Drawn By: Kate Drewek

City of Merrill TID 9

Legend

- Boundary
- TID_9

NOT Blighted 9/6/2013



City of Merrill TID 9

- Legend**
-  Blighted
 -  Boundary

Drawn By: Kate Drewek

MEMO

8-20-13

To: Kathy Unertl
Finance Director

From: Darin Pagel
Building Inspector

RE: Blight Inspections – **Proposed TID No. 9**

Kathy,

Per WI Stats, I have determined the following properties meet the definition of “blight” in either appearance and maintenance in regard to surrounding neighborhood or use in regard to surrounding neighborhood uses.

| | |
|------------------------------|--------------------------------|
| Tom Miller Property | 703 S Center Ave |
| Tony Vecchio Property | 702 S Center Ave |
| Club Modern | 1003 S Center Ave |
| Anderson Printing | 1008 S Center Ave |
| Heines Gas & Oil | 2401 Sturdevant St |
| DC Motors | 2200 Sturdevant St |
| Merrill Gravel | 2505 Sturdevant St |
| Ellis Property | 2111 Logan Ave |
| Schmidt Property | 2109 Logan Ave |
| D & L Leasing Property | 401 S Kyes St |
| Semco | 400 S Kyes |
| Rivers Edge Ventures | 401 S Park |
| Merrill Equipment | 2207 Sturdevant St* |
| Merrill Pavers | 2101 Logan Ave |
| WPS | East of Center Ave |

Any questions, give me a call, thanks.

Darin

*Per City Management Team (9/7/2013), this property is being removed from “blight” designation.

(12)

REDEVELOPMENT AUTHORITY
OF THE CITY OF MERRILL, WISCONSIN
RESOLUTION NO. 2013-___

A RESOLUTION AMENDING THE BOUNDARIES OF
AND ADOPTING AN AMENDED PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. ③
OF THE CITY OF MERRILL, WISCONSIN
AND SUBMITTING SUCH BOUNDARIES AND PLAN
TO THE COMMON COUNCIL FOR APPROVAL

WHEREAS, the Common Council of the City of Merrill authorized the creation of Tax Increment District No. 3 of the City of Merrill (the "City") on September 13th, 2005 and adopted Amendment No. 1 on July 11th, 2006,

WHEREAS, pursuant to Section 66.1105(4) of the Wisconsin Statutes (the "Statutes"), the City has caused project plan (the "Project Plan") to be revised in connection with the proposed amendment of Tax Incremental District No. 3 of the City of Merrill, Wisconsin (the "District");

WHEREAS, under Section 66.1105(3)(f) of the Statutes, the Common Council, pursuant to Ordinance No. 2004-10 (City of Merrill Code of Ordinances, Section 2-4-17), has heretofore designated the Redevelopment Authority of the City of Merrill, Wisconsin (the "Authority") as agent of the City to perform all acts (except the development of the master plan of the City) which would otherwise be performed by the plan commission under Section 66.1105 of the Statutes (the "TIF Law");

WHEREAS, under the provisions of Section 66.1105(4)(f) of the Statutes, in its capacity as agent of the City, the Authority is authorized to (a) hold a public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed amendment of a the District, the proposed amended boundaries of the District and the proposed amended Project Plan; (b) designate the amended boundaries of the District and submit its recommended amended boundaries to the Common Council; (c) identify property to be included in the District as blighted or in need of rehabilitation or conservation work, as applicable, and (d) prepare and adopt the amended Project Plan for submission to the Common Council, all subject to the approval of the Common Council and the joint review board of the City, as provided in the TIF Law;

WHEREAS, the Project Plan includes: (a) a statement listing the kind, number and location of all proposed public works or improvements within the District; (b) an economic feasibility study; (c) a detailed list of estimated project costs; (d) a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred; (e) a map showing existing boundaries, uses and conditions of real property in the District; (f) a map showing

proposed amended boundaries, improvements and uses in the District; (g) proposed changes in zoning ordinances, the City's master plan, map, building codes or ordinances; (h) a list of estimated non-project costs; (i) a statement of the proposed method for the relocation of any persons being displaced; (j) a statement indicating how the District promotes orderly development of the City and (k) a legal opinion advising that the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes; and

WHEREAS, the Authority held a public hearing, on the date hereof and preceded by a notice which complied with the requirements of Section 66.1105(4)(e) of the Statutes, at which all interested parties were afforded a reasonable opportunity to express their views on the proposed amendment of the District, the proposed amended boundaries of the District and the proposed amended Project Plan.

NOW, THEREFORE, be it resolved by the Redevelopment Authority of the City of Merrill, Wisconsin, as follows:

Section 1. Designation of Amended Boundaries and Submission to Common Council. The Authority hereby amends the boundaries specified in the Project Plan as and for the boundaries of the District, and hereby recommends and directs the submission of such amended boundaries to the Common Council for its approval.

Section 2. "Mixed Use" District. The District continues to be a "mixed use" tax incremental district with not less than 50 percent, by area, of the real estate property to be added to the District, and the area within the District as amended, is suitable for mixed-use development within the meaning of Wisconsin Statutes Section 66.1105 and lands proposed for newly platted residential development do not exceed 35% by area, of the additional area to be added to the District and the area within the District as amended.

Section 3. Adoption of the Amended Project Plan and Submission to the Common Council. The Authority hereby adopts the Amended Project Plan in the form presented at this meeting, subject to necessary corrections and completion, and hereby recommends and directs the submission of such Amended Project Plan to the Common Council for its approval.

Adopted:

Approved:

Chairperson William R. Bialecki

Attest:

Secretary Katherine G. Unertl

REDEVELOPMENT AUTHORITY
OF THE CITY OF MERRILL, WISCONSIN
RESOLUTION NO. 2013-___

A RESOLUTION AMENDING THE BOUNDARIES OF
AND ADOPTING AN AMENDED PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 4
OF THE CITY OF MERRILL, WISCONSIN
AND SUBMITTING SUCH BOUNDARIES AND PLAN
TO THE COMMON COUNCIL FOR APPROVAL

WHEREAS, the Common Council of the City of Merrill authorized the creation of Tax Increment District No. 4 of the City of Merrill (the "City") on September 11th, 2007;

WHEREAS, pursuant to Section 66.1105(4) of the Wisconsin Statutes (the "Statutes"), the City has caused project plan (the "Project Plan") to be revised in connection with the proposed amendment of Tax Incremental District No. 4 of the City of Merrill, Wisconsin (the "District");

WHEREAS, under Section 66.1105(3)(f) of the Statutes, the Common Council, pursuant to Ordinance No. 2004-10 (City of Merrill Code of Ordinances, Section 2-4-17), has heretofore designated the Redevelopment Authority of the City of Merrill, Wisconsin (the "Authority") as agent of the City to perform all acts (except the development of the master plan of the City) which would otherwise be performed by the plan commission under Section 66.1105 of the Statutes (the "TIF Law");

WHEREAS, under the provisions of Section 66.1105(4)(f) of the Statutes, in its capacity as agent of the City, the Authority is authorized to (a) hold a public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed amendment of a the District, the proposed amended boundaries of the District and the proposed amended Project Plan; (b) designate the amended boundaries of the District and submit its recommended amended boundaries to the Common Council; (c) identify property to be included in the District as blighted or in need of rehabilitation or conservation work, as applicable, and (d) prepare and adopt the amended Project Plan for submission to the Common Council, all subject to the approval of the Common Council and the joint review board of the City, as provided in the TIF Law;

WHEREAS, the Project Plan includes: (a) a statement listing the kind, number and location of all proposed public works or improvements within the District; (b) an economic feasibility study; (c) a detailed list of estimated project costs; (d) a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred; (e) a map showing existing boundaries, uses and conditions of real property in the District; (f) a map showing proposed amended boundaries, improvements and uses in the District; (g) proposed

changes in zoning ordinances, the City's master plan, map, building codes or ordinances; (h) a list of estimated non-project costs; (i) a statement of the proposed method for the relocation of any persons being displaced; (j) a statement indicating how the District promotes orderly development of the City and (k) a legal opinion advising that the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes; and

WHEREAS, the Authority held a public hearing, on the date hereof and preceded by a notice which complied with the requirements of Section 66.1105(4)(e) of the Statutes, at which all interested parties were afforded a reasonable opportunity to express their views on the proposed amendment of the District, the proposed amended boundaries of the District and the proposed amended Project Plan.

NOW, THEREFORE, be it resolved by the Redevelopment Authority of the City of Merrill, Wisconsin, as follows:

Section 1. Designation of Amended Boundaries and Submission to Common Council. The Authority hereby amends the boundaries specified in the Project Plan as and for the boundaries of the District, and hereby recommends and directs the submission of such amended boundaries to the Common Council for its approval.

Section 2. "Mixed Use" District. The District continues to be a "mixed use" tax incremental district with not less than 50 percent, by area, of the real estate property to be added to the District, and the area within the District as amended, is suitable for mixed-use development within the meaning of Wisconsin Statutes Section 66.1105 and lands proposed for newly platted residential development do not exceed 35% by area, of the additional area to be added to the District and the area within the District as amended.

Section 3. Adoption of the Amended Project Plan and Submission to the Common Council. The Authority hereby adopts the Amended Project Plan in the form presented at this meeting, subject to necessary corrections and completion, and hereby recommends and directs the submission of such Amended Project Plan to the Common Council for its approval.

Adopted:

Approved:

Chairperson William R. Bialecki

Attest:

Secretary Katherine G. Unertl

14

REDEVELOPMENT AUTHORITY
OF THE CITY OF MERRILL, WISCONSIN
RESOLUTION NO. 2013-___

A RESOLUTION ADOPTING AN AMENDED PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 5
OF THE CITY OF MERRILL, WISCONSIN
AND SUBMITTING SUCH PLAN
TO THE COMMON COUNCIL FOR APPROVAL

WHEREAS, the Common Council of the City of Merrill authorized the creation of Tax Increment District No. 5 of the City of Merrill (the "City") on September 11th, 2007;

WHEREAS, pursuant to Section 66.1105(4) of the Wisconsin Statutes (the "Statutes"), the City has caused project plan (the "Project Plan") to be revised in connection with the proposed amendment of Tax Incremental District No. 5 of the City of Merrill, Wisconsin (the "District");

WHEREAS, under Section 66.1105(3)(f) of the Statutes, the Common Council, pursuant to Ordinance No. 2004-10 (City of Merrill Code of Ordinances, Section 2-4-17), has heretofore designated the Redevelopment Authority of the City of Merrill, Wisconsin (the "Authority") as agent of the City to perform all acts (except the development of the master plan of the City) which would otherwise be performed by the plan commission under Section 66.1105 of the Statutes (the "TIF Law");

WHEREAS, under the provisions of Section 66.1105(4)(f) of the Statutes, in its capacity as agent of the City, the Authority is authorized to (a) hold a public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed amendment of a the District, the proposed amended Project Plan; (b) designate the boundaries of the District and submit its recommended boundaries to the Common Council; (c) identify property to be included in the District as blighted or in need of rehabilitation or conservation work, as applicable, and (d) prepare and adopt the amended Project Plan for submission to the Common Council, all subject to the approval of the Common Council and the joint review board of the City, as provided in the TIF Law;

WHEREAS, the Project Plan includes: (a) a statement listing the kind, number and location of all proposed public works or improvements within the District; (b) an economic feasibility study; (c) a detailed list of estimated project costs; (d) a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred; (e) a map showing existing boundaries, uses and conditions of real property in the District; (f) a map showing boundaries, improvements and uses in the District; (g) proposed changes in zoning ordinances, the City's master plan, map, building codes or ordinances; (h) a list of estimated non-project costs; (i) a statement of the proposed method for the relocation of

any persons being displaced; (j) a statement indicating how the District promotes orderly development of the City and (k) a legal opinion advising that the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes; and

WHEREAS, the Authority held a public hearing, on the date hereof and preceded by a notice which complied with the requirements of Section 66.1105(4)(e) of the Statutes, at which all interested parties were afforded a reasonable opportunity to express their views on the proposed amended Project Plan.

NOW, THEREFORE, be it resolved by the Redevelopment Authority of the City of Merrill, Wisconsin, as follows:

Section 1. "Mixed Use" District. The District continues to be a "mixed use" tax incremental district with not less than 50 percent, by area, of the real estate property within the District, is suitable for mixed-use development within the meaning of Wisconsin Statutes Section 66.1105 and lands proposed for newly platted residential development do not exceed 35% by area within the District.

Section 2. Adoption of the Amended Project Plan and Submission to the Common Council. The Authority hereby adopts the Amended Project Plan in the form presented at this meeting, subject to necessary corrections and completion, and hereby recommends and directs the submission of such Amended Project Plan to the Common Council for its approval.

Adopted:

Approved:

Chairperson William R. Bialecki

Attest:

Secretary Katherine G. Unertl

(15)

REDEVELOPMENT AUTHORITY
OF THE CITY OF MERRILL, WISCONSIN
RESOLUTION NO. 2013-___

A RESOLUTION AMENDING THE BOUNDARIES OF
AND ADOPTING AN AMENDED PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 8
OF THE CITY OF MERRILL, WISCONSIN
AND SUBMITTING SUCH BOUNDARIES AND PLAN
TO THE COMMON COUNCIL FOR APPROVAL

WHEREAS, the Common Council of the City of Merrill authorized the creation of Tax Increment District No. 8 of the City of Merrill (the "City") on September 27th, 2011;

WHEREAS, pursuant to Section 66.1105(4) of the Wisconsin Statutes (the "Statutes"), the City has caused project plan (the "Project Plan") to be revised in connection with the proposed amendment of Tax Incremental District No. 8 of the City of Merrill, Wisconsin (the "District");

WHEREAS, under Section 66.1105(3)(f) of the Statutes, the Common Council, pursuant to Ordinance No. 2004-10 (City of Merrill Code of Ordinances, Section 2-4-17), has heretofore designated the Redevelopment Authority of the City of Merrill, Wisconsin (the "Authority") as agent of the City to perform all acts (except the development of the master plan of the City) which would otherwise be performed by the plan commission under Section 66.1105 of the Statutes (the "TIF Law");

WHEREAS, under the provisions of Section 66.1105(4)(f) of the Statutes, in its capacity as agent of the City, the Authority is authorized to (a) hold a public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed amendment of a the District, the proposed amended boundaries of the District and the proposed amended Project Plan; (b) designate the amended boundaries of the District and submit its recommended amended boundaries to the Common Council; (c) identify property to be included in the District as blighted or in need of rehabilitation or conservation work, as applicable, and (d) prepare and adopt the amended Project Plan for submission to the Common Council, all subject to the approval of the Common Council and the joint review board of the City, as provided in the TIF Law;

WHEREAS, the Project Plan includes: (a) a statement listing the kind, number and location of all proposed public works or improvements within the District; (b) an economic feasibility study; (c) a detailed list of estimated project costs; (d) a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred; (e) a map showing existing boundaries, uses and conditions of real property in the District; (f) a map showing proposed amended boundaries, improvements and uses in the District; (g) proposed

changes in zoning ordinances, the City's master plan, map, building codes or ordinances; (h) a list of estimated non-project costs; (i) a statement of the proposed method for the relocation of any persons being displaced; (j) a statement indicating how the District promotes orderly development of the City and (k) a legal opinion advising that the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes; and

WHEREAS, the Authority held a public hearing, on the date hereof and preceded by a notice which complied with the requirements of Section 66.1105(4)(e) of the Statutes, at which all interested parties were afforded a reasonable opportunity to express their views on the proposed amendment of the District, the proposed amended boundaries of the District and the proposed amended Project Plan.

NOW, THEREFORE, be it resolved by the Redevelopment Authority of the City of Merrill, Wisconsin, as follows:

Section 1. Designation of Amended Boundaries and Submission to Common Council. The Authority hereby amends the boundaries specified in the Project Plan as and for the boundaries of the District, and hereby recommends and directs the submission of such amended boundaries to the Common Council for its approval.

Section 2. Identification of Blighted Property. The District continues to be a "blight" tax incremental district, and the additional property to be identified as blighted or in need of rehabilitation or conservation work in connection with the amendment of the District is located within the boundaries set forth in the proposed amended Project Plan, and constitutes more than 50% of the area in the District.

Section 3. Adoption of the Amended Project Plan and Submission to the Common Council. The Authority hereby adopts the Amended Project Plan in the form presented at this meeting, subject to necessary corrections and completion, and hereby recommends and directs the submission of such Amended Project Plan to the Common Council for its approval.

Adopted:

Approved:

Chairperson William R. Bialecki

Attest:

Secretary Katherine G. Unertl

REDEVELOPMENT AUTHORITY
OF THE CITY OF MERRILL, WISCONSIN
RESOLUTION NO. 2013-___

A RESOLUTION DESIGNATING THE BOUNDARIES OF
AND ADOPTING A PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 9
OF THE CITY OF MERRILL, WISCONSIN
AND SUBMITTING SUCH BOUNDARIES AND PLAN
TO THE COMMON COUNCIL FOR APPROVAL

WHEREAS, pursuant to Section 66.1105(4) of the Wisconsin Statutes (the "Statutes"), the City of Merrill, Wisconsin (the "City") has caused project plan (the "Project Plan") to be prepared in connection with the proposed creation of Tax Incremental District No. 9 of the City of Merrill, Wisconsin (the "District");

WHEREAS, under Section 66.1105(3)(f) of the Statutes, the Common Council, pursuant to Ordinance No. 2004-10 (City of Merrill Code of Ordinances, Section 2-4-17), has heretofore designated the Redevelopment Authority of the City of Merrill, Wisconsin (the "Authority") as agent of the City to perform all acts (except the development of the master plan of the City) which would otherwise be performed by the plan commission under Section 66.1105 of the Statutes (the "TIF Law");

WHEREAS, under the provisions of Section 66.1105(4)(f) of the Statutes, in its capacity as agent of the City, the Authority is authorized to (a) hold a public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed creation of a the District, the proposed boundaries of the District and the proposed Project Plan; (b) designate the boundaries of the District and submit its recommended boundaries to the Common Council; (c) identify property to be included in the District as blighted or in need of rehabilitation or conservation work, as applicable, and (d) prepare and adopt the Project Plan for submission to the Common Council, all subject to the approval of the Common Council and the joint review board of the City, as provided in the TIF Law;

WHEREAS, the Project Plan includes: (a) a statement listing the kind, number and location of all proposed public works or improvements within the District; (b) an economic feasibility study; (c) a detailed list of estimated project costs; (d) a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred; (e) a map showing existing boundaries, uses and conditions of real property in the District; (f) a map showing proposed boundaries, improvements and uses in the District; (g) proposed changes in zoning ordinances, the City's master plan, map, building codes or ordinances; (h) a list of estimated non-project costs; (i) a statement of the proposed method for the relocation of any persons being displaced; (j) a statement indicating how the District promotes

orderly development of the City and (k) a legal opinion advising that the Project Plan is complete and complies with Section 66.1105 of the Wisconsin Statutes; and

WHEREAS, the Authority held a public hearing, on the date hereof and preceded by a notice which complied with the requirements of Section 66.1105(4)(e) of the Statutes, at which all interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District and the proposed Project Plan.

NOW, THEREFORE, be it resolved by the Redevelopment Authority of the City of Merrill, Wisconsin, as follows:

Section 1. Designation of Boundaries and Submission to Common Council. The Authority hereby designates the boundaries specified in the Project Plan as and for the boundaries of the District, and hereby recommends and directs the submission of such boundaries to the Common Council for its approval.

Section 2. Identification of Blighted Property. The District is proposed to be a "blight" tax incremental district, and the property to be identified as blighted or in need of rehabilitation or conservation work in connection with the creation of the District is located within the boundaries set forth in the proposed Project Plan, and constitutes more than 50% of the area in the proposed District.

Section 3. Adoption of the Project Plan and Submission to the Common Council. The Authority hereby adopts the Project Plan in the form presented at this meeting, subject to necessary corrections and completion, and hereby recommends and directs the submission of such Project Plan to the Common Council for its approval.

Adopted:

Approved:

Chairperson William R. Bialecki

Attest:

Secretary Katherine G. Unertl

City of Merrill – TIF Development Incentive Overview

Draft – 9/6/2013

Proposed TID No. 9 (Wisconsin River/South Center Ave.)

17

Property Owner/
Business Entity: Burgener Contract Carriers, LTD

Location: 810 Martin Street

Development: New approximately 7,000 sq. ft. steel-frame building which will be located northeast of existing building on about one acre site

Estimated developer investment of \$350,000+

Jobs: Two to potentially ten new jobs over next five years

Note: Existing employees = 32

Infrastructure: N/A – None planned

TID Development Incentives: City management will be bringing recommendation on \$ amounts to the RDA meeting

Property/Building Owner Total of \$_____ with following payment structure:

Upon completion _____

Pay-As-You-Go Annually_____ (by September 1st in 2015-2018 if completed in 2013 or 2016-2019 if completed in 2014)

TID Lifespan Tax Increment:

Spreadsheet provided – projected at \$246,138 if completed in 2013

| City of Merrill - Projected Tax Increment (Proposed TID No. 9) | | | | | |
|---|----------|-----------|-----------|---------|----------------------|
| Burgener Contract Carriers LTD - 910 Martin Street | | | | | |
| | Land | Improved | Total | Acres | Tax Increment |
| 251-3106-132-0054 | \$47,700 | \$212,800 | \$260,500 | 10.09 | \$350,000 |
| 251-3106-132-0065 | \$12,600 | \$0 | \$12,600 | 7.19 | |
| | \$60,300 | \$212,800 | \$273,100 | 17.28 | |
| Projected Tax Increment | | | | | |
| Const. | Value | Revenue | RE Tax | Tax | TID No. 9 |
| Year | Year | Year | Increment | Rate | Tax Increment |
| 2013 | 2014 | 2015 | \$350,000 | \$28.13 | |
| 2014 | 2015 | 2016 | \$350,000 | \$28.13 | |
| 2015 | 2016 | 2017 | \$350,000 | \$28.13 | \$9,846 |
| 2016 | 2017 | 2018 | \$350,000 | \$28.13 | \$9,846 |
| 2017 | 2018 | 2019 | \$350,000 | \$28.13 | \$9,846 |
| 2018 | 2019 | 2020 | \$350,000 | \$28.13 | \$9,846 |
| 2019 | 2020 | 2021 | \$350,000 | \$28.13 | \$9,846 |
| 2020 | 2021 | 2022 | \$350,000 | \$28.13 | \$9,846 |
| 2021 | 2022 | 2023 | \$350,000 | \$28.13 | \$9,846 |
| 2022 | 2023 | 2024 | \$350,000 | \$28.13 | \$9,846 |
| 2023 | 2024 | 2025 | \$350,000 | \$28.13 | \$9,846 |
| 2024 | 2025 | 2026 | \$350,000 | \$28.13 | \$9,846 |
| 2025 | 2026 | 2027 | \$350,000 | \$28.13 | \$9,846 |
| 2026 | 2027 | 2028 | \$350,000 | \$28.13 | \$9,846 |
| 2027 | 2028 | 2029 | \$350,000 | \$28.13 | \$9,846 |
| 2028 | 2029 | 2030 | \$350,000 | \$28.13 | \$9,846 |
| 2029 | 2030 | 2031 | \$350,000 | \$28.13 | \$9,846 |
| 2030 | 2031 | 2032 | \$350,000 | \$28.13 | \$9,846 |
| 2031 | 2032 | 2033 | \$350,000 | \$28.13 | \$9,846 |
| 2032 | 2033 | 2034 | \$350,000 | \$28.13 | \$9,846 |
| 2033 | 2034 | 2035 | \$350,000 | \$28.13 | \$9,846 |
| 2034 | 2035 | 2036 | \$350,000 | \$28.13 | \$9,846 |
| 2035 | 2036 | 2037 | \$350,000 | \$28.13 | \$9,846 |
| 2036 | 2037 | 2038 | \$350,000 | \$28.13 | \$9,846 |
| 2037 | 2038 | 2039 | \$350,000 | \$28.13 | \$9,846 |
| 2038 | 2039 | 2040 | \$350,000 | \$28.13 | \$9,846 |
| 2039 | 2040 | 2041 | \$350,000 | \$28.13 | \$9,846 |
| | | | | | \$246,138 |
| | | | | | TID No. 9 |