



**CITY OF MERRILL**  
**REDEVELOPMENT AUTHORITY**  
**AGENDA • TUESDAY AUGUST 1, 2017**

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**Regular Meeting**

**City Hall Council Chambers**

**8:00 AM**

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- I. Call to Order
- II. Minutes of previous meeting (s):
  1. Consider approval of Joint RDA-COW meeting minutes from June 27th
- III. Public Comment
- IV. Agenda items for consideration:
  1. Consider resolution authorizing development agreement between the City of Merrill and Cobblestone Hotels for 3209 E. Main St. rehabilitation (Badger Hotel) – TID No. 3
  2. Consider resolution authorizing updated structure of TID No. 8 development incentive for 1504 W. Main St. rehabilitation project
  3. Review and discussion of 2016 Tax Increment District Annual Reports
- V. Next RDA meeting (s)
- VI. 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:
  1. Consider approval of closed session minutes from Joint RDA-COW minutes from June 27th
  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 may reconvene in open session to take action on closed session items related to potential purchase of properties and potential TIF cash development incentives in TID No. 3 and TID No. 4
- VIII. Adjournment

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

Tuesday, June 27<sup>th</sup>, 2017 at 6:00 p.m.  
 City Hall Common Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Tim Haight, Jill Laufenberg,  
 Tony Kusserow, Clyde Nelson and Karen Karow

RDA Absent: None

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

COW Absent: Pete Lokemoen (Excused)

Others: City Clerk Bill Heideman, City Attorney Tom Hayden,  
 Finance Director Kathy Unertl, Public Works Director Rod Akey,  
 City Building Inspector Darin Pagel, Ken Maule from Lincoln  
 County Economic Development Corp. (LCEDC), Gene Bebel,  
 and Lori Anderson Malm

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

**Consider approval of meeting minutes from June 13<sup>th</sup>, 2016:**

Motion (Laufenberg/Schwartzman) to approve the joint RDA-COW meeting minutes from June 13<sup>th</sup>, 2016. Carried with corrections of COW Absent listing instead of RDA Absent and noting that Mary Ball was excused.

**Public Comment:** None.

**Consider sale of Fox Point site (TID No. 10) to the Merrill Area Housing Authority (MAHA):**

The Merrill Area Housing Authorizing (MAHA) is interested in proceeding with market-rate Phase I multi-family housing development rather than delaying development until potential WHEDA tax credits awarded as proposed by Horizon Development Group, Inc.

Unertl highlighted overview of proposed terms for sale of the Fox Point site to MAHA and potential TID No. 10 cash flow projections. MAHA Executive Director Paul Russell indicated that proposed start of new construction could be as soon as spring 2018. Meehean noted need for hiring a construction manager, developing State-approved construction plans, and obtaining project financing.

**Consider sale of Fox Point site (TID No. 10) to the MAHA - continued:**

Schwartzman asked whether issuing another Request for Proposals (RFP) is required. City Attorney Hayden responded that not required. In August 2016, there were two RFP responses received from Horizon Development Group, Inc. (with planned MAHA management services and proposed ownership after the tax credit period) and from S. C. Swiderski LLC.

Discussion focused upon proposed construction/ready for occupancy timeframe and that needed to be earlier than preliminary August 31<sup>st</sup>, 2021 concept proposal which focused upon TID No. 10 cash flow requirements. Meehean requested further information on proposed construction timeframes and details of the PILOT (Payment in lieu of property taxes).

RDA Commissioners Karow and Laufenberg expressed support for proposed sale of the Fox Point site to MAHA. Haight emphasized need for faster proposed construction timeframe. Bialecki noted that housing owned by MAHA keeps the rental income/maintenance expenditures within the Merrill community. Bialecki added that the last affordable family housing development was constructed in 1979.

**RDA motion (Laufenberg/Schwartzman) to recommend sale of the Fox Point property to Merrill Area Housing Authority (MAHA) for proposed \$200,000 price with details of the development timeframe and PILOT terms to be finalized.**

Carried unanimously.

**COW motion (Meehean/Norton) to negotiate agreement with the Merrill Area Housing Authority (MAHA).** Carried 5-1 with Russell abstaining and Ball voting no.

**Overview of City of Merrill TIF-supported developments and discussion of potential use of “claw back” provisions:**

At the April 26<sup>th</sup>, 2017 Common Council meeting, there was request to review potential use of “claw back” provisions within future TID development agreements. Unertl highlighted two previous City agreements with specific assessment valuation or job creation provisions. City generally does “pay-as-you-go” TID cash development incentive paid over multi-years after the development has been completed.

Meehean expressed support for including potential “claw back” provisions. Unertl advised that City Clerk-Treasurer staff will be assisting in documenting job creation information to go with the assessment valuation data.

The agenda packet background information included historical TID valuation information by TID District, as well as annual tax increment generated. There will be \$915,232 generated in tax increment for 2017 TID expenditures. With the improvements within the Pine Ridge Plaza (for Church Mutual Insurance and for Ministry Medical Clinic), the tax increment from TID No. 4 has increased from about \$26,000 in 2016 to almost \$220,000 in 2017. Based upon 1/1/2017 assessments, there will be increased 2018 tax increment generated for TIDs No. 3 and No. 4.

## **Review and discuss status of available industrial property in City of Merrill:**

Merrill Area Development Corp (MADC) only has one 7.28 acre vacant site available in the Highway 107 industrial park. There have been two recent requests for potential manufacturing/business park parcels – for 50 acres and for 15 acres. Transportation access to US Highway 51 corridor is key location decision-making criteria.

Unertl highlighted agenda packet background information comparing City of Merrill with City of Wausau, Village of Weston, and Portage County Business Park. Unertl also noted that there is even a highly visible business park in Village of Amherst adjacent to US Highway 10.

Specific potential east side industrial/business park location will be discussed in closed session. Unertl reported that the cash flow from TID No. 4 would be able to fiscally support acquisition of vacant land.

**RDA meeting:** Next RDA meeting is scheduled for Tuesday, August 8th at 6:00 p.m. which will include public hearings on proposed TID No. 12 (Weinbrenner) creation and TID No. 8 boundary and plan amendment.

Bialecki read the following notice:

The RDA and Committee of 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:

- a. Consider authorization for potential acquisition of property for new east-side industrial/business park (Proposed TID No. 4 financing)
- b. Potential purchase of properties and potential TIF development incentives in TID No. 3 and TID No. 4 to facilitate new commercial developments

**Motion (Schwartzman/Meehean) to move to closed session.** Motion carried on 7-0 on RDA roll call vote and 6-1 (with Norton voting No) on Committee of Whole roll call vote at 6:55 p.m.

There was extensive review and discussion on above items in closed session. City staff will be following up on potential property acquisitions and TID development agreements. A petition for direct annexation is needed as the first step for development of new east side industrial/business park.

**Adjournment:** Motion (Burgener/Meehean) to adjourn at 7:45 p.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

## City of Merrill – TIF Development Incentive Overview

### TID No. 3 (East Side)

- Property Owner: Cobblestone Hotels is purchasing the existing Badger Hotel which has fifty-six hotel rooms
- Location: 3209 E. Main St. (about 2.42 acre site)
- Development: Rehabilitation of exterior including removal/new roof shingles; parking lot replacement; exterior lighting improvements; and landscaping.
- Replacement of interior fixtures, furnishings, and equipment.
- Investment: Property acquisition followed by about \$500,000 in exterior rehabilitation and about \$800,000 in new fixtures, furnishings, and equipment.
- Infrastructure: N/A for public.
- Room Tax: Preliminary estimate of about \$20,000 additional room tax based upon on-line booking network and with visitors staying here instead of Wausau-area.

### TID Development Incentive:

#### RDA recommendation:

Total of \$150,000 with the following payment schedule:

Upon completion (2017)	\$30,000
Annually (2018-2021)	\$30,000 – four years

#### TID Lifespan Tax Increment:

Spreadsheet provided – projected at about \$151,201 and would mainly be Personal Property tax increment

City of Merrill - Projected Tax Increment for Cobblestone Hotels, LLC						
3209 E. Main St. - Badger Hotel Rehabilitation						
						East Side - TID No. 3
PIN 251-3106-132-0009 Parcel 34-0002-000-090-08-00						
<b>Rehabilitation of existing Badger Hotel which has fifty-six hotel rooms. Would be Cobblestone branded with double queen and king rooms, hot continental breakfast, fitness room, and guest laundry.</b>						
<b>Real Estate</b>						
		Existing		Projected		
Existing Badger Hotel		Valuation		Valuation		
Land		\$213,700		Land		\$215,000
Improved		\$707,200		Improved		\$805,900
Total		\$920,900		Total		\$1,020,900
<b>Projected RE Tax Increment</b>						<b>\$100,000</b>
<b>Personal Property</b>						
		Existing	This TID analysis assumes continuation of Personal Property Tax			
		Valuation	or new State of Wisconsin replacement aid program.			
		\$69,500				
<b>Projected Tax Increment (TID No. 3 - East Side)</b>						
Const. Year	Value Year	Revenue Year	Real Estate Increment	PP Increment	Tax Rate	Real Estate Tax Increment
2017	2018	2019	\$100,000	\$750,000	\$31.91	\$27,124
		2020	\$100,000	\$656,250	\$31.91	\$24,132
		2021	\$100,000	\$574,219	\$31.91	\$21,514
		2022	\$100,000	\$502,441	\$31.91	\$19,224
		2023	\$100,000	\$439,636	\$31.91	\$17,220
		2024	\$100,000	\$384,682	\$31.91	\$15,466
		2025	\$100,000	\$336,596	\$31.91	\$13,932
		2026	\$100,000	\$294,522	\$31.91	\$12,589
<b>Projected Tax Increment</b>						<b>\$151,201</b>
<b>TID Increment</b>						

RESOLUTION NO. \_\_\_\_

**A RESOLUTION AUTHORIZING UPDATED STRUCTURE FOR  
TID NO. 8 DEVELOPMENT INCENTIVE FOR  
1504 W. MAIN ST. REHABILITATION PROJECT**

WHEREAS, the Common Council of the City of Merrill authorized a development agreement via Resolution No. 2437 on January 12, 2016; and,

WHEREAS, Mark A. Raymer still proposes rehabilitating the exterior façade and interior of a commercial building located at 1504 West Main Street, which is located within TID No. 8; and,

WHEREAS, the January 2016 development incentive was structured with City of Merrill payment of indirect project costs of \$13,000 (such as architectural services) and a \$30,000 cash development incentive; and,

WHEREAS, there have been substantial delays in this redevelopment project which require a restructured incentive payment not to exceed \$43,000 to facilitate the rehabilitation of a commercial building;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 8<sup>th</sup> day of August, 2017, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Mark A. Raymer and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: \_\_\_\_\_

\_\_\_\_\_  
William R. Bialecki  
Mayor

Passed: \_\_\_\_\_

\_\_\_\_\_  
William N. Heideman  
City Clerk

# Lincoln County Public Access Land Records Viewer



Author: Public  
 Date Printed: 7/12/2017

The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Map may be reproduced with permission of the Lincoln County Land Services Department, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phone (715) 539-1049.

Attachment: TID3 Res-Cobblestone Hotels (2662 : Resolution - Development Agreement for Cobbleston

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING UPDATED STRUCTURE FOR  
TID NO. 8 DEVELOPMENT INCENTIVE FOR  
1504 W. MAIN ST. REHABILITATION PROJECT**

WHEREAS, the Common Council of the City of Merrill authorized a development agreement via Resolution No. 2437 on January 12, 2016; and,

WHEREAS, Mark A. Raymer still proposes rehabilitating the exterior façade and interior of a commercial building located at 1504 West Main Street, which is located within TID No. 8; and,

WHEREAS, the January 2016 development incentive was structured with City of Merrill payment of indirect project costs of \$13,000 (such as architectural services) and a \$30,000 cash development incentive; and,

WHEREAS, there have been substantial delays in this redevelopment project which require a restructured incentive payment not to exceed \$43,000 to facilitate the rehabilitation of a commercial building;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 8<sup>th</sup> day of August, 2017, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Mark A. Raymer and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: \_\_\_\_\_

\_\_\_\_\_  
William R. Bialecki  
Mayor

Passed: \_\_\_\_\_

\_\_\_\_\_  
William N. Heideman  
City Clerk

**Sources & Uses Statement**  
**Rehabilitation of 1504 W. Main Street**  
**December 2015**

**SOURCES**

<b>USES</b>	<u>Owner</u>	<u>Bank</u>	<u>City 1</u>	<u>City 2</u>	<u>Total</u>
			TID No. 8	Façade Loan	
Acquisition	80,000* <sub>1</sub>	-0-	-0-	-0-	80,000
Rehabilitation	-0-	203,000* <sub>2</sub>	30,000	50,000* <sub>3</sub>	283,000
Soft Costs (A/E)	<u>-0-</u>	<u>-0-</u>	<u>13,000</u>	<u>-0-</u>	<u>13,000</u>
<b>Total</b>	<b>80,000</b>	<b>203,000</b>	<b>43,000*<sub>4</sub></b>	<b>50,000</b>	<b>376,000</b>
	(21%)	(54%)	(11%)	(14%)	(100%)

**Footnotes:**

- \*<sub>1</sub> - Property is contributed by owner via a 1031 exchange transaction.
- \*<sub>2</sub> - Bank financing will take first mortgage position, as collateral.
- \*<sub>3</sub> - City Loan financing under existing façade loan program. City mortgage would be in 2<sup>nd</sup> position behind primary lender's \$203,000.
- \*<sub>4</sub> - City TIF incentive is structured as a grant paying for building rehab.

**RESOLUTION NO. 2437**

**A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND MARK A. RAYMER (FOR 1504 W. MAIN ST. REHABILITATION)**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 8 on September 13, 2011 and amended the boundaries and TIF Plan on September 24, 2013 and September 22, 2015; and,

WHEREAS, Mark A. Raymer proposes rehabilitating the exterior façade and interior of a commercial building located at 1504 West Main Street, which is located within TID No. 8; and,

WHEREAS, the City of Merrill finds that the proposed redevelopment 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 serves a public purpose in accordance with State law; and,

WHEREAS, the City and Mark A. Raymer have negotiated the development agreement to provide an incentive payment **not to exceed \$30,000** to facilitate the rehabilitation of a commercial building;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 12<sup>th</sup> day of January, 2016, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Mark A. Raymer and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority (RDA)

Moved: Alderman Schwartzman

Passed: January 12, 2016

CITY OF MERRILL, WISCONSIN

  
William R. Bialecki  
Mayor

  
William N. Heideman  
City Clerk

## City of Merrill – TIF Development Incentive Overview

### TID No. 8 (West Side)

Property Owner: Mark Raymer purchasing property from Gerald & Jane Kleinhans

Location: 1504 W. Main St. (Rich's Discount)

Development: See Mike Morrissey proposed project summary and Sources & Uses Statement

Infrastructure: N/A – None for City of Merrill.

### TID Development Incentives:

Developer: Total of \$30,000 upon completion of rehabilitation

### TID Lifespan Tax Increment:

New tax increment projected at over \$115,000 - please see TIF spreadsheet.

### Fiscal Impact of 1502 W. Main St. Redevelopment:

Mark Raymer previously acquired and rehabilitated the adjacent vacant building at 1502 W. Main St. The following is actual assessed valuations and resulting real estate property taxes.

	2012 <u>Valuation</u>	2015 <u>Valuation</u>	<u>Change</u>
Land	\$12,700	\$12,700	\$0
Improved	\$30,400	\$293,700	\$263,300
Total	<u>\$43,100</u>	<u>\$306,400</u>	<u>\$263,300</u>
Real Estate Tax	\$1,192.11	\$8,231.06	\$7,038.95

Development Overview – Raymer 1504 W. Main St.

City of Merrill - Projected Tax Increment for "Rich's Discount" Rehabilitation								
1504 W. Main St.			Property Owner - Mark Raymer					
PIN: 251-3106-104-0106			Parcel: 34-0104-003-250-00-00					
<b>Real Estate</b>		<b>Existing Valuation</b>				<b>Projected Valuation</b>		
Land		\$17,000		Land		\$17,000		
Improved		\$70,600		Improved*		\$275,600		
<b>Total</b>		<b>\$87,600</b>		<b>Total</b>		<b>\$292,600</b>		
*Includes exterior and interior rehabilitation								
<b>Projected RE Tax Increment</b>						<b>\$205,000</b>		
<b>Personal Property - Projected:</b>								
New furniture/fixtures						<b>Projected \$15,000</b>		
with projected future replacement in 2029								
<b>Projected Tax Increment (TID No. 8 - West Side)</b>								
Const. Year	Value Year	Revenue Year	PP Value Increment 10% Dep.	Total Value Increment	Tax Rate	Real Estate Tax Increment	PP Tax Increment	Projected Total Tax Increment
2016	2017	2018	\$15,000	\$220,000	\$27.07	\$5,549	\$408	\$5,955
	2018	2019	\$13,500	\$218,500	\$27.07	\$5,549	\$365	\$5,915
	2019	2020	\$12,150	\$217,150	\$27.07	\$5,549	\$329	\$5,878
	2020	2021	\$10,935	\$215,935	\$27.07	\$5,549	\$296	\$5,845
	2021	2022	\$9,842	\$214,842	\$27.07	\$5,549	\$268	\$5,816
	2022	2023	\$8,857	\$213,857	\$27.07	\$5,549	\$240	\$5,789
	2023	2024	\$6,500	\$211,500	\$27.07	\$5,549	\$178	\$5,725
	2024	2025	\$6,500	\$211,500	\$27.07	\$5,549	\$178	\$5,725
	2025	2026	\$5,000	\$210,000	\$27.07	\$5,549	\$135	\$5,684
	2026	2027	\$4,500	\$209,500	\$27.07	\$5,549	\$122	\$5,671
	2027	2028	\$4,500	\$209,500	\$27.07	\$5,549	\$122	\$5,671
	2028	2029	\$4,500	\$209,500	\$27.07	\$5,549	\$122	\$5,671
	2029	2030	\$15,000	\$220,000	\$27.07	\$5,549	\$408	\$5,955
	2030	2031	\$13,500	\$218,500	\$27.07	\$5,549	\$365	\$5,915
	2031	2032	\$12,150	\$217,150	\$27.07	\$5,549	\$329	\$5,878
	2032	2033	\$10,935	\$215,935	\$27.07	\$5,549	\$296	\$5,845
	2033	2034	\$9,842	\$214,842	\$27.07	\$5,549	\$268	\$5,816
	2034	2035	\$8,500	\$211,500	\$27.07	\$5,549	\$178	\$5,725
	2035	2036	\$6,500	\$211,500	\$27.07	\$5,549	\$178	\$5,725
	2036	2037	\$6,500	\$211,500	\$27.07	\$5,549	\$178	\$5,725
<b>Projected Tax Increment</b>						<b>\$110,982</b>	<b>\$4,946</b>	<b>\$115,928</b>
						<b>Real Estate</b>	<b>PP</b>	<b>Total</b>

## **Proposed Project Summary 1504 W. Main Street, Merrill, Wisconsin**

The proposed project consists of rehabilitating an existing commercial building located at 1504 W. Main Street, known as "Rich's Discount" Market. The developer for the property is Mr. Mark Raymer, who previously acquired and rehabilitated the 1502 W. Main Street property.

The project, as outlined, consists of a mixed use development. The first level will be renovated throughout to accommodate approximately three (3) leasable commercial spaces; one space of which will be leased to a newly configured Rich's Discount market in a separate storefront. The second floor will be completely renovated into two (2) new apartments. All interior spaces will be completely remodeled with new flooring, ceiling, walls and updated electrical and plumbing, as necessary to create fully-improved commercial and residential space. Total development cost is estimated to be \$376,000 based on previous similarly styled developments. Total square footage in the property is approximately 9,720. Interior rehab of \$263,000 yields a very affordable cost of \$27/sq ft.

The exterior façade will be completely reconstructed into three new separate and independent business storefronts with new entrances, windows and designed exterior surfaces for both the south and west elevations. Exterior surfaces will consist of new windows and doors, a combination of wood frame, EFIS (Exterior Finish Insulation System) together with brick/masonry accents. The existing parking lot would be re-surfaced.

Both the interior spaces/floor plans and exterior improvements are being designed by Kye Studios (who has also designed Central Carpeting, 811 First Street (Antiques), 406 W. Main (Center For Creative Wellness) and Ballyhoos. Construction will begin after all approvals are in place and disbursement of funds will occur during construction.



City of Merrill  
 Kathy Unertl, Finance Director  
 1004 East 1st Street • Merrill, Wisconsin • 54452  
 Phone: 715.536.5594 • Fax: 715.539.2668  
 e-mail: Kathy.Unertl@ci.merrill.wi.us

Date: July 7<sup>th</sup>, 2017

To: Mayor Bill Bialecki and Alderpersons  
 Redevelopment Authority (RDA) Commissioners  
 Merrill Joint Review Board

From: Kathy Unertl, Finance Director/RDA Secretary

**RE: Tax Increment District (TID) 2016 Annual Report**

In recent years, there has been increased development within the City of Merrill - both inside and outside Tax Incremental Districts. Historical information on TID valuations and tax increment are shown on pages 3 and 4. The sanitary sewer lift station, funded through TID No. 3 (i.e. within ½ mile of TID border), allowed for construction of the new NorTrax (John Deere) facilities with 1/1/2017 assessment increase of \$2,889,300.

Additional TID valuation growth has occurred in both TID No. 3 and TID No. 4 as of 1/1/2017 assessments. There will be partial 1/1/2018 valuation for the new Park City Credit Union development (at corner of E. Main St. and S. Pine Ridge Ave.). Preliminary fiscal projection is for an additional \$200,000+ in TID No. 3 annual tax increment beginning with the 2020 revenue year.

City of Merrill is strategically and financially positioned for:

- Acquisition of vacant land for new east side industrial/business park – through TID No. 4;
- Extension of N. Pine Ridge Ave. from Zastrow's The Beer Man north to Lincoln County Highway G (i.e. right-of-way acquisition, engineering/design, and utility/street infrastructure construction) – through TIDs No. 3 and No. 4.

Subsequent to the 12/31/2016 City audit reports, Draw No. 2 for Series 2016C borrowing for various TIDs occurred in mid-March 2017. The fiscal impact of this borrowing is highlighted on Page 5. I have also provided my 12/31/2017 projected TID fiscal status. Additional tax increment transfers from TID No. 3 to "blighted area" TIDs are planned for 2017.

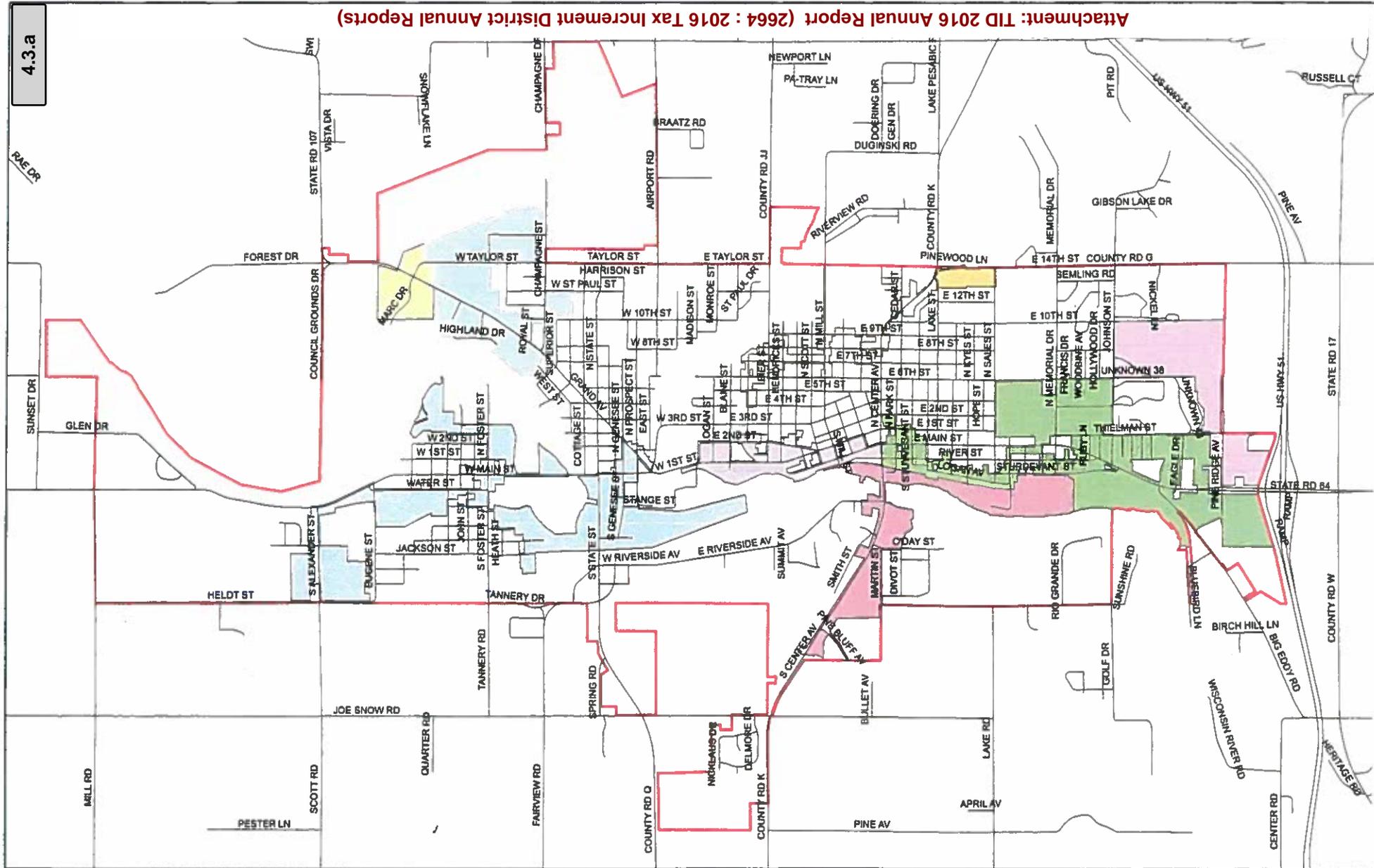
Although a Wisconsin Department of Revenue PE-300 was not required for TID No. 11 since first created in May 2016, I have included expenditures and borrowing information on the TID Annual Report Summary – pages 6 and 7. Premier Merrill Apartments, LLC has just notified that they intend to start Phase II (i.e. three additional twelve-unit apartment buildings in TID No. 11) in fall 2017.

Please contact me if you have any questions regarding TID 2016 expenditures/revenues or City of Merrill TID plans for 2017 and the community's future.

## City of Merrill

### Tax Incremental Districts (TIDs)

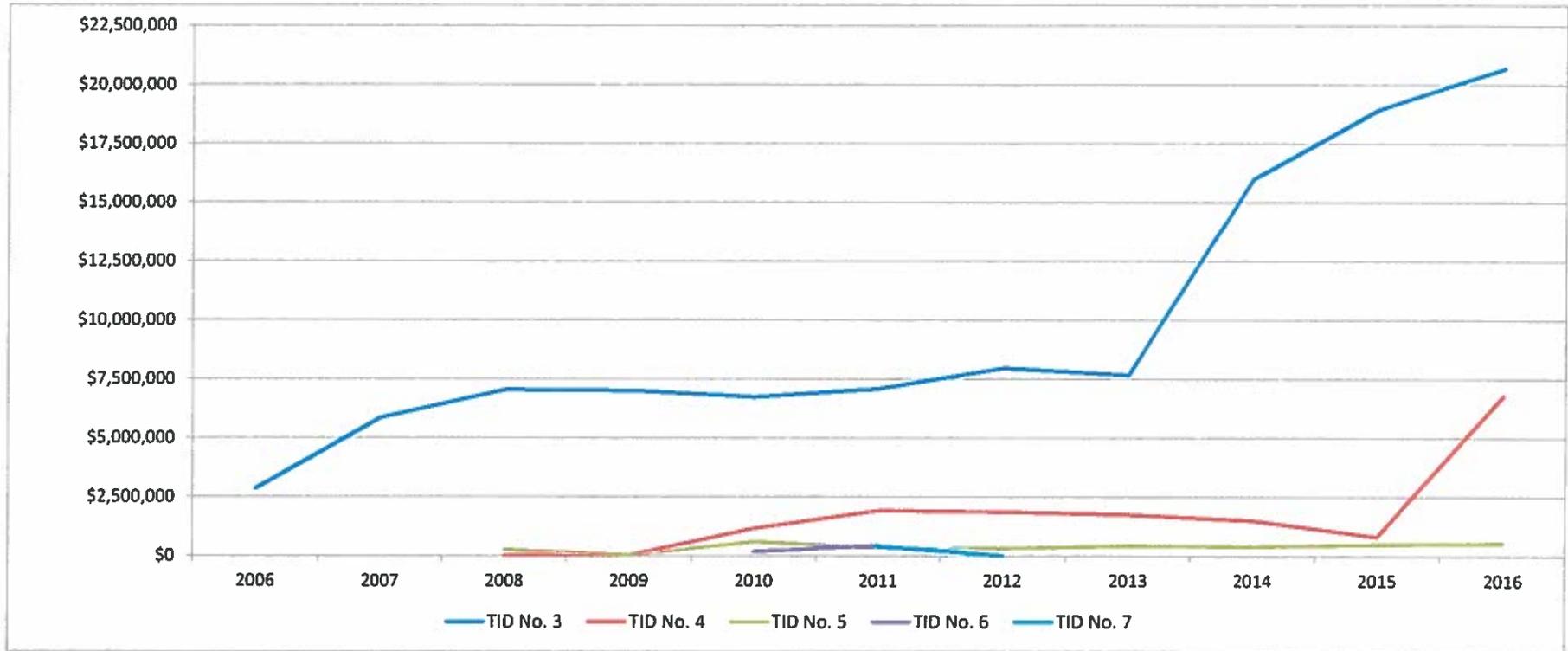
	<u>TID Type</u>	<u>Created</u>	<u>Geographic Area</u>
TID No. 3	Mixed Use	09/13/2005	East side to N. Center Ave.
TID No. 4	Mixed Use	09/11/2007	N. Pine Ridge/Thielman St. Area
TID No. 5	Mixed Use	09/11/2007	Hwy 107/Taylor St. Area (See also TID No. 11)
TID No. 6	"Blighted Area"	05/12/2009	Central Downtown to Prairie River Middle School
TID No. 7	"Blighted Area"	08/11/2009	N. Center Ave. to Douglas St. Area
TID No. 8	"Blighted Area"	09/27/2011	Westside Downtown to Alexander St.
TID No. 9	"Blighted Area"	09/24/2013	Wisconsin Riverfront/S. Center Ave. Area
TID No. 10	"Blighted Area"	09/22/2015	Highway G - former Fox Point Area
TID No. 11	Mixed Use	05/10/2016	Hwy 107/Industrial Park Area



Tax Increment Districts



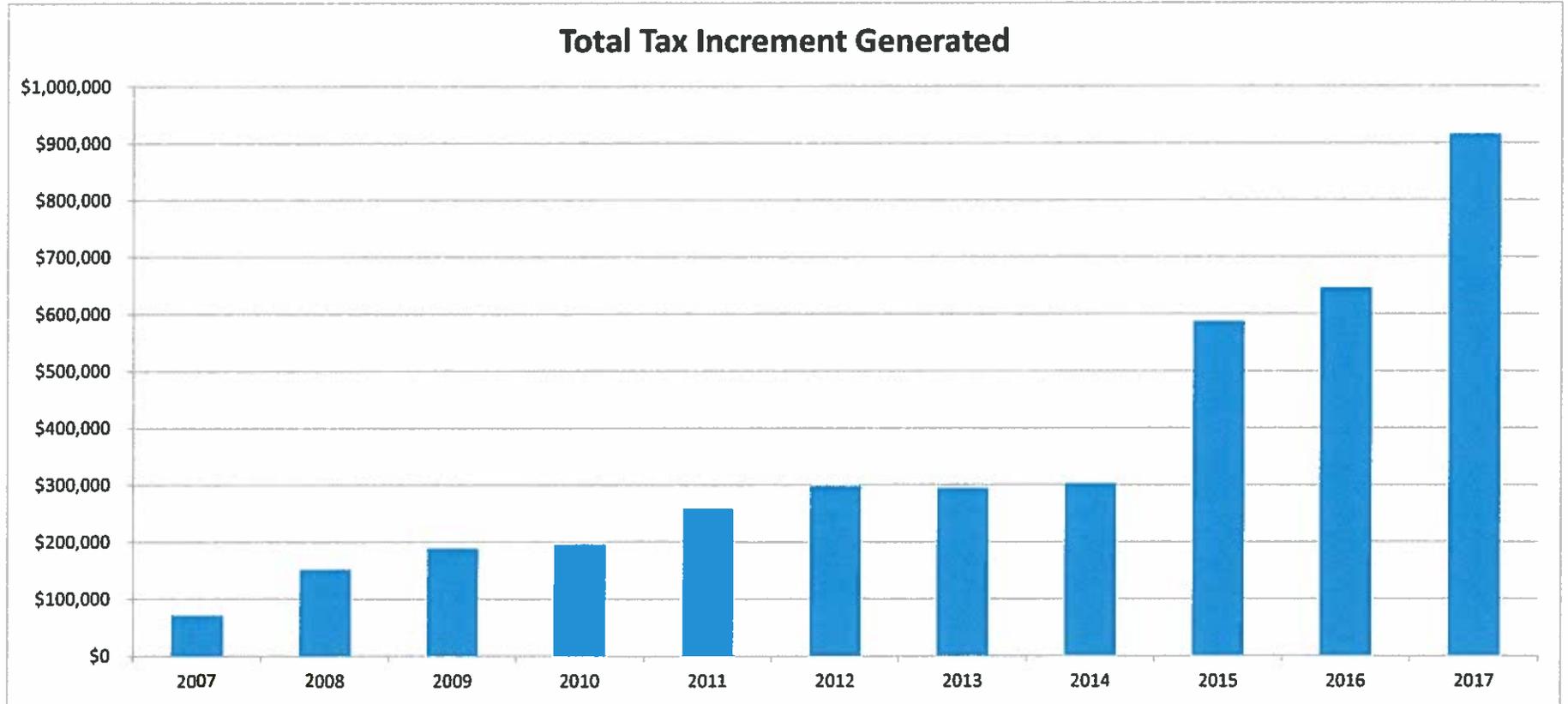
### City of Merrill - Tax Increment District (TID) Value Increment by TID District



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	\$0	\$8,300				
2013	2014	\$9,819,800	\$7,658,800	\$1,735,300	\$425,700	\$0	\$0				
2014	2015	\$17,890,400	\$15,999,300	\$1,495,300	\$395,800	\$0	\$0				
2015	2016	\$20,233,700	\$18,938,800	\$812,200	\$482,700	\$0	\$0				
2016	2017	\$28,426,400	\$20,691,100	\$6,793,500	\$537,300	\$0	\$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.

### 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	\$915,335	\$666,257	\$218,752	\$17,301		\$12,922			\$103	

## City of Merrill - Tax Increment Districts (TID) Fiscal Status

Revised projections by Finance Director Kathy Unertl 7/6/2017

## Tax Increment Districts (TIDs)

		12/31/16 Fiscal Status	Series 2016C Draw #2 03/16/2017	Tax Increment 2017	Projected 12/31/2017 Fiscal Status	Comments
TID No. 3	East Side	\$935		\$666,257	\$400,000	Mixed Use - created 9/2005 - Additional tax increment transfers anticipated to "Blighted" Area TIDs No. 6, No. 8, and No. 9
TID No. 4	Thielman/Pine Ridge	(\$273,264)		\$218,752	(\$60,000)	Mixed Use - created 9/2007 Will have positive equity balance as of 12/31/2018
TID No. 5	Hwy 107 Area	(\$6,602)		\$17,301	\$5,000	Mixed Use - created 9/2007 See also TID No. 11 overlay created 5/2016
TID No. 6	Downtown	(\$623,003)		\$0	(\$650,000)	Blighted Area - created 5/2009
TID No. 7	N. Center Ave.	(\$143,033)	\$80,000	\$12,922	\$0	Blighted Area - created 8/2009 Pending WI DERF (Drycleaner's Environmental Remediation Fund)
TID No. 8	West Side	(\$557,577)		\$0	(\$325,000)	Blighted Area - created 9/2011 Planned \$200,000 for 2011 SuperSeal Development Incentive
TID No. 9	WI River & S. Center Ave.	(\$416,591)		\$0	(\$350,000)	Blighted Area - created 9/2013 Pending Idle Sites (WEDC) reimbursement Need Plan Amendment to allow sharing from TID No. 3
TID No. 10	Fox Point	(\$38,538)	\$49,495	\$103	\$5,000	Blighted Area - created 9/2015 Potential multi-family housing - Merrill Area Housing Authority (MAHA)
TID No. 11	Hwy 107 Area & Industrial Park	(\$187,456)	\$297,259	\$0	\$0	Mixed Use - created 5/2016 Tax increment generation in 2018 from Rock Ridge Apartments
<b>Total</b>		<b>(\$2,245,129)</b>	<b>\$426,754</b>	<b>\$915,335</b>	<b>(\$975,000)</b>	

## City of Merrill - TID Annual Report Summary - 2016

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	Total
Beginning Balance	\$21,280	(\$264,838)	\$13,914	(\$715,831)	(\$86,833)	(\$620,112)	(\$103,893)	(\$8,491)	\$0	(\$1,764,804)
Developer Grants & Loans	\$191,217	\$0	\$0	\$26,000	\$10,000	\$11,855	\$49,254	\$0	\$0	\$288,326
TID Sharing?	Yes	No	No	No	No	No	No	No	No	
TID Sharing Amount	\$300,000									\$300,000
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$26,720	\$100	\$177,894	\$0	\$0	\$204,714
<b>Capital Expenditures</b>	<b>\$400,288</b>	<b>\$5,717</b>	<b>\$12,180</b>	<b>\$1,068</b>	<b>\$164,032</b>	<b>\$91,372</b>	<b>\$47,696</b>	<b>\$0</b>	<b>\$159,638</b>	<b>\$881,991</b>
Administration	\$3,782	\$1,310	\$2,048	\$2,537	\$1,949	\$5,297	\$6,836	\$10,361	\$7,457	\$41,577
Professional Services	\$7,356	\$1,276	\$5,606	\$16,705	\$6,034	\$38,582	\$9,990	\$1,830	\$10,815	\$98,195
Interest & fiscal charges	\$4,065	\$12,400	\$1,100	\$9,449	\$0	\$0	\$0	\$0	\$0	\$27,013
Discount on long-term debt	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,000
Debt issuance costs	\$11,905	\$0	\$0	\$2,487	\$1,093	\$2,434	\$0	\$6,763	\$6,899	\$31,581
Principal on long-term debt	\$10,000	\$20,000	\$1,489	\$11,832	\$0	\$0	\$0	\$0	\$0	\$43,321
Environmental Costs	\$0	\$0	\$0	\$2,093	\$11,396	\$0	\$65,452	\$2,220	\$0	\$81,161
<b>Real property assembly costs</b>	<b>\$83,971</b>	<b>\$0</b>	<b>\$13,703</b>	<b>\$20,844</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$454,378</b>	<b>\$210,663</b>	<b>\$783,559</b>
Developer grants subtotal	\$191,217	\$0	\$0	\$26,000	\$10,000	\$11,855	\$49,254	\$0	\$0	\$288,326
Allocation to other TIDs subtotal	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
Other expenditures subtotal	\$0	\$0	\$0	\$0	\$26,720	\$100	\$177,894	\$0	\$0	\$204,714
<b>Total Expenditures</b>	<b>\$1,102,584</b>	<b>\$40,703</b>	<b>\$36,126</b>	<b>\$93,015</b>	<b>\$221,224</b>	<b>\$149,640</b>	<b>\$357,122</b>	<b>\$475,552</b>	<b>\$395,472</b>	<b>\$2,871,438</b>
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	Total

## City of Merrill - TID Annual Report Summary - 2016

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	Total
<b>Revenues</b>										
TID allocated from another TID?	No	No	No	Yes	Yes	Yes	No	No	No	
<b>Borrowing</b>	\$460,625	\$0	\$0	\$96,219	\$0	\$94,172	\$0	\$445,505	\$207,741	\$1,304,262
Development guarantees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from other funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$1,033	\$0	\$39,300	\$37,879	\$0	\$0	\$78,212
Other revenue sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Tax increment</b>	\$604,329	\$25,917	\$15,403	\$0	\$0	\$0	\$0	\$0	\$0	\$645,649
Investment income	\$63	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$63
Special assessments	\$635	\$0	\$0	\$0	\$13,818	\$0	\$0	\$0	\$0	\$14,453
Exempt computer aid	\$16,587	\$6,360	\$207	\$3,590	\$1,206	\$3,315	\$6,545	\$0	\$0	\$37,810
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0	\$388	\$0	\$0	\$275	\$663
Sale of property	\$0	\$0	\$0	\$10,001	\$0	\$0	\$0	\$0	\$0	\$10,001
<b>Allocation amount from other TIDs</b>	\$0	\$0	\$0	\$75,000	\$150,000	\$75,000	\$0	\$0	\$0	\$300,000
<b>Development guarantees subtotal</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Other grant sources subtotal</b>	\$0	\$0	\$0	\$1,033	\$0	\$39,300	\$37,879	\$0	\$0	\$78,212
<b>Other revenue sources subtotal</b>	\$460,625	\$0	\$0	\$96,219	\$0	\$94,172	\$0	\$445,505	\$207,741	\$1,304,262
<b>Total Revenues</b>	\$1,082,239	\$32,277	\$15,610	\$185,843	\$165,024	\$212,175	\$44,424	\$445,505	\$208,016	\$2,391,111
<b>Balance at end of fiscal year</b>	\$935	(\$273,264)	(\$6,602)	(\$623,003)	(\$143,033)	(\$557,577)	(\$416,591)	(\$38,538)	(\$187,456)	(\$2,245,129)
<b>Future project costs</b>	\$5,500,000	\$3,775,000	\$45,000	\$1,750,000	\$2,500,000	\$2,250,000	\$2,500,000	\$750,000	\$3,250,000	\$22,320,000
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	Total

### TID Annual Report (PE-300)

Co-muni code

35251

Municipality

CITY of MERRILL

Year

2016

Due date

July 03, 2017

TID #

003

Report type

FINAL

TID type

6 - Mixed-Use

TID name

03

Creation date

09-13-2005

Mandatory termination date

09-13-2025

### Beginning Balance

Fund balance at beginning of fiscal year ?

\* 21,280

### Section 2a. Expenditures

#### Developer grants

<input type="radio"/> 1 *	MRED-Merrill Walgreen's	*	50,626
<input type="radio"/> 2 *	Gateway North-Mex Restaurant	*	20,000
<input type="radio"/> 3 *	Pine Dells-Retail Building	*	10,000
<input type="radio"/> 4 *	Wal-Mart - Hwy 64-Pine Ridge Intersection	*	110,591

Subtotal 191,217

Does this TID allocate funds to another TID?

Yes  
 No

#### TID number and amount allocated

<input type="radio"/> 1 *	006 	*	75,000
<input type="radio"/> 2 *	007 	*	150,000
<input type="radio"/> 3 *	008 	*	75,000

Subtotal 300,000

#### Other expenditures

<input type="radio"/> 1	None		0
-------------------------	------	--	---

Subtotal 0

### Section 2b. Expenditures

Capital expenditures ?	400,288
Administration ?	3,782
Professional services ?	7,356
Interest and fiscal charges ?	4,065
Discount on long-term debt	90,000
Debt issuance costs	11,905
Principal on long-term debt	10,000
Environmental costs	0
Real property assembly costs ?	83,971
Developer grants subtotal	191,217
Allocation to other TIDs subtotal	300,000
Other expenditures subtotal	0
<b>Total Expenditures ?</b>	<b>1,102,584</b>

### Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes  
 No

TID number and amount received from each TID

1 *	<input type="text" value="Select ..."/>	*	<input type="text" value="0"/>
-----	---	---	--------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

Development guarantees

- 1	<input type="text" value="None"/>		<input type="text" value="0"/>
-----	-----------------------------------	--	--------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

Transfer from other funds

- 1	<input type="text" value="None"/>		<input type="text" value="0"/>
-----	-----------------------------------	--	--------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

Other grant sources

- 1	<input type="text" value="None"/>		<input type="text" value="0"/>
-----	-----------------------------------	--	--------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

Other revenue sources

- 1	<input type="text" value="Borrowing"/>		<input type="text" value="460,625"/>
-----	--	--	--------------------------------------

Subtotal		<input type="text" value="460,625"/>
----------	--	--------------------------------------

### Section 3b. Revenues

Tax increment ⓘ	* 604,329
Investment income ⓘ	63
Special assessments	635
Exempt computer aid ⓘ	16,587
Miscellaneous revenue	0
Sale of property	0
Allocation amount from other TIDs subtotal	0
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	460,625
<b>Total Revenues ⓘ</b>	<b>1,082,239</b>

### Section 4. Ending Balance

Balance at end of fiscal year ?	935
Future project costs ?	* 5,500,000
Surplus or deficit (amount not included in future project costs) ?	-5,499,065

### Section 5. Preparer/Contact Information

#### Preparer Information

Name

\* Kathy Unertl

Title

\* Finance Director/RDA Secretary

Email

\* kathy.unertl@ci.merrill.wi.us

Phone

\* (715) 536-5594

Check here if the preparer is the same as the contact person

#### Contact Person

Name

\* Kathy Unertl

Title

\* Finance Director/RDA Secretary

Email

\* kathy.unertl@ci.merrill.wi.us

Phone

\* (715) 536-5594

#### Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief.  Yes  No

### TID Annual Report (PE-300)

Co-muni code

35251

Municipality

CITY of MERRILL

Year

2016

Due date

July 03, 2017

TID #

004

Report type

FINAL

TID type

6 - Mixed-Use

TID name

04

Creation date

09-11-2007

Mandatory termination date

09-11-2027

### Beginning Balance

Fund balance at beginning of fiscal year ⓘ

\* -264,838

### Section 2a. Expenditures

#### Developer grants

- 1 *	None	* <input style="width: 50px;" type="text" value="0"/>
-------	------	---

Subtotal	<input style="width: 50px;" type="text" value="0"/>
----------	---

Does this TID allocate funds to another TID?

\*  Yes  
 No

#### TID number and amount allocated

- 1 *	Select ... 	* <input style="width: 50px;" type="text" value="0"/>
-------	--	---

Subtotal	<input style="width: 50px;" type="text" value="0"/>
----------	---

#### Other expenditures

- 1	None	<input style="width: 50px;" type="text" value="0"/>
-----	------	---

Subtotal	<input style="width: 50px;" type="text" value="0"/>
----------	---

### Section 2b. Expenditures

Capital expenditures ?	5,717
Administration ?	1,310
Professional services ?	1,276
Interest and fiscal charges ?	12,400
Discount on long-term debt	0
Debt issuance costs	0
Principal on long-term debt	20,000
Environmental costs	0
Real property assembly costs ?	0
Developer grants subtotal	0
Allocation to other TIDs subtotal	0
Other expenditures subtotal	0
<b>Total Expenditures ?</b>	<b>40,703</b>

### Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes  
 No

TID number and amount received from each TID

\*

Subtotal

Development guarantees

Subtotal

Transfer from other funds

Subtotal

Other grant sources

Subtotal

Other revenue sources

Subtotal

### Section 3b. Revenues

Tax increment ⓘ	* 25,917
Investment income ⓘ	0
Special assessments	0
Exempt computer aid ⓘ	6,360
Miscellaneous revenue	0
Sale of property	0
Allocation amount from other TIDs subtotal	0
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	0
<b>Total Revenues ⓘ</b>	<b>32,277</b>

### Section 4. Ending Balance

Balance at end of fiscal year ⓘ		-273,264
Future project costs ⓘ	*	3,775,000
Surplus or deficit (amount not included in future project costs) ⓘ		-4,048,264

### Section 5. Preparer/Contact Information

#### Preparer Information

Name  
\* Kathy Unertl

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\* kathy.unertl@ci.merrill.wi.us

Title  
\* Finance Director/RDA Secretary

Phone  
\* (715) 536-5594

Check here if the preparer is the same as the contact person

#### Contact Person

Name ⓘ  
\* Kathy Unertl

Email  
\* kathy.unertl@ci.merrill.wi.us

Title  
\* Finance Director/RDA Secretary

Phone  
\* (715) 536-5594

#### Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief. ⓘ \*  Yes  No

### TID Annual Report (PE-300)

Co-muni code

Year

TID #

TID type

Creation date

Municipality

Due date

Report type

TID name

Mandatory termination date

### Beginning Balance

Fund balance at beginning of fiscal year ⓘ

\*

### Section 2a. Expenditures

#### Developer grants

- 1 *	None	* <input style="width: 50px;" type="text" value="0"/>
-------	------	---

Subtotal	0
----------	---

Does this TID allocate funds to another TID? 
 Yes  
 No

#### TID number and amount allocated

- 1 *	Select ... 	* <input style="width: 50px;" type="text" value="0"/>
-------	--	---

Subtotal	0
----------	---

#### Other expenditures

- 1	None	<input style="width: 50px;" type="text" value="0"/>
-----	------	---

Subtotal	0
----------	---

## Section 2b. Expenditures

Capital expenditures ?	12,180
Administration ?	2,048
Professional services ?	5,606
Interest and fiscal charges ?	1,100
Discount on long-term debt	0
Debt issuance costs	0
Principal on long-term debt	1,489
Environmental costs	0
Real property assembly costs ?	13,703
Developer grants subtotal	0
Allocation to other TIDs subtotal	0
Other expenditures subtotal	0
<b>Total Expenditures ?</b>	<b>36,126</b>

### Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes  
 No

TID number and amount received from each TID

1 *	<input type="text" value="Select ..."/>	*	<input type="text" value="0"/>
-----	---	---	--------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

Development guarantees

- 1	<input type="text" value="None"/>	<input type="text" value="0"/>
-----	-----------------------------------	--------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

Transfer from other funds

- 1	<input type="text" value="None"/>	<input type="text" value="0"/>
-----	-----------------------------------	--------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

Other grant sources

- 1	<input type="text" value="None"/>	<input type="text" value="0"/>
-----	-----------------------------------	--------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

Other revenue sources

- 1	<input type="text" value="Name or description"/>	<input type="text" value="Amount"/>
-----	--	-------------------------------------

Subtotal		<input type="text" value="0"/>
----------	--	--------------------------------

### Section 3b. Revenues

Tax increment ?	* 15,403
Investment income ?	0
Special assessments	0
Exempt computer aid ?	207
Miscellaneous revenue	0
Sale of property	0
Allocation amount from other TIDs subtotal	0
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	0
<b>Total Revenues ?</b>	<b>15,610</b>

### Section 4. Ending Balance

Balance at end of fiscal year ?		-6,602
Future project costs ?	*	45,000
Surplus or deficit (amount not included in future project costs) ?		-51,602

### Section 5. Preparer/Contact Information

#### Preparer Information

Name

\* Kathy Unertl

Title

\* Finance Director/RDA Secretary

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\* kathy.unertl@ci.merrill.wi.us

Phone

\* (715) 536-5594

Check here if the preparer is the same as the contact person

#### Contact Person

Name

\* Kathy Unertl

Title

\* Finance Director/RDA Secretary

Email

\* kathy.unertl@ci.merrill.wi.us

Phone

\* (715) 536-5594

#### Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief. \*  Yes  No

TID 6

### TID Annual Report (PE-300)

Co-muni code

35251

Municipality

CITY of MERRILL

Year

2016

Due date

July 03, 2017

TID #

006

Report type

FINAL

TID type

2 - Blight post-95

TID name

06

Creation date

05-12-2009

Mandatory termination date

05-12-2036

### Beginning Balance

Fund balance at beginning of fiscal year ⓘ

\* -715,831

TID 6

### Section 2a. Expenditures

#### Developer grants

1 \* One Way Collision

2 \* Alamsa - Kindhearted Home Care

Subtotal

Does this TID allocate funds to another TID?   
  Yes   
  No

#### TID number and amount allocated

1 \*

Subtotal

#### Other expenditures

1 None

Subtotal

### Section 2b. Expenditures

Capital expenditures ?	1,068
Administration ?	2,537
Professional services ?	16,705
Interest and fiscal charges ?	9,449
Discount on long-term debt	0
Debt issuance costs	2,487
Principal on long-term debt	11,832
Environmental costs	2,093
Real property assembly costs ?	20,844
Developer grants subtotal	26,000
Allocation to other TIDs subtotal	0
Other expenditures subtotal	0
<b>Total Expenditures ?</b>	<b>93,015</b>

### Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes  
 No

TID number and amount received from each TID

	1	*	003		*	75,000
--	---	---	-----	--	---	--------

Subtotal	75,000
----------	--------

Development guarantees

	1	None	0
--	---	------	---

Subtotal	0
----------	---

Transfer from other funds

	1	None	0
--	---	------	---

Subtotal	0
----------	---

Other grant sources

	1	Federal BAB	1,033
--	---	-------------	-------

Subtotal	1,033
----------	-------

Other revenue sources

	1	Borrowing	96,219
--	---	-----------	--------

Subtotal	96,219
----------	--------

### Section 3b. Revenues

Tax increment ⓘ	* 0
Investment income ⓘ	0
Special assessments	0
Exempt computer aid ⓘ	3,590
Miscellaneous revenue	0
Sale of property	10,001
Allocation amount from other TIDs subtotal	75,000
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	1,033
Other revenue sources subtotal	96,219
<b>Total Revenues ⓘ</b>	<b>185,843</b>

### Section 4. Ending Balance

Balance at end of fiscal year ⓘ	-623,003
Future project costs ⓘ	* 1,750,000
Surplus or deficit (amount not included in future project costs) ⓘ	-2,373,003

### Section 5. Preparer/Contact Information

#### Preparer Information

Name

\* Kathy Unertl

Title

\* Finance Director/RDA Secretary

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\* kathy.unertl@ci.merrill.wi.us

Phone

\* (715) 536-5594

Check here if the preparer is the same as the contact person

#### Contact Person

Name ?

\* Kathy Unertl

Title

\* Finance Director/RDA Secretary

Email

\* kathy.unertl@ci.merrill.wi.us

Phone

\* (715) 536-5594

#### Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief. ?  Yes  No

### TID Annual Report (PE-300)

Co-muni code

35251

Municipality

CITY of MERRILL

Year

2016

Due date

July 03, 2017

TID #

007

Report type

FINAL

TID type

2 - Blight post-95

TID name

07

Creation date

08-11-2009

Mandatory termination date

08-11-2036

### Beginning Balance

Fund balance at beginning of fiscal year ⓘ

\*

-86,833

### Section 2a. Expenditures

#### Developer grants

-	1	*	Pine Ridge Restaurant	*	10,000
---	---	---	-----------------------	---	--------

Subtotal	10,000
----------	--------

Does this TID allocate funds to another TID? 
 Yes  
 No

#### TID number and amount allocated

-	1	*	Select ... 	*	0
---	---	---	--	---	---

Subtotal	0
----------	---

#### Other expenditures

-	1	*	Blight - Demo	*	26,720
---	---	---	---------------	---	--------

Subtotal	26,720
----------	--------

### Section 2b. Expenditures

Capital expenditures ?	164,032
Administration ?	1,949
Professional services ?	6,034
Interest and fiscal charges ?	0
Discount on long-term debt	0
Debt issuance costs	1,093
Principal on long-term debt	0
Environmental costs	11,396
Real property assembly costs ?	0
Developer grants subtotal	10,000
Allocation to other TIDs subtotal	0
Other expenditures subtotal	26,720
<b>Total Expenditures ?</b>	<b>221,224</b>

### Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes  
 No

TID number and amount received from each TID **+** **?**

-	1	*	003		150,000
---	---	---	-----	--	---------

Subtotal	150,000
----------	---------

Development guarantees **+** **?**

-	1	None	0
---	---	------	---

Subtotal	0
----------	---

Transfer from other funds **+** **?**

-	1	None	0
---	---	------	---

Subtotal	0
----------	---

Other grant sources **+** **?**

-	1	None	0
---	---	------	---

Subtotal	0
----------	---

Other revenue sources **+** **?**

-	1	None	0
---	---	------	---

Subtotal	0
----------	---

### Section 3b. Revenues

Tax increment ⓘ	* 0
Investment income ⓘ	0
Special assessments	13,818
Exempt computer aid ⓘ	1,206
Miscellaneous revenue	0
Sale of property	0
Allocation amount from other TIDs subtotal	150,000
Developer guarantees subtotal	0
Transfer from other funds subtotal	0
Other grant sources subtotal	0
Other revenue sources subtotal	0
<b>Total Revenues ⓘ</b>	<b>165,024</b>

### Section 4. Ending Balance

Balance at end of fiscal year ?	-143,033
Future project costs ?	* 2,500,000
Surplus or deficit (amount not included in future project costs) ?	-2,643,033

### Section 5. Preparer/Contact Information

#### Preparer Information

Name

\* Kathy Unertl

Title

\* Finance Director/RDA Secretary

Email

\* kathy.unertl@ci.merrill.wi.us

Phone

\* (715) 536-5594

Check here if the preparer is the same as the contact person

#### Contact Person

Name 

\* Kathy Unertl

Title

\* Finance Director/RDA Secretary

Email

\* kathy.unertl@ci.merrill.wi.us

Phone

\* (715) 536-5594

#### Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief.  \*  Yes  No

TID 8

### TID Annual Report (PE-300)

Co-muni code

35251

Municipality

CITY of MERRILL

Year

2016

Due date

July 03, 2017

TID #

008

Report type

FINAL

TID type

2 - Blight post-95

TID name

08

Creation date

09-27-2011

Mandatory termination date

09-27-2038

### Beginning Balance

Fund balance at beginning of fiscal year ⓘ

\* -620,112

### Section 2a. Expenditures

#### Developer grants

 1	Wixson-Lighthouse Storage	6,855
 2	Raymer-1502 W. Main St.	5,000
Subtotal		11,855

Does this TID allocate funds to another TID?   
 Yes   
 No

#### TID number and amount allocated

 1	Select ...	0
Subtotal		0

#### Other expenditures

 1	Blight-416 Grand	100
Subtotal		100

Section 2b. Expenditures

Capital expenditures ?	91,372
Administration ?	5,297
Professional services ?	38,582
Interest and fiscal charges ?	0
Discount on long-term debt	0
Debt issuance costs	2,434
Principal on long-term debt	0
Environmental costs	0
Real property assembly costs ?	0
Developer grants subtotal	11,855
Allocation to other TIDs subtotal	0
Other expenditures subtotal	100
<b>Total Expenditures ?</b>	<b>149,640</b>

### Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes  
 No

TID number and amount received from each TID

-	1	+	003		*	75,000
---	---	---	-----	--	---	--------

Subtotal	75,000
----------	--------

Development guarantees

-	1	None	0
---	---	------	---

Subtotal	0
----------	---

Transfer from other funds

-	1	None	0
---	---	------	---

Subtotal	0
----------	---

Other grant sources

-	1	Local Road Improvement Program	39,300
---	---	--------------------------------	--------

Subtotal	39,300
----------	--------

Other revenue sources

-	1	Borrowing	94,172
---	---	-----------	--------

Subtotal	94,172
----------	--------

## Section 3b. Revenues

Tax increment ?	*	0
Investment income ?		0
Special assessments		0
Exempt computer aid ?		3,315
Miscellaneous revenue		388
Sale of property		0
Allocation amount from other TIDs subtotal		75,000
Developer guarantees subtotal		0
Transfer from other funds subtotal		0
Other grant sources subtotal		39,300
Other revenue sources subtotal		94,172
<b>Total Revenues ?</b>		<b>212,175</b>

### Section 4. Ending Balance

Balance at end of fiscal year ⓘ	-557,577
Future project costs ⓘ	* 2,250,000
Surplus or deficit (amount not included in future project costs) ⓘ	-2,807,577

### Section 5. Preparer/Contact Information

#### Preparer Information

Name	Title
* Kathy Unertl	* Finance Director/RDA Secretary
Email	Phone
* kathy.unertl@ci.merrill.wi.us	* (715) 536-5594

Check here if the preparer is the same as the contact person

#### Contact Person

Name	Title
* Kathy Unertl	* Finance Director/RDA Secretary
Email	Phone
* kathy.unertl@ci.merrill.wi.us	* (715) 536-5594

#### Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief.  Yes  No

### TID Annual Report (PE-300)

Co-muni code

35251

Municipality

CITY of MERRILL

Year

2016

Due date

July 03, 2017

TID #

009

Report type

FINAL

TID type

2 - Blight post-95

TID name

09

Creation date

09-24-2013

Mandatory termination date

09-24-2040

### Beginning Balance

Fund balance at beginning of fiscal year ⓘ

\* -103,893

TID 9

### Section 2a. Expenditures

#### Developer grants

 1 *	Neuman Lot 2-Burgener Contract Carriers	* 15,000
 2 *	Blake-Club Modern Demo Loan	* 34,254
Subtotal		49,254

Does this TID allocate funds to another TID?

Yes  
 No

TID number and amount allocated  

 1 *	Select ...	0
Subtotal		0

#### Other expenditures

 1	Demo-Former Page Milk	177,894
Subtotal		177,894

## Section 2b. Expenditures

Capital expenditures ?	47,696
Administration ?	6,836
Professional services ?	9,990
Interest and fiscal charges ?	0
Discount on long-term debt	0
Debt issuance costs	0
Principal on long-term debt	0
Environmental costs	65,452
Real property assembly costs ?	0
Developer grants subtotal	49,254
Allocation to other TIDs subtotal	0
Other expenditures subtotal	177,894
<b>Total Expenditures ?</b>	<b>357,122</b>

### Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes  
 No

TID number and amount received from each TID

1 \*

Subtotal

Development guarantees

1

Subtotal

Transfer from other funds

1

Subtotal

Other grant sources

1

Subtotal

Other revenue sources

1

Subtotal

## Section 3b. Revenues

Tax increment ⓘ	*	0
Investment income ⓘ		0
Special assessments		0
Exempt computer aid ⓘ		6,545
Miscellaneous revenue		0
Sale of property		0
Allocation amount from other TIDs subtotal		0
Developer guarantees subtotal		0
Transfer from other funds subtotal		0
Other grant sources subtotal		37,879
Other revenue sources subtotal		0
<b>Total Revenues ⓘ</b>		<b>44,424</b>

### Section 4. Ending Balance

Balance at end of fiscal year ⓘ	-416,591
Future project costs ⓘ	* 2,500,000
Surplus or deficit (amount not included in future project costs) ⓘ	-2,916,591

### Section 5. Preparer/Contact Information

#### Preparer Information

<p>Name</p> <p>* <input type="text" value="Kathy Unertl"/></p> <p>Email</p> <p>* <input type="text" value="kathy.unertl@ci.merrill.wi.us"/></p>	<p>Title</p> <p>* <input type="text" value="Finance Director/RDA Secretary"/></p> <p>Phone</p> <p>* <input type="text" value="(715) 536-5594"/></p>
---	---

Check here if the preparer is the same as the contact person

#### Contact Person

<p>Name </p> <p>* <input type="text" value="Kathy Unertl"/></p> <p>Email</p> <p>* <input type="text" value="kathy.unertl@ci.merrill.wi.us"/></p>	<p>Title</p> <p>* <input type="text" value="Finance Director/RDA Secretary"/></p> <p>Phone</p> <p>* <input type="text" value="(715) 536-5594"/></p>
---	---

#### Confirmation Statement

I declare this report is true, correct and complete to the best of my knowledge and belief.  Yes  No 

### TID Annual Report (PE-300)

Co-muni code

35251

Municipality

CITY of MERRILL

Year

2016

Due date

July 03, 2017

TID #

010

Report type

FINAL

TID type

2 - Blight post-95

TID name

10

Creation date

09-22-2015

Mandatory termination date

09-22-2042

### Beginning Balance

Fund balance at beginning of fiscal year ⓘ

\* -8,491

### Section 2a. Expenditures

#### Developer grants

 1	<b>*</b>	<input type="text" value="None"/>	<b>*</b>	<input type="text" value="0"/>
---	----------	-----------------------------------	----------	--------------------------------

Subtotal	<input type="text" value="0"/>
----------	--------------------------------

Does this TID allocate funds to another TID?  Yes  
 No

#### TID number and amount allocated

 1	<b>*</b>	<input type="text" value="Select ..."/>	<b>*</b>	<input type="text" value="0"/>
---	----------	---	----------	--------------------------------

Subtotal	<input type="text" value="0"/>
----------	--------------------------------

#### Other expenditures

 1	<b>*</b>	<input type="text" value="Name or description"/>	<b>*</b>	<input type="text" value="Amount"/>
---	----------	--	----------	-------------------------------------

Subtotal	<input type="text" value="0"/>
----------	--------------------------------

### Section 2b. Expenditures

Capital expenditures ⓘ	0
Administration ⓘ	10,361
Professional services ⓘ	1,830
Interest and fiscal charges ⓘ	0
Discount on long-term debt	0
Debt issuance costs	6,763
Principal on long-term debt	0
Environmental costs	2,220
Real property assembly costs ⓘ	454,378
Developer grants subtotal	0
Allocation to other TIDs subtotal	0
Other expenditures subtotal	0
<b>Total Expenditures ⓘ</b>	<b>475,552</b>

### Section 3a. Revenues

Does this TID receive allocated funds from another TID?

Yes  
 No

TID number and amount received from each TID

1	Select ...	0
---	------------	---

Subtotal	0
----------	---

Development guarantees

1	None	0
---	------	---

Subtotal	0
----------	---

Transfer from other funds

1	None	0
---	------	---

Subtotal	0
----------	---

Other grant sources

1	None	0
---	------	---

Subtotal	0
----------	---

Other revenue sources

1	Borrowing Series 2016C	445,505
---	------------------------	---------

Subtotal	445,505
----------	---------

### Section 3b. Revenues

Tax increment ⓘ	*	0
Investment income ⓘ		0
Special assessments		0
Exempt computer aid ⓘ		0
Miscellaneous revenue		0
Sale of property		0
Allocation amount from other TIDs subtotal		0
Developer guarantees subtotal		0
Transfer from other funds subtotal		0
Other grant sources subtotal		0
Other revenue sources subtotal		445,505
<b>Total Revenues ⓘ</b>		<b>445,505</b>

### Section 4. Ending Balance

Balance at end of fiscal year ⓘ		-38,538
Future project costs ⓘ	*	750,000
Surplus or deficit (amount not included in future project costs) ⓘ		-788,538

### Section 5. Preparer/Contact Information

#### Preparer Information

<p>Name</p> <p>* Kathy Unertl</p> <p>Email</p> <p>* kathy.unertl@ci.merrill.wi.us</p>	<p>Title</p> <p>* Finance Director/RDA Secretary</p> <p>Phone</p> <p>* (715) 536-5594</p>
---	---

Check here if the preparer is the same as the contact person

#### Contact Person

<p>Name </p> <p>* Kathy Unertl</p> <p>Email</p> <p>* kathy.unertl@ci.merrill.wi.us</p>	<p>Title</p> <p>* Finance Director/RDA Secretary</p> <p>Phone</p> <p>* (715) 536-5594</p>
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