



CITY OF MERRILL
COMM OF THE WHOLE/REDEV AUTHORITY
AGENDA • TUESDAY JUNE 27, 2017

Joint Meeting

City Hall Council Chambers

6:00 PM

- I. Call to Order
- II. Minutes of previous meeting(s):
 1. Minutes of June 13th, 2017
- III. Public Comment
- IV. Agenda items for consideration:
 1. Consider sale of Fox Point site (TID No. 10) to the Merrill Area Housing Authority (MAHA)
 2. Overview of City of Merrill TIF-supported developments and discussion of potential use of "claw back" provisions
 3. Review and discuss status of available industrial property in City of Merrill
- V. Next RDA meeting(s)
- VI. The RDA and Committee of the Whole 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:
 1. Consider authorization for potential acquisition of property for new east-side industrial park (Proposed TID No. 4 financing)
 2. Potential purchase of properties and potential TIF development incentives in TID No. 3 and TID No. 4 to facilitate new commercial developments
- VII. The RDA and Committee of the Whole may reconvene in open session to take action on closed session items related to potential purchase of properties and potential TIF cash development incentives
- VIII. Adjournment

City of Merrill
 Joint Meeting of Redevelopment Authority (RDA) and
 Committee of Whole (COW)

Tuesday, June 13th, 2017 at 6:00 p.m.
 City Hall Common Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Tim Haight, Jill Laufenberg, and Tony Kusserow

RDA Absent: Clyde Nelson and Karen Karow

COW Present: Bill Bialecki, Ryan Schwartzman, Kandy Peterson, Pete Lokemoen, Paul Russell, John Burgener, Rob Norton, and Tim Meehean

RDA Absent: Mary Ball

Others: City Clerk Bill Heideman, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director Rod Akey, City Building Inspector Darin Pagel, Street Superintendent Dustin Bonack, Ken Maule from Lincoln County Economic Development Corp. (LCEDC), Gene Bebel, Scott Kwiecinski from Horizon Development Group, and Jeremy Radliff from FotoNews/Courier

Call to Order: Bialecki called the meeting to order at 6:00 p.m.

Public Comment: None.

Notification of Weinbrenner Shoe Company intent to purchase factory property subject to lease agreement:

City Attorney Hayden reported that the Weinbrenner Shoe Factory has provided written notice of intent to exercise their option to purchase the factory property pursuant to the 1993 lease agreement. Documentation has been provided as to Weinbrenner's maintenance improvements of over \$400,000. The 1993 lease established purchase price of \$234,300 less maintenance improvements, but not less than \$10.00.

Motion (Meehean/Burgener) to recommend sale of the factory property to Weinbrenner Shoe Company for \$10.00 per the 1993 lease provisions. Carried.

Consider request from Horizon Development Group, Inc. to extend authorization for TID No. 10 development agreement and sale of the City-owned property into 2018:

Bialecki reported that Horizon was not awarded 2017 WHEDA tax credits for the proposed 60 unit housing development on the former Fox Point site. Scott Kwiecinski from Horizon Development Group advised that tax credits likely would have been awarded if the housing application had been submitted in the Rural Set Aside category. That tax credit category is limited to maximum of 40 housing units. For the proposed new WHEDA tax credit application, Kwiecinski proposed two phase project – Phase 1 of 40 units and future Phase II of 24 units. Russell distributed proposed site layout for Prairie View Townhomes.

Lokemoen commented that a new PUD (Planned Unit Development) zoning would be needed. Bialecki and City staff advised that consideration of new PUD zoning would be an offer to purchase contingency.

Kwiecinski advised that first deadline is grant application to Federal Home Loan Bank which is due June 16th. One key application criteria is having site control through a revised offer to purchase. As far as WHEDA tax credits, the application timeframe has been moved up to December 2017 and award notification should occur in February 2018. This would allow for construction to start by the end of 2018.

Bialecki requested Finance Director Unertl to highlight her fiscal memo and background information. Unertl noted that the base valuation for TID No. 10 at creation was \$333,200 (i.e. \$8,957 in property taxes) and that no tax increment into TID No. 10 will be generated until over this base valuation.

Two conceptual fiscal spreadsheets prepared by Unertl were included in the agenda packet – one version with just forty units which would have annual negative TID No. 10 cash flow and the second version with an additional twenty-four units which would generate positive annual TID No. 10 cash flow once constructed. Merrill Area Housing Authority (MAHA) Executive Director Paul Russell has committed to PILOT (Payment in lieu of property taxes) from MAHA to cover any annual deficits, as well as special assessment contributions for streetlight improvements.

Haight asked how soon the proposed Phase 2 addition units would be constructed. Russell committed on behalf of MAHA for market-rate housing construction by 2020 even if unsuccessful in obtaining WHEDA tax credits for these additional 24 units.

Unertl asked for update on the Horizon contingency to conduct a market study by March 3, 2017 related to potential demand for 60 units of housing. Unertl noted that there were more two and three bedroom units being proposed for the Phase 1 – forty unit development. Kwiecinski noted that the unit size configuration had been changed and that the market analysis is being updated. Russell reported on MAHA information on affordable housing needs of over two hundred units. The last new family housing was constructed in 1979.

Consider request from Horizon Development Group, Inc. (Continued):

Meehean asked about WHEDA scoring compared between the different programs. Kwiecinski reported that the same scoring would be used for 2018 tax credit awards. Other developers would also be retooling their development projects, so there is no guarantee for successful 2018 WHEDA tax credits in the Rural Set Aside category.

Kwiecinski reported that the Fox Point site scores well on the WHEDA tax credit criteria although the walkability score was not high. WHEDA representatives have reviewed the Fox Point site and had positive comments. The Park Place WHEDA tax credit process took two applications.

Meehean commented that the City should consider issuing another Request for Proposal (RFP) to see if additional development interest. Lokemoen questioned what is in it for us and whether there is a demand for housing. Russell reported that MAHA has waiting list of over forty from Lincoln County for family housing and another forty whom currently live elsewhere.

Kusserow asked if there were other things that would improve the ranking. Kwiecinski from Horizon emphasized that additional City financial participation (such as through a loan) would provide additional scoring points. Haight noted that the other housing developer had requested \$250,000 of TIF development incentive in addition to the property at no cost.

Redevelopment Authority (RDA) Action:

Motion (Schwartzman/Laufenberg) to recommend extension of TID No. 10 development agreement and sale of the City owned property to Horizon Development Group into 2018 contingent upon Payment in lieu of Taxes (PILOT) from Merrill Area Housing Authority (MAHA) for any annual TID No. 10 deficits and subject to Planned Unit Development (PUD) zoning approval. Carried. RDA Commissions also requested MAHA to provide timeframe for proposed Phase 2 – 24 unit development.

Committee of Whole Action:

Mayor Bialecki reported that Alderperson Russell would be abstaining.

Motion (Schwartzman) to concur with the RDA recommendation. Since there was no second to the motion, no further consideration occurred.

Adjournment: Motion (Burgener/Meehean) to adjourn at 6:57 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

REQUEST TO INCLUDE ITEM ON AGENDABoard or Committee: Joint RDA – Committee of WholeDate of Meeting: Tuesday – June 27th, 2017Request by: Finance Director Kathy Unertl/RDA SecretaryDescribe below the item(s) you wish to have put on the agenda:
(please attach any pertinent information):**Consider sale of Fox Point site (TID No. 10) to the Merrill Area Housing Authority (MAHA)****TID No. 10 Site Acquisition Cost:**

Purchase Price	\$445,505
Property Tax - 2016	<u>\$8,873</u>
Total Expenditure	\$454,378

Environmental/Demo (\$150,000) TID No. 10*

Site Acquisition \$304,378

*City acquired site without former building as part of the sale agreement.

Proposed sale terms to Merrill Area Housing Authority (MAHA):

Sale price of \$200,000* payable annually as follows:

- \$ 25,000 by September 1st, 2017
- \$ 25,000 by September 1st, 2018
- \$ 25,000 by September 1st, 2019
- \$ 25,000 by September 1st, 2020
- \$100,000 by September 1st, 2021*

*An additional One Hundred thousand dollars (\$100,000) will be paid to the City of Merrill by MAHA if at least twenty-four (24) apartment units are not constructed/ready for occupancy by August 31st, 2021.City site acquisition was financed by NAN Series 2016C (Note Anticipation Note) which has a balloon payment due in October 1st, 2021. New housing construction on the Fox Point site must be underway before the City seeks bond financing.

Additional terms of PILOT (Payment in lieu of property taxes) agreement between the City of Merrill and MAHA:

Because future TID No. 10 cash flow is dependent upon completion of Phase II of the multi-family housing development, MAHA also agrees to cover any potential TID No. 10 fiscal deficit through additional PILOT payment.

MAHA will also contribute special assessments equivalent for up to three (3) new streetlights serving Lincoln County Hwy G and Sales St. area after additional streetlighting installed.

Planned Unit Development (PUD) Zoning:

MAHA will submit new site plan and request for PUD zoning for consideration by the Merrill Plan Commission and Common Council.

Potential Phase II TID No. 10 Development Incentive:

The City of Merrill will consider potential TID No. 10 cash development incentive of at least \$250,000 toward future Phase 2 construction of at least forty (40) additional apartment units.

Terms and amount of this potential TID No. 10 development incentive will be finalized in a separate future development agreement between the City of Merrill and Merrill Area Housing Authority (MAHA).

Definitions on fiscal cash flow spreadsheets:

MAHA is a tax-exempt entity and pays a PILOT (Payment in lieu of property taxes) to the City of Merrill.

If there is a future WHEDA tax credit partner involved in Phase II, this partner would be a taxable entity that would pay property taxes. Wisconsin Statutes require an income-based assessment for Federal tax credit housing.

Signed: *Kathy Muel*

Date: 6/22/2017

City of Merrill - TID No. 10 (Former Fox Point site redevelopment)							Version 1 - If all Market Rate			PRELIMINARY FISCAL		
Projected cash flow for proposed multi-family housing development - 64 units (two phases)												
							Starting Fall 2017			24 Market-Rate Units		
							Potential Fall 2020			If 40 Market-Rate Units		
Projected Revenues:							Projected Expenses:					Net:
Const. Year	Value Year	Revenue Year	PILOT Projection	Sale to MAHA	Future Borrowing	TID No. 10 Projection	TIF Fees - Administrative	Mowing & Snow	Series 2016C NAN	Future Debt Service	Projected Total	Available TIF
		2015	\$0			\$0	\$8,491			\$500,000	\$8,491	(\$8,491)
		2016	\$0			\$0	\$12,191	\$2,220	\$6,763		\$21,174	(\$21,174)
	City purchase - 7/2016	2017	\$0	\$25,000		\$25,000	\$1,500	\$3,500	\$19,202		\$24,202	\$798
		2018	\$0	\$25,000		\$25,000	\$1,500		\$19,750		\$21,250	\$3,750
		2019	\$0	\$25,000		\$25,000	\$1,500		\$19,750		\$21,250	\$3,750
I	2018	2019	2020	\$25,000	\$25,000	\$50,000	\$5,500		\$19,750		\$25,250	\$24,750
	2019	2020	2021	\$25,000	\$100,000	\$500,000	\$1,500		\$514,750		\$516,250	\$108,750
II	2020	2021	2022	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2023	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2024	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2025	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2026	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2027	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2028	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2029	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2030	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2031	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2032	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2033	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2034	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2035	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2036	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2037	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2038	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2039	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2040	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
		2041	\$57,500			\$57,500	\$1,500			\$36,000	\$37,500	\$20,000
			\$1,200,000	\$200,000	\$500,000	\$1,900,000	\$62,182	\$5,720	\$599,965	\$720,000	\$1,387,866	\$512,134

Attachment: TID10 City-MAHA Sale 2017-06-22 (2562 : Consider sale of Fox Point site (TID No. 10))

City of Merrill - TID No. 10 (Former Fox Point site redevelopment)

Version 2 - Both Market & Tax Credits

PRELIMINARY FISCAL

Projected Tax Increment for proposed multi-family housing development - 64 units (two phases)

Projected Income-Based Property Tax Generation:

Starting Fall 2017 24 Market-Rate Units

TID No. 10	Land Valuation	Improved Valuation	Total RE Valuation
01/01/15	\$43,400	\$289,800	\$333,200

Base Property Taxes
\$8,957

Potential Fall 2020 Potential 40 Tax Credit Units

x 15 Years This base value and property tax deducted from TID No. 10 revenue projections with private-section property owner.
\$134,349

Projected Revenues:

Projected Expenses:

Net:

Const. Year	Value Year	Revenue Year	PILOT/Tax Projection	Sale to MAHA	Future Borrowing	TID No. 10 Projection	TIF Fees - Administrative	Mowing & Snow	Series 2016C NAN \$495,000	Future Debt Service \$500,000	Projected Total	Available TIF
		2015	\$0			\$0	\$8,491				\$8,491	(\$8,491)
		2016	\$0			\$0	\$12,191	\$2,220	\$6,763		\$21,174	(\$21,174)
	City purchase - 7/2016	2017	\$0	\$25,000		\$25,000	\$1,500	\$3,500	\$19,202		\$24,202	\$798
		2018	\$0	\$25,000		\$25,000	\$1,500		\$19,750		\$21,250	\$3,750
		2019	\$0	\$25,000		\$25,000	\$1,500		\$19,750		\$21,250	\$3,750
I	2018	2019	2020	\$25,000	\$25,000	\$50,000	\$5,500		\$19,750		\$25,250	\$24,750
	2019	2020	2021	\$25,000	\$100,000	\$500,000	\$1,500		\$514,750		\$516,250	\$108,750
II	2020	2021	2022	\$55,000		\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2023	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2024	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2025	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2026	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2027	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2028	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2029	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2030	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2031	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2032	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2033	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2034	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2035	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2036	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2037	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
		2038	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
		2039	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
		2040	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
		2041	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
			\$1,150,000	\$200,000	\$500,000	\$1,715,651	\$62,182	\$5,720	\$599,965	\$720,000	\$1,387,866	\$327,785

Attachment: TID10 City-MAHA Sale 2017-06-22 (2562 : Consider sale of Fox Point site (TID No. 10))

REQUEST TO INCLUDE ITEM ON AGENDABoard or Committee: Joint RDA – Committee of WholeDate of Meeting: Tuesday – June 27th, 2017Request by: Finance Director Kathy Unertl/RDA SecretaryDescribe below the item(s) you wish to have put on the agenda:
(please attach any pertinent information):**Overview of City of Merrill TIF-supported developments and discussion of potential use of “claw back” provisions**

At the April 26th, 2017 Special Common Council meeting which approved the amendment of TID No. 3 boundary and plan and the TID No. 3 development agreement Gateway North, LLC to facilitate AmericInn expansion, there was request from Alderperson Pete Lokemoen to include “claw back” provisions in the TIF development incentive (see following meeting minutes).

Council member consensus on April 26th, 2017 was to include discussion of potential “claw back” provisions at a future joint Redevelopment Authority (RDA) and Committee of Whole meeting.

There have been two City of Merrill TIF-supported development agreements that have had specific performance fiscal or job creation provisions:

- MRED Associates, LLC & Walgreen Co. – 1/2006 with assessment and minimum annual tax increment generation guarantee
- Superseal Windows – 11/2011 with job creation requirement to convert loan into TIF development incentive (i.e. no repayment)

All other City of Merrill TIF-supported development agreements have been modeled with “pay-as-you-go” provisions with City TID payment(s) after the completion of the development/redevelopment projects. Attached is historical overview of City of Merrill TIF-supported projects.

Signed: *Kathy Unertl*

Date: 6/22/2017

Minutes

Common Council

Wednesday April 26, 2017

RESULT:	APPROVED BY ROLL CALL VOTE [6 TO 1]
MOVER:	Ryan Schwartzman, Alderperson - Third District
SECONDER:	Kandy Peterson, Alderperson - Fourth District
AYES:	Schwartzman, Peterson, Burgener, Ball, Norton, Meehean
NAYS:	Lokemoen
EXCUSED:	Russell

2. A Resolution authorizing a Development Agreement by and between the City of Merrill, Wisconsin and Gateway North LLC for expansion of AmericInn Hotel. The Redevelopment Authority recommends approval.

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 3 on September 13, 2005 and is in process of amending the TID boundary area to include the proposed development site; and,

WHEREAS, Gateway North LLC has proposed expanding the AmericInn hotel on property being added to TID No. 3; and,

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

WHEREAS, new property tax base and additional room tax will be generated and additional employment opportunities created, and,

WHEREAS, Gateway North LLC have negotiated the development agreement to provide an incentive payment not to exceed \$200,000 to facilitate the commercial expansion project;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 26th day of April, 2017, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Gateway North LLC and to facilitate the implementation thereof.

Motion (Schwartzman/Peterson) to approve.

Motion (Lokemoen/Norton) to amend by adding language to stipulate that, if the actual tax increment is less than the projected increment (\$942,500), the development incentive amount would be reduced by the same percentage. Motion to amend failed 2-5 on roll call vote. Voting Yes - Alderman Lokemoen and Alderman Norton.

Motion to approve, as presented, carried 6-1 on roll call vote. Voting No - Alderman Lokemoen.

V. Adjournment

Motion (Burgener/Ball) to adjourn. Carried. Adjourned at 5:52 P.M.

City of Merrill & MREB Associates LLC & Walgreen Co.

10000

G. The City and RDA find such incentives to be necessary to encourage the Development in the Development Area and for Developer to undertake the Development in such a manner as to accomplish the City goals.

H. The City finds that the development of the Development Area and the fulfillment generally of the terms and conditions of this Agreement are in the vital and best interest of the City, RDA and City residents by expanding the tax base, creating new jobs and causing the redevelopment of underutilized property thereby serving a public purpose in accordance with state and local law.

NOW THEREFORE, in consideration of the promises and mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I
Exhibits

- A – Development Area, Lincoln County Land Record
- B – Preliminary site plan and building exterior

ARTICLE II

Section 2.01 Initial Undertaking of the City of Merrill

The City Has:

- a. Included the Development Area within TID #3, and Redevelopment Area #1
- b. Approved zoning petition filed by the Developer on November 8, 2005
- c. Approved the site plan filed by the Developer on November 8, 2005

Following Execution of this Agreement, the City agrees that it shall cooperate with Developer to facilitate Developer's performance under this Agreement.

Section 2.02 Initial Undertakings of the Developer

- a. Acquire all necessary real estate interests.
- b. Raise equity and financing necessary for the Development.
- c. Will commence construction of the proposed commercial buildings by May 15, 2006 with substantial completion or occupancy by Walgreens anticipated to occur by December 15, 2006. Preliminary site plan and building exterior design are included as Exhibit B.

Section 2.03 Warranties and Representations of the City. The City hereby warrants and represents that until all incentive payments have been made to Developer pursuant to Article III of this Agreement: (i) the assessment ratio generally applicable to property within the City (and therefore applicable to the

Development and the Development Area) shall be no less than ninety five percent (95%) and (ii) the tax rate generally applicable to property within the City (and therefore applicable to the Development and the Development Area) shall be no less than Twenty Seven and 55/100 Dollars (\$27.55) per each Thousand Dollars (\$1,000.00) of assessed valuation.

Section 2.04 Warranties and Representations of MRED. MRED hereby warrants and represents the following: (i) an affiliate of MRED has entered into a contract of sale to acquire the Development Area from Lincoln County for a purchase price of One Million Seventy Thousand Dollars (\$1,070,000.00) and (ii) MRED will expend at least One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000.00) relating to the construction of the Development within the Development Area. Further, Developer hereby agrees that, so long as the warranties and representations of the City in Section 2.03 above remain true and correct, the City shall receive a minimum of Sixty Seven Thousand Five Hundred One and 10/100 Dollars (\$67,501.10) in incremental taxes from the Development and the Development Area, commencing with the first calendar year occurring after Developer's substantial completion of the Development and continuing until all incentive payments have been made to Developer pursuant to Article III of this Agreement.

ARTICLE III INCENTIVE PAYMENTS TO DEVELOPER

The City shall pay a development incentive to Developer in the aggregate amount of Four Hundred Eighty Thousand Three Hundred Twenty Seven and 59/100 Dollars (\$480,327.59), payable in annual installments as set forth below, with the first such installment payment being made on September 1st of the calendar year occurring two (2) years after Developer's substantial completion of the Development. Assuming that substantial completion of the Development occurs prior to the end of 2006, such installment payments shall be made as follows:

September 1, 2008	\$50,625.83
September 1, 2009	\$50,625.83
September 1, 2010	\$50,625.83
September 1, 2011	\$50,625.83
September 1, 2012	\$50,625.83
September 1, 2013	\$50,625.83
September 1, 2014	\$50,625.83
September 1, 2015	\$50,625.83
September 1, 2016	\$50,625.83
September 1, 2017	<u>\$24,695.12</u>
Total	\$480,327.59

city of merrill & HWB Acquisition (For Seal Assett, LLC D/B/A Superseal Windows)

G. The City and RDA find such incentives to be necessary to encourage the redevelopment in the Development Area and for Developer to undertake the Development in such a manner as to accomplish the City goals.

H. The City finds that the development of the Development Area and the fulfillment generally of the terms and conditions of this Agreement are in the vital and best interest of the City, RDA and City residents by expanding the tax base, creating new jobs and causing the redevelopment of underutilized property thereby serving a public purpose in accordance with state and local law.

NOW THEREFORE, in consideration of the promises and mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

Section 1.01 Initial Undertaking of the City of Merrill

The City Has:

- a. Included the Development Area within TID #8, which was created September 27, 2011.

Following Execution of this Agreement, the City agrees that it shall cooperate with Developer to facilitate Developer's performance under this Agreement.

Section 1.02 Initial Undertakings of the Developer

- a. Raised equity and financing necessary for the redevelopment.
- b. As necessary, file permit applications with the City.
- c. Developer will commence with redevelopment by October 15, 2011 with initial new job creation by January 15, 2012.
- d. This development incentive is for financial assistance for a new vinyl window manufacturing operation. Approximately 50 to 150 full-time positions will result from this redevelopment project.

ARTICLE II

INCENTIVE PAYMENT TO DEVELOPER

The City shall pay a development incentive to Developer in the aggregate amount of Two Hundred Thousand Dollars, which initially will be a TID loan paid within thirty (30) days after execution of the development agreement.

Upon creation of seventy-five (75) new full time jobs at Superseal Windows no later than December 15, 2014, this TID loan will become a development incentive with no repayment requirements. If seventy-five (75) full time jobs are not created within that timeframe, the loan is payable in at 4% interest, amortized over a ten (10) year period.



CITY OF MERRILL

Mayor Bill Bialecki

1004 East First Street • Merrill, Wisconsin • 54452

Phone (715) 536-5594 • FAX (715) 539-2668

e-mail: Bill.Bialecki@ci.merrill.wi.us

June 6th, 2014

Scott Albers, Vice President of Administration
HWD Acquisitions, Inc./Seal Asset, LLC
575 South Whelen Avenue
Medford, Wisconsin 54451

RE: TIF Development Incentive – 2011 Loan Forgiven (Tax Increment District No. 8)

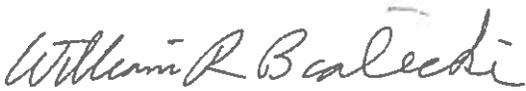
Dear Mr. Albers:

Thank you for your June 3rd, 2014 letter updating the City of Merrill on Superseal job creation status. Congratulations on your firm's success with Superseal operations and job creation here in Merrill.

Per the November 29, 2011 Development Agreement, the job creation obligation has been met. The \$200,000 loan is hereby forgiven (i.e. no repayment requirements).

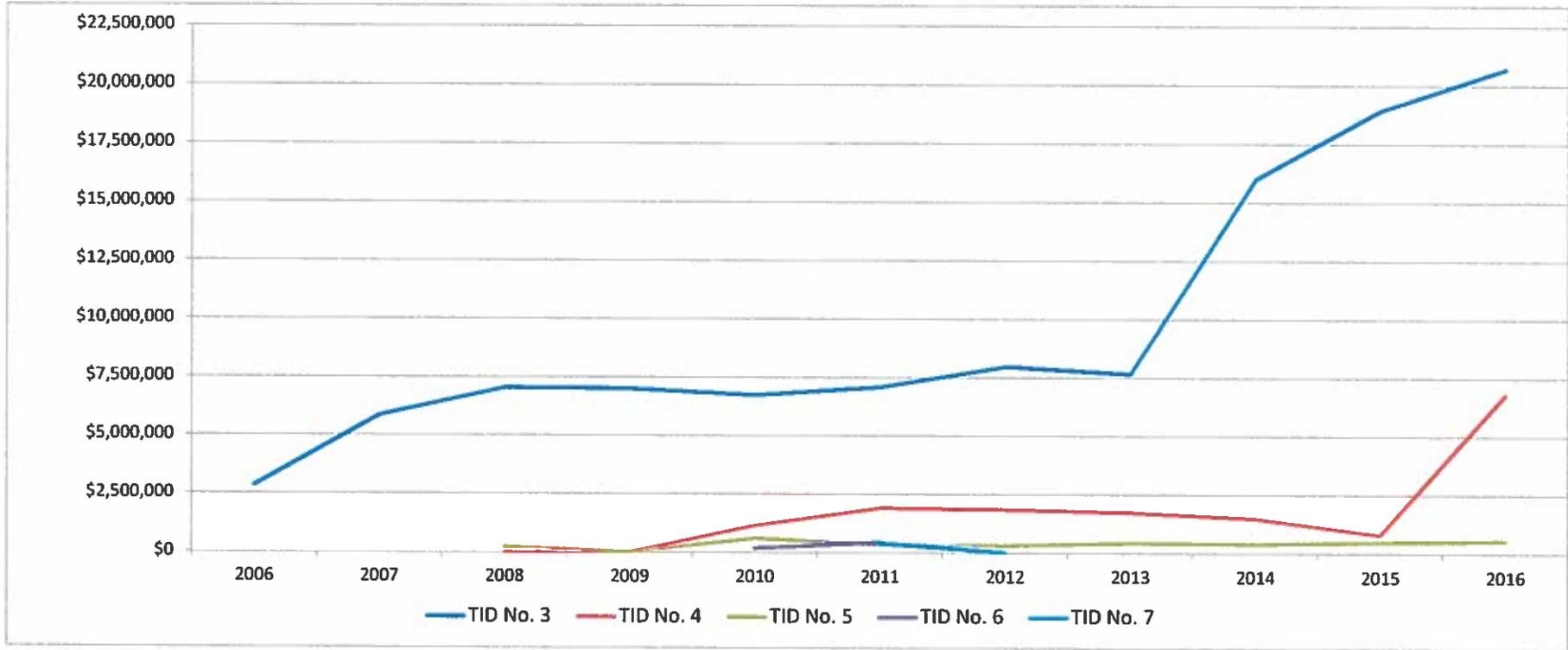
We appreciate the commitment of HWD Acquisitions, Inc./Seal Asset, LLC to the Merrill community. We look forward to continuing our working partnership.

Sincerely,


Mayor Bill Bialecki

cc Merrill Redevelopment Authority (RDA)

City of Merrill - Tax Increment District (TID) Value Increment by TID District



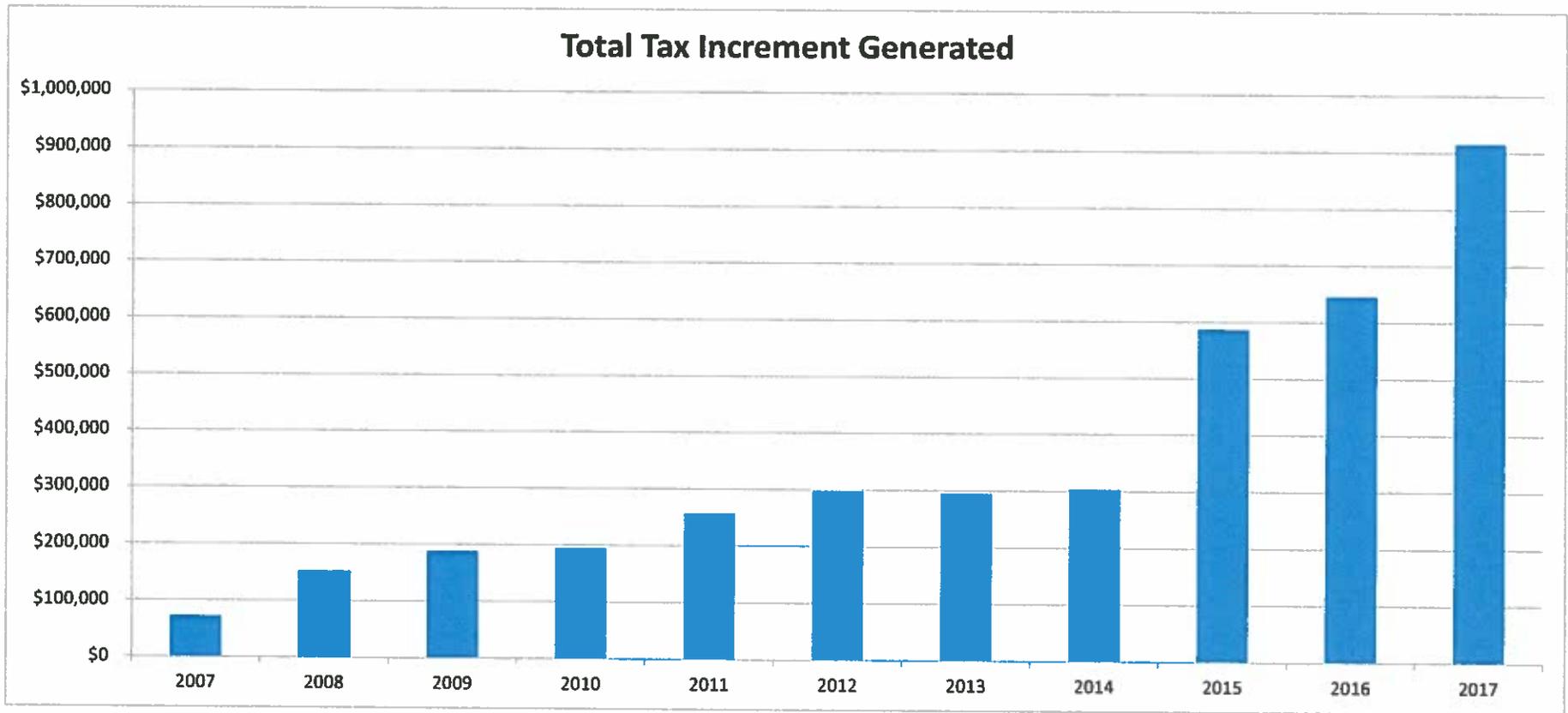
Assessment Year	Budget Year	TID Total Increment	TID No. 3	TID No. 4	TID No. 5	TID No. 6	TID No. 7	TID No. 8	TID No. 9	TID No. 10	TID No. 11
2005	2006	\$0									
2006	2007	\$2,856,600	\$2,856,600								
2007	2008	\$5,653,400	\$5,853,400								
2008	2009	\$7,292,800	\$7,036,900	\$5,200	\$250,700						
2009	2010	\$7,045,600	\$7,000,100	\$23,300	\$22,200						
2010	2011	\$8,679,800	\$6,735,000	\$1,163,600	\$597,500	\$183,700					
2011	2012	\$10,171,500	\$7,085,400	\$1,916,500	\$327,700	\$442,700	\$399,200				
2012	2013	\$10,140,000	\$7,968,500	\$1,856,900	\$306,300		\$8,300				
2013	2014	\$9,819,800	\$7,658,800	\$1,735,300	\$425,700						
2014	2015	\$17,890,400	\$15,999,300	\$1,495,300	\$395,800						
2015	2016	\$20,233,700	\$18,938,800	\$812,200	\$482,700						
2016	2017	\$28,426,400	\$20,691,100	\$6,793,500	\$537,300		\$401,300			\$3,200	

TID No. 5 had missed 2009 TID valuation due to switch to WI DOR manufacturing assessment. There was double tax increment for 2010.

TID Value Increment - Historical

Attachment: TID Historical Overview (2564 : Overview of City of Merrill TIF)

City of Merrill - Tax Increment by Tax Year



Assessment Year	Budget Year	TID Total Increment	TID No. 3	TID No. 4	TID No. 5	TID No. 6	TID No. 7	TID No. 8	TID No. 9	TID No. 10	TID No. 11
2005	2006	\$0									
2006	2007	\$71,932	\$71,932								
2007	2008	\$152,359	\$152,359								
2008	2009	\$189,122	\$182,486	\$135	\$6,501						
2009	2010	\$195,262	\$194,001	\$646	\$615						
2010	2011	\$257,181	\$199,557	\$34,477	\$17,704	\$5,443					
2011	2012	\$298,127	\$207,673	\$56,173	\$9,605	\$12,976	\$11,701				
2012	2013	\$294,107	\$231,124	\$53,859	\$8,884		\$241				
2013	2014	\$302,926	\$236,263	\$53,531	\$13,132						
2014	2015	\$587,297	\$525,217	\$49,087	\$12,993						
2015	2016	\$645,649	\$604,329	\$25,917	\$15,403						
2016	2017	\$915,232	\$666,257	\$218,752	\$17,301		\$12,922				\$103

TID Value Increment - Historical

Revised

City of Merrill - Tax Increment Districts (TIDs) - Projects with TID Development Incentives

TID No.	Date Signed	Developer	Development Project	Project Location	TIF Dev Incentives	Int = Incentive plus interest
3	2006-01	MRED Associates/Walgreen	Walgreen's	101 N. Center Ave.	\$480,329	Int New commercial bldg
3	2007-06	Lincoln Community Bank	Lincoln Community Bank	1400 E. Main St.	\$65,000	New commercial bldg
3	2007-10	Designer's Plus Studio/Spa	Designer's Plus	1216 E. Main St	\$25,000	Toward demo of old bldgs
5	2009-04	Merrill Area Dev Corp	Island City LLC	1800 W. Taylor St.	\$17,000	New manufacturing bldg
4	2009-06	Merrill Area Dev Corp	Zastrow's The Beer Man	3300 Thielman St.	\$480,289	Int New commerical bldg
3	2009-11	Gateway & Merrill Custard	Culver's	3349 E. Main St.	\$200,000	Remodeling of vacant bldg
6	2010-04	One Way Collision	Addition - Paint Booth	424 E. 1st St.	\$15,000	Building addition/equipment
3	2011-01	Caylor's Corners, Inc.	Offices - CCCW	1401 E. Main St.	\$30,000	Remodeling for offices
8	2011-11	HWD Acquisitions, Inc.	SuperSeal (Sierra Pacific)	1815 Water St.	\$200,000	Jobs - loan unless 75 new jobs
8	2012-07	Wixson, Randall/Diane	Lighthouse Storage/Radio	1106 W. Main St.	\$32,500	Bldg rehab/three storage bldgs
8	2012-08	Gorski, Dora/Purdy, Kennan	Center for Creative Wellness	406 W. Main St.	\$25,049	Façade - middle of block
8	2012-12	Wal-Mart Real Estate	Wal-Mart	505 S. Pine Ridge	\$400,000	For Hwy 64/Pine Ridge
8	2013-04	Raymer, Mark/Deborah	Apartments & Toyer Dance	1502 W. Main St.	\$25,000	Façade/Interior Improvements
3	2013-06	Gateway North, LLC	Los Mezcales	3340 E. Main St.	\$135,000	New Restaurant
3	2013-08	Cooper, Mark & Jeri	Central Carpet	1320 E. Main. St.	\$8,000	Façade improvements
9	2013-09	Neuman Lot 2 Dev Corp	Burgener Contract Carriers	810 Martin St.	\$75,000	New truck maintenance bldg
6	2014-03	Dzwonkowski, Trevor/Shelby	Studio 808	808 E. 1st St.	\$10,000	New business/averaged PP
7	2014-06	Merrill Pine Ridge LLC	Pine Ridge Restaurant	1302 N.Center Ave.	\$30,000	New restaurant
3	2014-06	Pine Dells Investments LLC	Salon 64/Child Care	2308 E. Main St.	\$40,000	New commercial building
8	2014-07	Merrill Tool & Waterjet LLC	Merrill Tool & Water Jet	202 S. Thomas St.	\$25,000	Fiber optic laser/electrical

Attachment: TID Historical Overview (2564 : Overview of City of Merrill TIF)

City of Merrill - Tax Increment Districts (TIDs) - Projects with TID Development Incentives

TID No.	Date Signed	Developer	Development Project	Project Location	TIF Dev Incentives	Int = Incentive plus interest
3	2014-09	Clark, James/Amanda	Clark's Cup N Cone	2802 E. Main St.	\$10,000	Rehab building/averaged PP
8	2015-06	Fick Bricks, LLC	Ballyhoo's Bar & Restaurant	124 N. Prospect St.	\$10,000	Façade/Interior Improvements
6	2016-04	Alamsa, LLC	Kindhearted Home Care	120 S. Mill St.	\$100,000	Land New commercial building
8	2013-11	MADC & Merrill Renewal	Former Hurd Windows	201 S. Prospect St.	\$148,320	Environmental - asbestos
Total - Completed TID Projects					\$2,586,487	

TID Infrastructure - Development not in TID District:

TID No.	Date Signed	Developer	Development Project	Project Location	TIF Dev Incentives	
1/2	2016-06	Nortrax, Inc.	Nortrax (John Deere)	S. Pine Ridge Ave.	\$145,328	Infra. Sanitary sewer lift station

Pending developments:

TID No.	Date Signed	Developer	Development Project	Project Location	TIF Dev Incentives	
8	2015-09	RD Properties, LLC	Phase I - Demo	106 N. Genesee St.	\$40,000	Acquisition/environmental/dem.
11	2016-10	Premier Merrill Apartments	Rock Ridge Estates	900-906 Meadow Ln.	\$500,000	Land Three 12-unit apartment bldgs
3	2017-05	Gateway North LLC	AmericInn Expansion	3300 E. Main St.	\$200,000	12,000 sq. ft. expansion
6	2017-06	DJC LLC	David Cooper Insurance	900 E. 1st St.	\$40,000	New commercial building

TID Infrastructure - Development not in TID District:

1/2	2017-04	FVZ LLC	Mitchell Metal	905 S. State St.	\$25,000	Infra. 15,000 sq. ft. addition
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Attachment: TID Historical Overview (2564 : Overview of City of Merrill TIF)

City of Merrill - Tax Increment Districts (TIDs)

City was reassessed as of 1/1/2016

*Walgreen's 2016 valuation reduced \$407,90

TID No.	Date Signed	Developer	Base-Year Assessments				PP	Total RE & PP	2017 Assessments (Manufacturing @ 2016)				Total RE & PP	Valuation Change	Projected Valuation	Difference
			Land	Improved	Total	PP			Land	Improved	Total	PP				
3	2006-01	MRED Associates/Walgreen	Owned Lincoln County - Tax Exempt					\$0	\$593,000	\$1,419,700	\$2,012,700	\$107,450	\$2,120,150	\$2,120,150	\$2,450,000	(\$329,850)
3	2007-06	Lincoln Community Bank	\$87,800	\$99,000	\$186,800	\$0	\$186,800	\$91,200	\$1,172,600	\$1,263,800	\$97,790	\$1,361,590	\$1,174,790	\$769,200	\$405,59	
3	2007-10	Designer's Plus Studio/Spa	\$32,000	\$46,500	\$78,500	\$0	\$78,500	\$29,600	\$195,600	\$225,200	\$2,290	\$227,490	\$148,990	\$150,000	(\$1,010)	
5	2009-04	Merrill Area Dev Corp	Manuf	\$13,500	\$0	\$13,500	\$0	\$13,500	\$17,000	\$309,600	\$326,600	\$86,800	\$413,400	\$399,900	\$300,000	\$99,900
4	2009-06	Merrill Area Dev Corp		\$20,200	\$0	\$20,200	\$0	\$20,200	\$235,100	\$1,591,000	\$1,826,100	\$179,050	\$2,005,150	\$1,984,950	\$1,800,000	\$184,950
3	2009-11	Gateway & Merrill Custard		\$98,954	\$328,000	\$426,954	\$0	\$426,954	\$181,800	\$477,700	\$659,500	\$157,450	\$816,950	\$389,996	\$475,000	(\$85,004)
6	2010-04	One Way Collision		\$27,700	\$70,600	\$98,300	\$39,600	\$137,900	\$24,400	\$119,200	\$143,600	\$84,250	\$227,850	\$89,950	\$47,214	\$42,736
3	2011-01	Caylor's Corners, Inc.		\$55,800	\$191,800	\$247,600	\$1,000	\$248,600	\$41,300	\$270,700	\$312,000	\$0	\$312,000	\$63,400	\$30,000	\$33,400
8	2011-11	HWD Acquisitions, Inc.	Manuf	\$66,100	\$1,445,500	\$1,511,600	\$42,900	\$1,554,500	\$77,300	\$1,686,900	\$1,764,200	\$148,900	\$1,913,100	\$358,600	\$0	\$358,600
8	2012-07	Wixson, Randall/Diane		\$20,000	\$24,500	\$44,500	\$0	\$44,500	\$27,700	\$333,000	\$360,700	\$3,990	\$364,690	\$320,190	\$164,545	\$155,645
8	2012-08	Gorski, Dora/Purdy, Kennan		\$22,000	\$74,600	\$96,600	\$0	\$96,600	\$11,600	\$89,600	\$101,200	\$0	\$101,200	\$4,600	\$0	\$4,600
8	2012-12	Wal-Mart Real Estate		\$1,000,000	\$0	\$1,000,000	\$0	\$1,000,000	\$1,309,000	\$9,665,200	\$10,974,200	\$2,273,720	\$13,247,920	\$12,247,920	\$12,000,000	\$247,920
8	2013-04	Raymer, Mark/Deborah		\$12,700	\$30,400	\$43,100	\$0	\$43,100	\$12,400	\$211,200	\$223,600	\$5,000	\$228,600	\$185,500	\$81,900	\$103,600
3	2013-06	Gateway North, LLC		\$23,600	\$0	\$23,600	\$0	\$23,600	\$20,900	\$472,000	\$492,900	\$111,060	\$603,960	\$580,360	\$912,249	(\$331,889)
3	2013-08	Cooper, Mark & Jeri		\$15,800	\$75,800	\$91,600	\$2,190	\$93,790	\$15,000	\$82,100	\$97,100	\$3,010	\$100,110	\$6,320	\$5,000	\$1,320
9	2013-09	Neuman Lot 2 Dev Corp		\$16,000	\$0	\$16,000	\$0	\$16,000	\$16,500	\$304,400	\$320,900	\$0	\$320,900	\$304,900	\$350,000	(\$45,100)
6	2014-03	Dzwonkowski, Trevor/Shelby		\$16,600	\$38,700	\$55,300	\$0	\$55,300	\$12,500	\$47,700	\$60,200	\$2,000	\$62,200	\$6,900	\$17,300	(\$10,400)
7	2014-06	Merrill Pine Ridge LLC		\$52,800	\$71,800	\$124,400	\$13,510	\$137,910	\$50,700	\$342,000	\$392,700	\$25,000	\$417,700	\$279,790	\$98,900	\$180,890
3	2014-06	Pine Dells Investments LLC		\$30,700	\$34,200	\$64,900	\$0	\$64,900	\$24,900	\$189,900	\$194,800	\$6,990	\$201,790	\$136,890	\$272,316	(\$135,426)
8	2014-07	Merrill Tool & Waterjet LLC	Manuf	\$39,600	\$455,700	\$495,300	\$0	\$495,300	\$44,100	\$432,600	\$476,700	\$23,600	\$500,300	\$5,000	\$47,500	(\$42,500)
3	2014-09	Clark, James/Amanda		\$37,500	\$78,700	\$116,200	\$4,490	\$120,690	\$32,000	\$83,500	\$115,500	\$2,040	\$117,540	(\$3,150)	\$35,800	(\$38,950)
8	2015-06	Fick Bricks, LLC		\$10,100	\$37,300	\$47,400	\$3,300	\$50,700	\$7,600	\$77,800	\$85,400	\$5,000	\$90,400	\$39,700	\$11,405	\$28,295
6	2016-04	Alamsa, LLC	City-owned - tax exempt					\$0	\$46,500	\$431,400	\$477,900	\$40,000	\$517,900	\$517,900	\$500,000	\$17,900
8	2013-11	MADC & Merrill Renewal	Manuf	\$147,900	\$1,105,300	\$1,253,200	\$0	\$1,253,200	\$191,700	\$1,272,600	\$1,464,300	\$1,900	\$1,466,200	\$213,000	\$300,000	(\$87,000)
			\$1,847,354	\$4,208,200	\$6,055,554	\$106,990	\$6,162,544	\$3,113,800	\$21,258,000	\$24,371,800	\$3,367,290	\$27,739,090	\$21,576,546	\$20,818,329	\$758,217	

TID Infrastructure - Development not in TID District:

TID No.	Date Signed	Developer	Base-Year Assessments				PP	Total RE & PP	2017 Assessments				Total RE & PP	Valuation Change	Projected Impact
			Land	Improved	Total	Land			Improved	Total	PP				
1/2	2016-06	Nortrax, Inc.	\$202,900	\$0	\$202,900	\$0	\$202,900	\$202,900	\$2,889,300	\$3,092,200	\$0	\$3,092,200	\$2,889,300	Not in TID	

Attachment: TID Historical Overview (2564 : Overview of City of Merrill TIF)

City of Merrill - Tax Increment Districts (TIDs)

City was reassessed as of 1/1/2016

Pending developments:

TID No.	Date Signed	Developer	Base-Year Assessments				PP	Total RE & PP	2017 Assessments				PP	Total RE & PP	Valuation Change	Projected Impact
			Land	Improved	Total				Land	Improved	Total					
8	2015-09	RD Properties, LLC	\$24,500	\$0	\$24,500	\$0	\$24,500	Site cleared - ready for new development								
11	2016-10	Premier Merrill Apartments	\$94,000	\$7,500	\$101,500	\$0	\$101,500	\$125,400	\$125,000	\$250,400	\$0	\$250,400	\$148,900	\$1,892,500		
3	2017-05	Gateway North LLC	\$93,700	\$980,100	\$1,073,800	\$0	\$1,073,800	Construction underway in 2017						\$925,000		
6	2017-06	DJC LLC	City owned - del tax foreclosure					\$0	Planned 2018 new building construction						\$177,285	

TID Infrastructure - Development not in TID District:

1/2	2017-04	FVZ LLC	Manuf	\$56,900	\$1,083,200	\$1,140,100	\$355,300	\$1,495,400	This is 2017 utility infrastructure project						Not in TID
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Attachment: TID Historical Overview (2564 : Overview of City of Merrill TIF)

REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Joint RDA – Committee of Whole

Date of Meeting: Tuesday – June 27th, 2017

Request by: Finance Director/RDA Secretary Kathy Unertl

Describe below the item(s) you wish to have put on the agenda:
(please attach any pertinent information):

Review and discuss status of available industrial property in City of Merrill

So far this year, there have been inquiries to the City of Merrill about potential fifty (50) acre and fifteen (15) acre sites for manufacturing. The existing State Highway 107 industrial park is almost fully occupied with only 7.28 acre site available.

How does City of Merrill compare to other regional industrial/business park property? Please see following information.

Note: There will also be **closed session** discussion on potential east side industrial/business park land acquisition (Proposed TID No. 4 financing)

Signed: *Kathy Unertl*

Date: 6/19/2017

City of Merrill - Industrial/Business Park (TID No. 11)

Available vacant land:

		Acres
251-3106-101-0165	State RD 107 Frontage Merrill Area Dev Corp (MADC)	7.288

Potential available vacant land:

		Acres
251-3106-101-0187	Corner Taylor/Hwy 107 Geoffrey Schmitz	3.280

Vacant land - unavailable:

		Acres
251-3106-101-0156	Commerce St. Frontage Russ Davis Wholesale Inc. - Greenhouse & potential future expansion area	7.220



1 inch = 427 feet

Merrill Hwy 107 Industrial Park

Legend

- MADC Owned
- Other Owned/Vacant Land

Regional Availability of Industrial/Business Park Property

	City of Merrill	City of Wausau	Village of Weston	Portage County
Industrial/Business Land 50 Acre Site Available?	No	Yes - purchased about 200 acres in 2016	No, but working on property assembly	Yes
Tax Increment District (TID)	TID 11 - Hwy 107	Pending Joint Review Board on new TID	Within existing TID	City of Stevens Point or Village of Plover
Street/Utility Improvements Curb, Gutter, & Paving Streelighting Sidewalks/Paths Stormwater Pond(s) Municipal Water Municipal Sanitary Sewer		Pending Becher-Hoppe engineering design and future construction		Yes
Private Utilities including Natural Gas Three-phase electrical Telephone Fiber Optic Cabling		Within 10' of building pad		Available
Cost for land	MADC-owned	for \$1.00	Have been selling	Have been selling
TID Cash Development	Could through TID 11	Through new TID	Could through TID	Could through TID



Wausau Wisconsin

June 19, 2017

PLANNING

Select Language

HOME LIVE WORK VISIT GOVERNMENT DEPARTMENTS SERVICES

Planning
Plans
Comprehensive Plan
CBD Master Plan
CORP
Land Use Plan
Park Recreation Plan
Industrial Development
Near West Side Master Plan
North Downtown Area
River Edge
Sewer Service Area Planning
West Business / Industrial Park
Tax Increment Districts
Wausau Plan
Plans
East Riverfront District
Historic Preservation
General Information
Ordinances
Street and Highway

Departments > Planning > Plans > West Business / Industrial Park

Analysis for Expansion of Wausau West Business and Industrial Park

The Economic Development Committee commissioned two separate reports that represent concept development plans for expansion of the City's industrial park. The plans focus on extending municipal utilities and streets into two areas owned by the City of Wausau.

One area consists of approximately 200 acres located north of Highland Drive and west of 72nd Avenue, the [Wausau West Industrial Park Expansion](#) (1.5mb PDF). Most of the property assessed in this report is part of an existing tax incremental district which will help finance the cost of the public improvements needed in this area. Extension of utilities into this area is being planned for 2002 or 2003.

The second site (the [Miller Farm report](#) 800kb PDF) is located on the north bank of the Big Rib River, immediately west of 48th Avenue extended. This property could be developed into approximately 30 acres of industrial parkland. Due to the existing inventory of available industrial sites, the Miller Farm will probably not be developed for industrial use within the next 10 to 15 years. Rather, the property will be held until other parts of the industrial park are developed or one major employer needs a very large site for expansion purposes. In the meantime, the property will be used as a site for the community garden program administered by The Neighbor's Place.



Weston Business and Technology Park

Located on State Highway 29, the four-lane connection between Green Bay and Minneapolis that serves over 35,000 cars per day, the Weston Business & Technology Park is equipped with the latest technology to make your business a success. The 250+ campus setting boasts high-speed & wireless internet, T1 and ADSL phone lines, three-phase power and enough water & sewer capacity for most modern enterprises. In addition, the park has been designed with doublewide roads and ample turning radii to handle all of your transportation needs.

The business park is zoned for both manufacturing and commercial purposes and is currently home to industry leaders in metal & tube fabrication, laser technology, office furniture, interior doors, dental supplies amid cabinetry. Entrepreneurship abounds as four of our current tenants hold significant patents in their respective fields.

The 75% building to 25% green space ratio requirement allows every business plenty of room to grow while still maintaining a high-end campus through the use of appropriate architectural control, landscaping and signage.

Prospective tenants have access to the Village's revolving loan program (over \$2,000,000 allotted since 1995), site preparation and landscape grants, along with attractive land prices. For more information how you can become the next tenant in Central Wisconsin's key manufacturing center call the Village at 715-359-6114 or email ecodev@westonwi.gov.

Business and Technology Park - South

Weston's Business Park South is a 76 acre campus that combines the best of business amenities within a sustainable environment. Surrounded by a 30 acre conservancy, Business Park South consists of nine state of the art development lots designed to allow your company to compete in the 21st Century.

With frontage along State Highway 29, a four-lane interstate-like highway, Weston Business Park South businesses experience maximum exposure from over 35,000 cars per day traveling along the Green bay to Minneapolis corridor. The Park is 1/4 mile from the STH 29 / County J interchange and 4 miles from I-39 to Madison. If Green Bay or the Fox Valley is your destination, you are literally only one hour away without the hassle of metroplex congestion.

The Park is equipped with sewer, water, three phase power, ADSL and T1 phone capability.

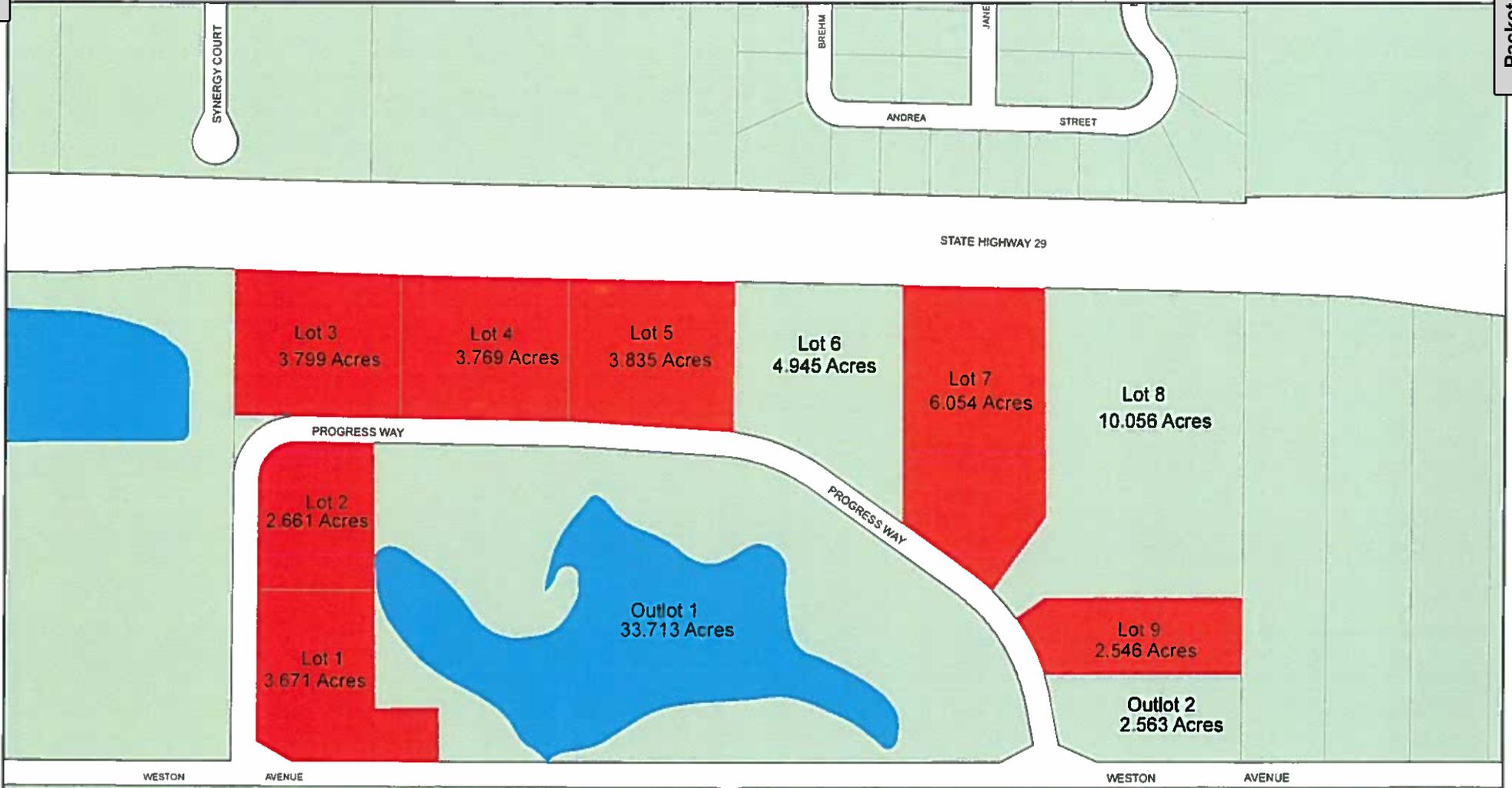
The Business Park is the sustainable environment that sets this park apart from others in the area. The 30 acre conservancy will be a haven of wellness for your employees with its waterfowl pond, hiking trails, and serene picnic areas. The conservancy is the headwaters of the pristine Bull Junior Creek. The Crane Meadows Golf Course and Driving Range is 1/8 of a mile from your front door allowing you to relax from a hectic day at the office. Just across Highway 29, is the \$65 million Weston Business and Technology Park, which is home to some of the area's best entrepreneurs and many product patents.

If you're looking for that special environment to grow your business consider the Weston Business Park South. Land Grants and other economic development incentives can be yours by calling the Village at 715-359-6114 or sending an email to ecodev@westonwi.gov.

[Weston Business & Technology Park South Plat](#)

[Available Lots in Weston Business & Technology Park South](#)

WESTON BUSINESS AND TECHNOLOGY PARK - SOUTH



Legend

Available Lots



Portage County Business Park

Encompassing 420 acres, the Portage County Business Park offers tenants an active and growing location in the middle of the state. Tenants include corporate and professional service offices, manufacturing and distribution centers; daycare and consumer services either in the Park or adjacent. Crossroads Commons provides retail, dining and services right across the street. Along with surrounding developments, this is the economic hub of Central Wisconsin.

The Portage County Business Park offers:

- A comprehensive set of restrictive covenants to protect investment and ensure that quality projects occur in this park
- Direct access to Interstate 39 (north/south) with access to U.S Highway 10 (east/west) a half mile away
- Central Wisconsin Regional Airport located within 20 highway minutes and Stevens Point Municipal Airport within five minutes
- Rail services to the community provided by Canadian National with an important intermodal facility within five miles from the park
- Flexible lot sizes available to meet specific project needs
- Aesthetically-pleasing environment with superior green space and water features
- Natural gas and electric service provided by Wisconsin Public Service
- Sewer and water provided by the City of Stevens Point
- Fiber optics incorporated into park design
- Fiber optics available through Tomorrow Valley Communications Formerly Amherst Telephone Company

East Park Commerce Center

The 760-acre East Park Commerce Center is located directly east of the Portage County Business Park. This shovel-ready site has been designated as “suitable for development” by Deloitte Consulting and the Wisconsin Economic Development Corporation. The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities and other factors.

East Park Commerce Center offers:

- TIF district zoned Planned Industrial Development
- Direct access to Interstate 39 (north/south) with access to U.S. Highway 10 (east/west) a half mile away
- Central Wisconsin Regional Airport located within 20 highway minutes and Stevens Point Municipal Airport within five minutes
- Rail services to the community provided by Canadian National with an important intermodal facility within five miles from the Commerce Center
- Natural gas and electric service provided by Wisconsin Public Service
- Sewer and water provided by the City of Stevens Point
- Daycare and consumer services in adjacent Business Park
- Crossroads Commons provides retail, dining and services within a half mile

Pines Corporate Centre

Pines Corporate Centre is located in Plover, which comprises the southern portion of the Stevens Point area in Portage County, Wisconsin. Plover and the surrounding area have developed into one of the nation's most important agricultural suppliers of potatoes and other vegetables and, combined with other products and industries, is one of the most diversified economies in the state of Wisconsin. Pines Corporate Centre provides businesses with a wide variety of opportunities for commercial and industrial growth.

Pines Corporate Centre offers:

- A comprehensive set of restrictive covenants to protect investment and ensure that quality projects occur in this park
- Direct access to Highway 54 (east/west) with direct access to Interstate 39 (north/south) two miles to the west
- Central Wisconsin Regional Airport located within 30 highway minutes and Stevens Point Municipal Airport within ten minutes
- Rail services to the community provided by Canadian National with an important intermodal facility within five miles from the park
- Flexible lot sizes available to meet specific project needs.
- Natural gas services provided by Wisconsin Public Service
- Electrical service provided by Wisconsin Public Service
- Sewer and water provided by the Village of Plover

Amherst Business Park

Located off Highway 10 in Amherst, Wisconsin, the Amherst Business Park is an ideal location for serving both the Central Wisconsin and Fox Valley markets to the east.

The Amherst Business Park offers:

- A comprehensive set of restrictive covenants to protect investment and ensure that quality projects occur in this park
- Direct access to U.S. Highway 10 (east/west) with access to Interstate 39 (north/south) 15 miles to the west
- Central Wisconsin Regional Airport located within 35 highway minutes; Stevens Point Municipal Airport and Waupaca Airport are within 20 minutes
- Rail services to the community provided by Canadian National with an important intermodal facility within 15 miles from the park
- Flexible lot sizes available to meet specific project needs
- Natural gas services provided by Alliant Energy
- Electrical service provided by Alliant Energy
- Sewer and water provided by the Village of Amherst
- Fiber optics available through Tomorrow Valley Communications Formerly Amherst Telephone Company

East Park Commerce Center Stevens Point, WI

- BUSINESSES**
- Travel Guard
 - Aspirus Clinic
 - Adventure 212
 - Porteli's Pizza
 - Ortho Molecular
 - Furniture & Appliance Mart
 - Hostel Shoppe
 - Land's End
 - Rettler Corporation
 - Biolife Plasma Services

**Portage County
Business Park**

**East Park Commerce Center
(700+ Acres)**

138 kV Transmission
Line (Capacity 3-5 MVA)

**Crossroads
Commons
(Retail Center)**

- BUSINESSES**
- Best Buy
 - Walmart
 - Lowe's
 - Kohl's
 - Starbuck's
 - McDonald's
 - Denny's
 - Ashley Furniture
 - Chili's
 - Michael's
 - Joann Fabric's



0 0.125 0.25 0.5 Miles

City of Stevens Point
Community Development Department

- Portage County Business Park Boundary
- Crossroads Commons Boundary
- East Park Commerce Center Boundary
- Parcel Lines



This map was compiled by the City of Stevens Point's Community Development Department for reference purposes only. The accuracy of this map is not guaranteed and the City makes no express or implied warranties of any type regarding this map. Furthermore, the City is not liable for any direct or indirect damages suffered related to the use of this map.

PORTAGE COUNTY BUSINESS PARK

Site Development Plan

- Highway Commercial
- Large Business Facilities
- Highway Office
- Business / Professional Offices
- Office / Light Industrial
- Lands' End
- Medium / Large Scale Industrial
- Large Scale Rail Industrial
- Park / Open Space Easements

Highway Commercial, Large Business Facilities, Highway Office, and Business / Professional Office uses allowed in this district.

Utilities

- Bicycle / Pedestrian Path
- Easement Boundary
- Overhead Transmission Lines



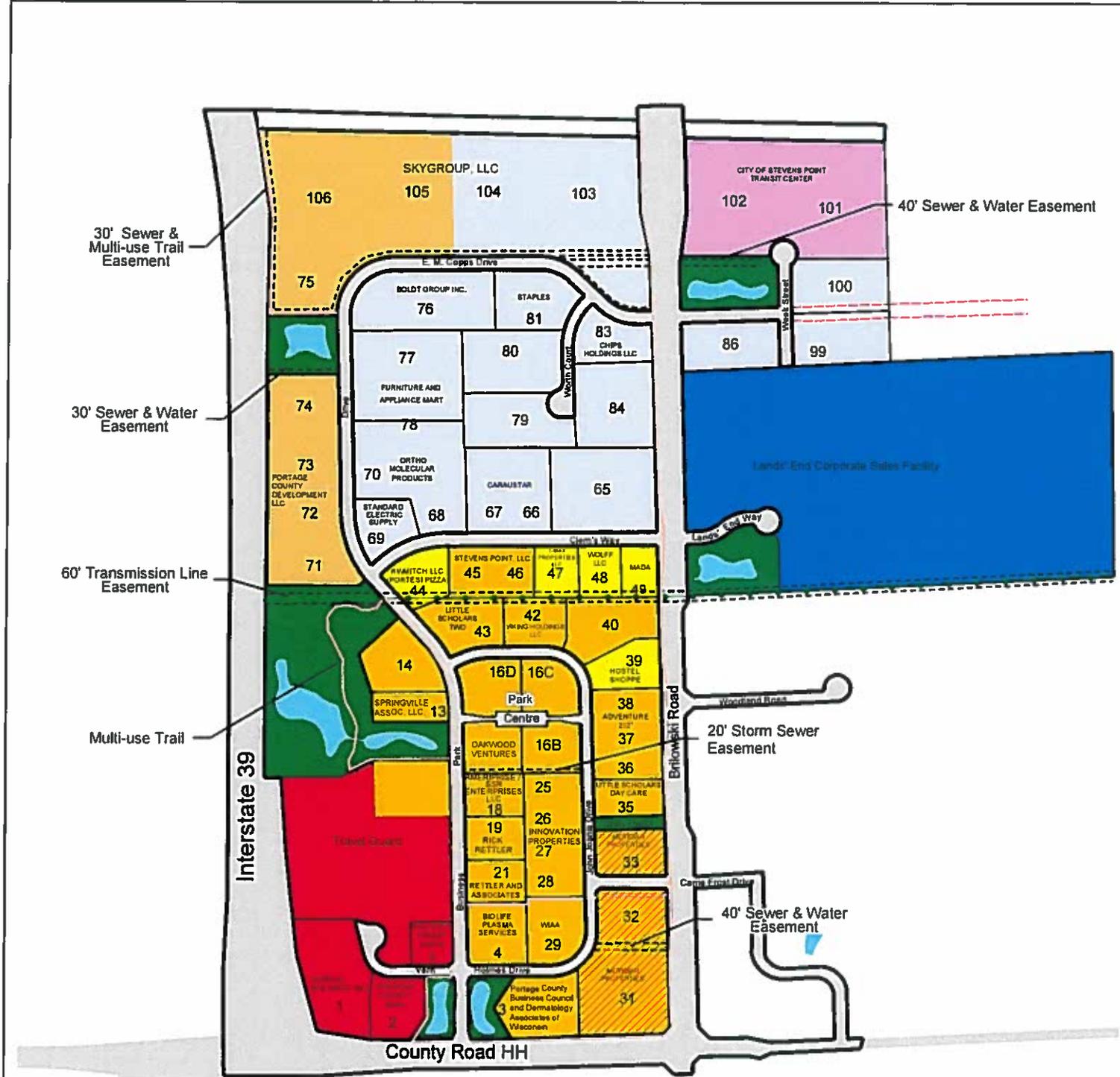
Feet

0 200 400 600 800



Planning and Zoning Department
 1462 Straugs Avenue
 Stevens Point, WI 54481

Production Date: January 7, 2014



30' Sewer & Multi-use Trail Easement

30' Sewer & Water Easement

60' Transmission Line Easement

Multi-use Trail

Interstate 39

County Road HH

Enlowick Road

20' Storm Sewer Easement

40' Sewer & Water Easement

40' Sewer & Water Easement

Lands' End Corporate Sales Facility

Woodland Gate

Camp Ernst Drive

SKYGROUP, LLC
106 105 104 103

CITY OF STEVENS POINT
TRANSIT CENTER
102 101

BOLDT GROUP INC. 76 STAPLES 81
FURNITURE AND APPLIANCE MART 77 80
ORTHOMOLECULAR PRODUCTS 78 79
GAMMSTAR 65

PORTAGE COUNTY DEVELOPMENT LLC 74
STANDARD ELECTRIC SUPPLY 69 68 67 66

STEVENS POINT, LLC 45 46 47 48 49
LITTLE SCHOLARS TWO 43 42 40
DARKWOOD VENTURES 16D 16C
PARK CENTRE

SPRINGVILLE ASSOC. LLC 13
DARKWOOD VENTURES 16B
INTEPRISES LLC 18 25
INNOVATION PROPERTIES 26
RICK RETTLER 19 27
REITLER AND ASSOCIATES 21 28
BIO LIFE PLASMA SERVICES 4 29
WAA 29

PORTAGE COUNTY DEVELOPMENT LLC 73
PORTESI PIZZA 44
LITTLE SCHOLARS 43 42 40
HOTTEL SHOPPING 39
ADVENTURE 38
ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 72
STEVENS POINT, LLC 45 46 47 48 49
LITTLE SCHOLARS TWO 43 42 40
HOTTEL SHOPPING 39
ADVENTURE 38
ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 71
STEVENS POINT, LLC 45 46 47 48 49
LITTLE SCHOLARS TWO 43 42 40
HOTTEL SHOPPING 39
ADVENTURE 38
ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 70
STEVENS POINT, LLC 45 46 47 48 49
LITTLE SCHOLARS TWO 43 42 40
HOTTEL SHOPPING 39
ADVENTURE 38
ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 69
STEVENS POINT, LLC 45 46 47 48 49
LITTLE SCHOLARS TWO 43 42 40
HOTTEL SHOPPING 39
ADVENTURE 38
ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 68
STEVENS POINT, LLC 45 46 47 48 49
LITTLE SCHOLARS TWO 43 42 40
HOTTEL SHOPPING 39
ADVENTURE 38
ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 67
STEVENS POINT, LLC 45 46 47 48 49
LITTLE SCHOLARS TWO 43 42 40
HOTTEL SHOPPING 39
ADVENTURE 38
ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 66
STEVENS POINT, LLC 45 46 47 48 49
LITTLE SCHOLARS TWO 43 42 40
HOTTEL SHOPPING 39
ADVENTURE 38
ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 65
STEVENS POINT, LLC 45 46 47 48 49
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HOTTEL SHOPPING 39
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ADVENTURE 37
LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33

PORTAGE COUNTY DEVELOPMENT LLC 64
STEVENS POINT, LLC 45 46 47 48 49
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ADVENTURE 38
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LITTLE SCHOLARS DAY CARE 36
ADVENTURE 35
HOTTEL SHOPPING 33



VILLAGE OF PLOVER: PINES CORPORATE CENTRE

Portage County, Wisconsin



Produced by: GIS Dept.
Date: December, 2012
File: pinecorporat-acres.mxd

