



CITY OF MERRILL

JOINT REVIEW BOARD

AGENDA • TUESDAY SEPTEMBER 12, 2017

Regular Meeting

City Hall Council Chambers

4:30 PM

- I. Call to order
- II. Public comment
- III. Minutes of previous meeting(s)
 1. Review and consideration of minutes from August 8th, 2017 meeting
- IV. Agenda items for consideration:
 1. Review the public record, planning documents, Redevelopment Authority resolution adopting the project plan, and the resolution passed by the Common Council approving the creation of Tax Increment District No. 12
 2. Review the public record, planning documents, Redevelopment Authority resolution adopting amendment to the project plan, and resolution passed by the Common Council approving the amendment of Tax Increment District No. 8
 3. Consideration of resolution approving Tax Incremental District No. 12 creation
 4. Consideration of resolution approving Tax Incremental District No. 8 amendment
 5. Update on City of Merrill TID land purchases and need for additional TID plan amendments
- V. Consider potential next Joint Review Board meeting date
- VI. Adjournment

City of Merrill - Joint Review Board

Tuesday, August 8th, 2017 at 4:30 P.M.
City Hall Council Chambers, 1004 East First Street

Members Present: Mayor Bill Bialecki (City of Merrill representative), Brian Dasher (Merrill Area Public Schools representative), Ryan Schwartzman (public member), Roxane Lutgen (Northcentral Technical District representative – arriving at 4:35 p.m.), and Bob Weaver (Lincoln County representative – arriving at 4:42 p.m.)

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

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

Reconfirm Public Member: Motion (Bialecki/Dasher) to reconfirm Ryan Schwartzman as the Public Member. Carried.

Reconfirm Chairperson: Motion (Schwartzman/Dasher) for Bialecki to continue as Chairperson. Carried.

Discuss responsibilities of the Joint Review Board: No questions regarding JRB responsibilities.

Review and consideration of minutes from May 18th, 2017 meeting:

Motion (Schwartzman/Bialecki to approve the meeting minutes. Carried.

Review Annual PE-300 Reports and the performance and status of TIDs No. 3 through No. 11:

Unertl highlighted the Tax Increment District equalized valuation and tax increment being generated. For 2017, the TID tax increment totals \$915,335.

The annual report included 12/31/2016 fiscal status information, as well subsequent TID borrowing in March 2017. Based upon 2017 TID revenues and planned expenditures, Unertl also provided projected 12/31/2017 fiscal status.

Unertl summarized the PE-300 information in a spreadsheet and included information on TID No. 11 given the amount of TID borrowing and TID expenditures for that TID. No PE-300 report was required since TID No. 11 was first created in May 2016 and no tax increment could have been certified.

Review Annual PE-300 Reports (Continued):

As far as expenditures, the major categories included developer grants and loans; Blight – Demo (with \$177,894 for Page Milk in TID No. 9); capital infrastructure improvements; and real property assembly costs. Merrill TID expenditures totaled \$2,871,438 in 2016.

As to TID revenues, the City of Merrill borrowed just over \$1.3 million dollars; there was \$645,649 in Tax Increment; other miscellaneous amounts; and additional City General Fund Advances. A total of \$300,000 in Tax Increment from TID No. 3 was transferred into “blighted area” TIDs. Unertl reported that additional future tax increment transfers from TID No. 3 to “blighted area” TIDs are anticipated.

Unertl distributed an update on TIDs with major 2016 land purchases. TID No. 11 has three new twelve-unit apartment buildings being completed and beginning to be occupied. Assessed valuation for the property has more than doubled:

		Land	Improved	Total
2015	Entire 17.8 acre site	\$ 94,000	\$ 7,500	\$101,500
2017	Phase 1 – 6.9 acres Footings only	\$125,400	\$125,000	\$250,400

Unertl reported that she is projecting total valuation of about \$2,225,400 as of 1/1/2018.

As to TID No. 10 (the former Fox Point site), the City of Merrill is selling the vacant land to Merrill Area Housing Authority (MAHA). Two phases of multi-family housing construction is being planned with Phase I beginning in spring 2018. There will be a Payment in Lieu of Taxes (PILOT) to cover any TID No. 10 deficits. No tax increment transfers from other TIDs into TID No. 10 are planned.

Review and discuss draft project plans for proposed TID No. 12 and proposed TID No. 8 boundary and plan amendment:

RDA Secretary Kathy Unertl provided the following TID Plan overviews:

TID No. 8 changes:

- Three parcels being deleted
 - two owned by Trinity Lutheran Church (Laundromat & parking lot)
 - vacant land parcel along the Wisconsin River (Merrill Area Development Corp/Merrill Renewal Properties) - to TID No. 12
- Project expenses include water and sewer utility infrastructure for Mitchell Metal Products (within ½ mile of TID No. 8 boundary) – manufacturing addition

TID No. 12 creation:

- Mixed-Use TID including Weinbrenner Shoe Outlet, factory/parking lot, two houses, River Bend Trail, and the vacant land along Wisconsin River (parcel from TID No. 8)
- Instead of two tax parcels related to Weinbrenner factory and parking lot, there are actually five tax parcels. Final TID Plan will include all these parcels as identified by Lincoln County Tax Lister and Lincoln County Abstract.
- Potential TID expenditures include:
 - separation of Polk St. streetlights from Weinbrenner parking lot lighting;
 - potential future TID cash development incentive for Weinbrenner parking lot improvements;
 - various potential street infrastructure improvements (including street lighting) within ½ mile of the TID boundary; and
 - potential TID cash development incentives or infrastructure improvements if the Wisconsin River parcel is developed in the future.

Unertl reported that if there were future expansion(s) of the Weinbrenner factory, potential TID cash development incentive(s) would need to be included within an amended TID No. 12 plan.

Next Joint Review Board meeting date:

Merrill Common Council action on Redevelopment Authority (RDA) recommendations is scheduled for Wednesday, August 23rd, 2017.

Consensus for Joint Review Board to meet on Tuesday, September 12th, 2017 at 4:30 p.m.

Public Comment: None.

Adjournment:

Motion (Schwartzman/Lutgen) to adjourn. Carried at 4:55 p.m..

Minutes prepared and submitted by:
Kathy Unertl, Finance Director/RDA Secretary

RDA RESOLUTION NO. 2017-02**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 12,
CITY OF MERRILL, WISCONSIN**

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

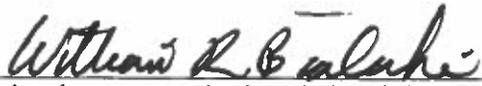
WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 8, 2017 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Merrill that:

1. It recommends to the Common Council that Tax Incremental District No. 12 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this 8th day of August 2017.


Redevelopment Authority Chair William R. Bialecki


Katherine G. Unertl
Secretary of the Redevelopment Authority

RESOLUTION NO. 2521

RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE BOUNDARIES FOR AND THE CREATION OF TAX INCREMENTAL DISTRICT NO. 12, CITY OF MERRILL, WISCONSIN

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 12 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 8, 2017 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Redevelopment Authority designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 23rd day of August, 2017, that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 12, City of Merrill", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2017.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (f) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (f) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (g) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

- 4. The Project Plan for "Tax Incremental District No. 12, City of Merrill" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2017, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

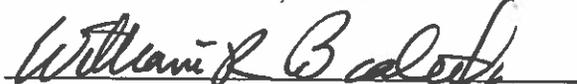
BE IT FURTHER RESOLVED that pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Recommended by: Redevelopment Authority

Moved: Alderman Schwartzman

Passed: August 23, 2017

CITY OF MERRILL, WISCONSIN


 William R. Bialecki
 Mayor


 William N. Heideman
 City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 12
CITY OF MERRILL**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

EXHIBIT C –

**CONSERVATION SUBDIVISION ORDINANCE
OR
TRADITIONAL NEIGHBORHOOD DEVELOPMENT DESIGNATION**

66.1027 Traditional neighborhood developments and conservation subdivisions. (1) DEFINITIONS. In this section:

- (a) "Conservation subdivision" means a housing development in a rural setting that is characterized by compact lots and common open space, and where the natural features of land are maintained to the greatest extent possible.
- (b) "Extension" has the meaning given in s. 36.05 (7).
- (c) "Traditional neighborhood development" means a compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

MAP OF HOUSING DENSITY

3. Notwithstanding subd. 1., project costs may include any expenditures made or estimated to be made or monetary obligations incurred or estimated to be incurred by the city for newly platted residential development only for any tax incremental district for which a project plan is approved before September 30, 1995, or for a mixed-use development tax incremental district to which one of the following applies:

- a. The density of the residential housing is at least 3 units per acre.
- b. The residential housing is located in a conservation subdivision, as defined in s. 66.1027 (1) (a).
- c. The residential housing is located in a traditional neighborhood development, as defined in s. 66.1027 (1) (c).

THIS WILL BE HANDED OUT SEPARATELY



August 28, 2017

Project Plan for the Creation of Tax Incremental District No. 12

CITY OF MERRILL, WISCONSIN

Organizational Joint Review Board Meeting Held:	August 8, 2017
Public Hearing Held:	August 8, 2017
Consideration for Approval by Redevelopment Authority:	August 8, 2017
Consideration for Adoption by Common Council:	August 23, 2017
Consideration for Approval by the Joint Review Board:	Scheduled for: September 12, 2017



Tax Incremental District No. 12 Creation Project Plan

City of Merrill Officials

Common Council

William Bialecki	Mayor
Paul Russell	Aldersperson
Pete Lokemoen	Aldersperson
Ryan Schwartzman	Aldersperson
Kandy Peterson	Aldersperson
John Burgener	Aldersperson
Mary Ball	Aldersperson
Rob Norton	Aldersperson
Tim Meehean	Aldersperson

City Staff

William Heideman	City Clerk
Kathy Unertl	City Finance Director/RDA Secretary
Dave Johnson	City Administrator
Thomas Hayden	City Attorney
Rod Akey	City Public Works Director/Engineer

Redevelopment Authority

Bill Bialecki, President	Jill Laufenberg
Karen Karow	Ryan Schwartzman
Clyde Nelson	Tim Haight
Tony Kusserow	

Joint Review Board

Mayor Bill Bialecki	City Representative
Bob Weaver	Lincoln County
Roxanne Lutgen	Northcentral Technical College District
Brian Dasher	Merrill Area School District
Ryan Schwartzman	Public Member

Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)



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Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)

SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 12 (the “TID” or “District”) is proposed to be created by the City of Merrill (“City”) as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$1,270,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in multiple phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed through various methods including debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$3,950,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the end of the 20 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- Some of the sites proposed for development and/or redevelopment have remained vacant. Given that the sites have not developed as would have been expected under normal market conditions, it is the judgment of the City that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.
 - In order to make the areas included within the District suitable for development and/or redevelopment, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, façade, grants and loans, and other associated costs. The City will also incur substantial costs to add capacity to its Wastewater Treatment Plan (or construct a new well, install a lift station, etc.) in order to allow for development and/or redevelopment to occur within the District. Due to the extensive initial investment in public infrastructure and/or rehabilitation that is required in order to allow development and/or redevelopment to occur, the City has determined that development and/or redevelopment of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2017. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2017 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
 - Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.
4. Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed for newly platted residential

development comprise 21% (and in no event will exceed 35%) by area of the real property within the District. Any project costs related to newly-platted residential development are eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.; or, located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a).; or, is located in a traditional neighborhood development as defined in Wisconsin Statutes Section 66.1027(1)(c).

5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

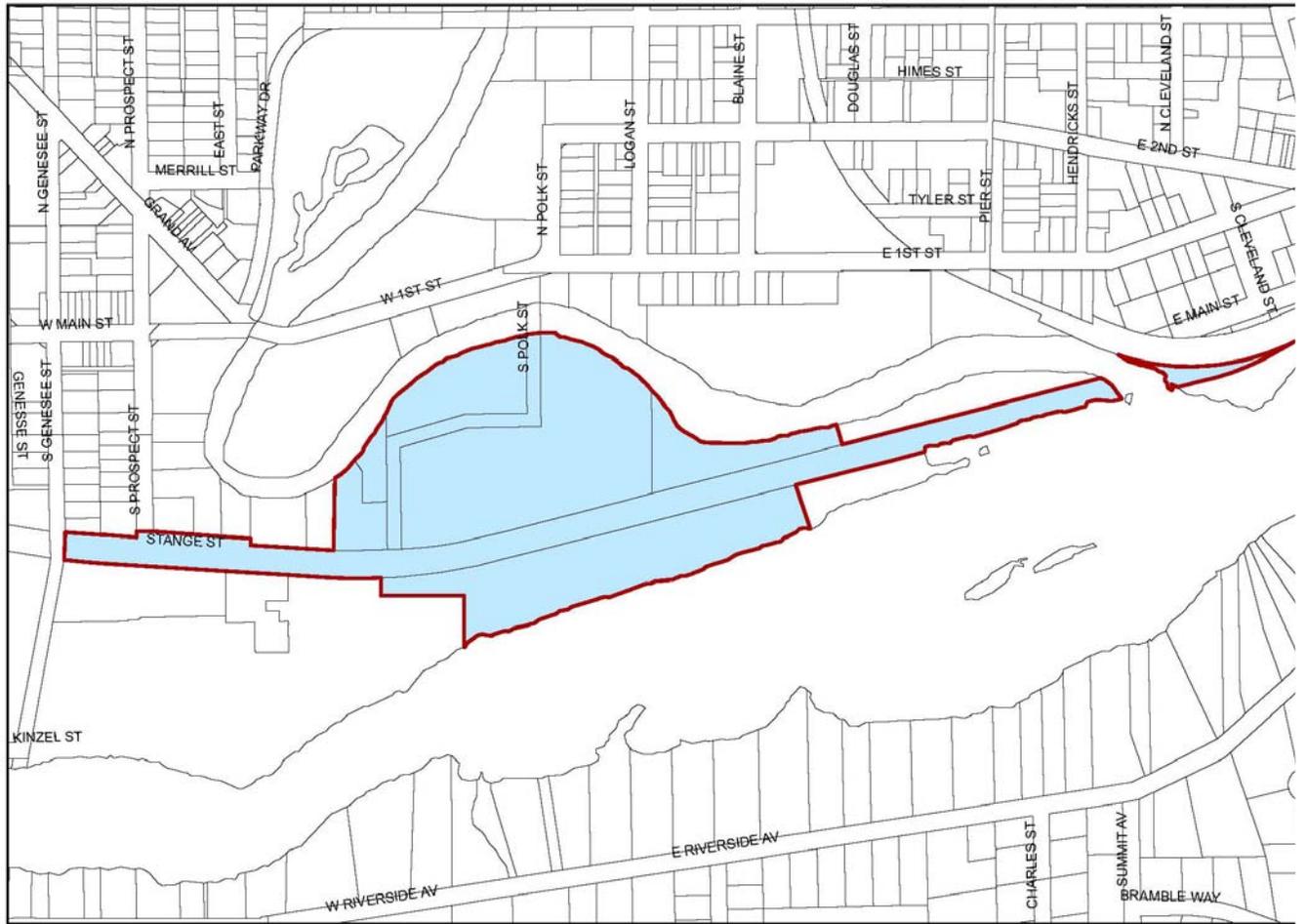
SECTION 2: Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a “Mixed Use District” based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial, commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly-platted residential development comprise 21% of the area of the District. To the extent that project costs will be incurred by the City for newly-platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.; or, be located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a).; or, be located in a traditional neighborhood development as defined in Wisconsin Statutes Section 66.1027(1)(c).

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that a combination of private industrial, commercial and residential development occurs within the District consistent with the City’s development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 3: Preliminary Maps of Proposed District Boundary

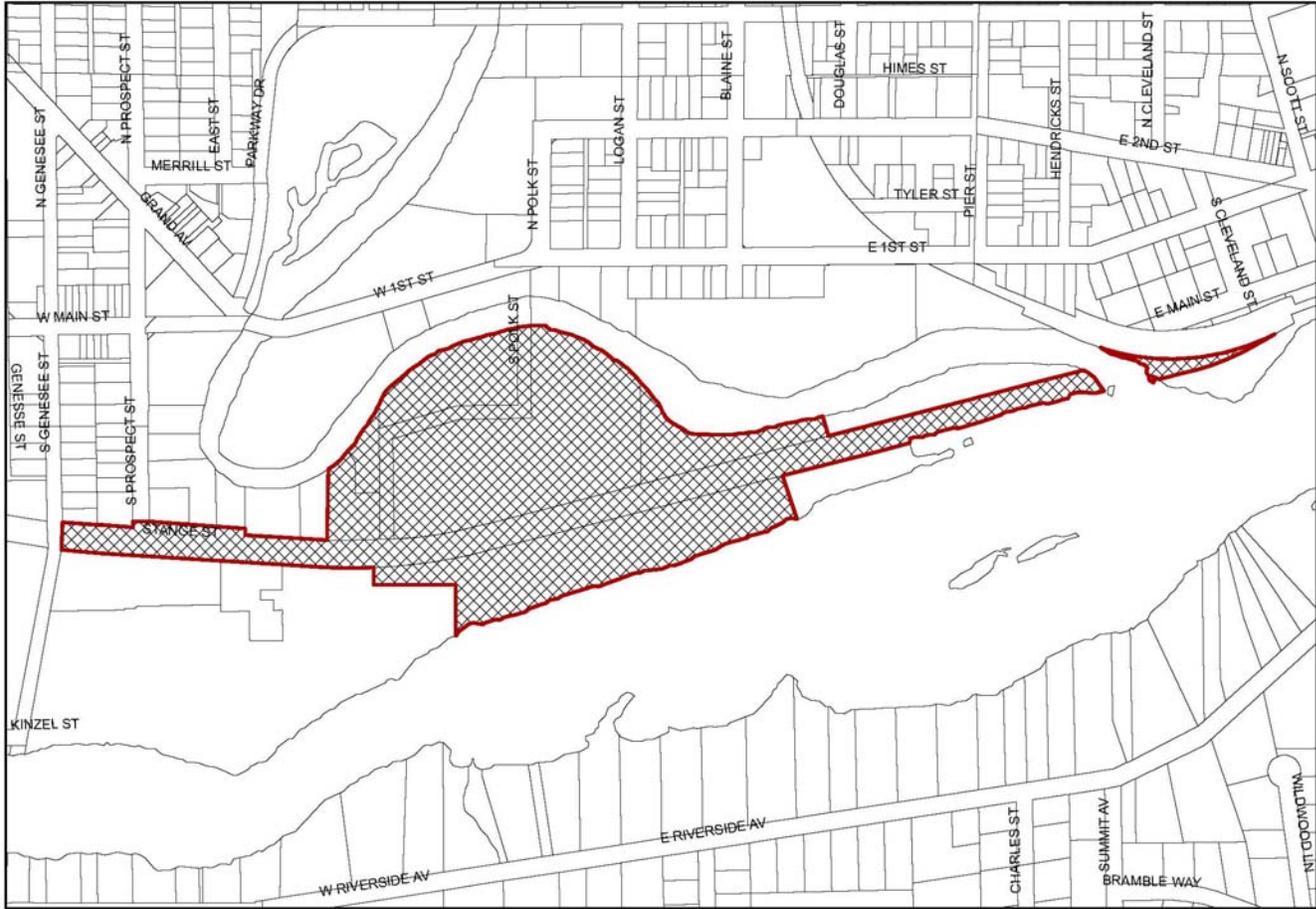


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1 inch = 455 feet

TID 12
City of Merrill

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Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)



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1 inch = 455 feet

TID 12
City of Merrill

Legend
 TID12
 Border

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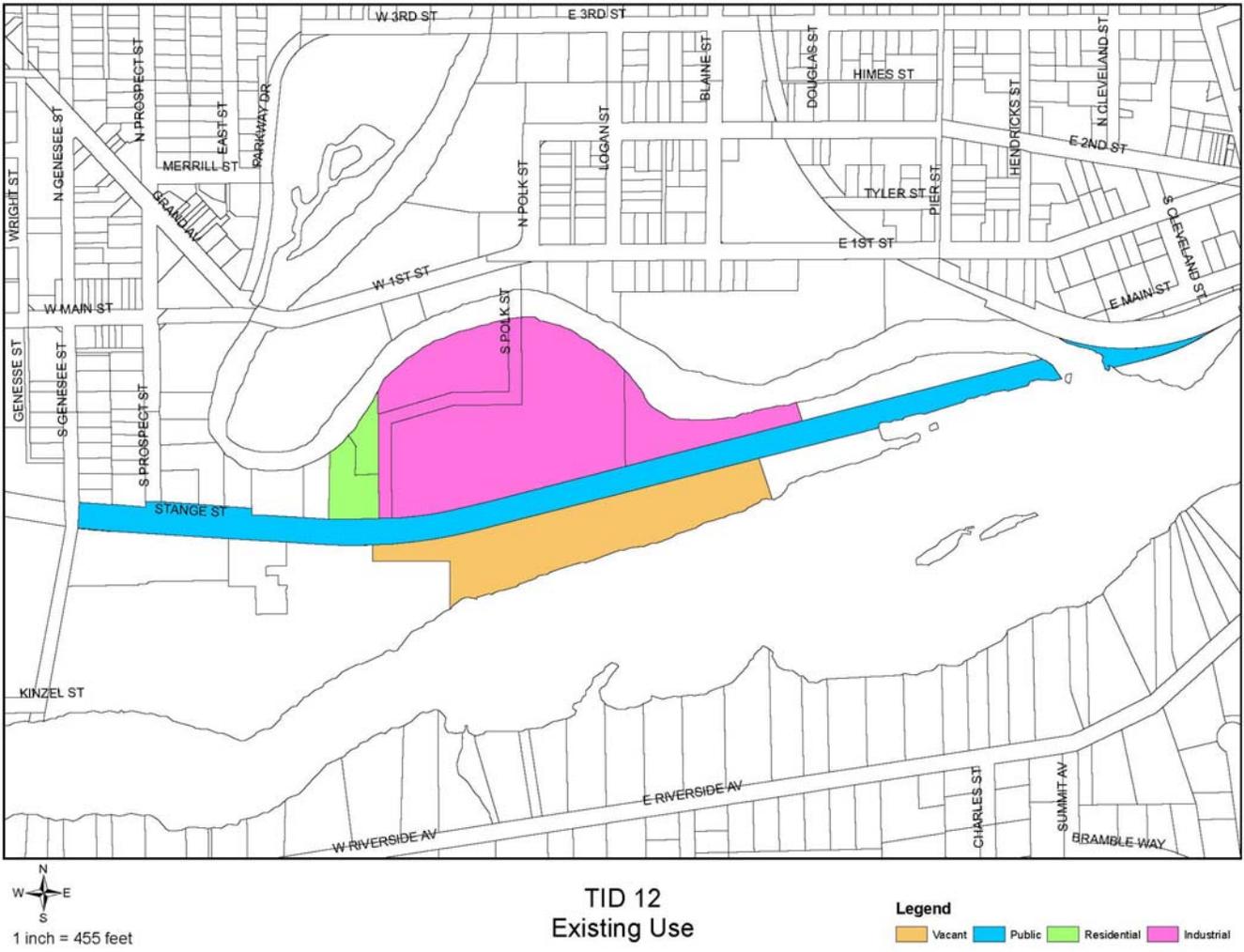


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 1 inch = 455 feet

TID 12
City of Merrill

Legend
 Border

SECTION 4: Map Showing Existing Uses and Conditions



Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)

SECTION 5: Preliminary Parcel List and Analysis

City of Merrill, WI																		
Tax Incremental District No. 12																		
Parcel List																		
MAP REF. #	PARCEL NO.	STREET ADDRESS	OWNER	ASSESSED VALUE - PERS PROP	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	LAND RATIO (BY CLASS)	IMPROVEMENTS RATIO (BY CLASS)	EQUALIZED VALUE	PARCEL ACREAGE	CURRENT ZONING	ACTUAL USE	ACRES ZONED AND SUITABLE FOR INDUSTRIAL USE	ACRES ZONED OR PLANNED FOR COMMERCIAL/ BUSINESS USE	ACRES ZONED OR NEWLY PLATTED RESIDENTIAL DEVELOPMENT	ACRES SUITABLE FOR MIXED USE DEVELOPMENT
251-3106-141-0079	34-0003-000-174-01-02	Parking Lot - Front	Weinbrenner Shoe Company		0	0	0	3 - Manufacturing	110.92%	110.92%	0	2.422	Industrial	Parking Lot	2.422	0.000	0.000	2.422
251-3106-141-0080	34-0003-000-174-01-03	Parking Lot - NE	Weinbrenner Shoe Company		0	0	0	3 - Manufacturing	110.92%	110.92%	0	1.900	Industrial	Parking Lot	1.900	0.000	0.000	1.900
251-3106-141-0068	34-0003-000-174-01-02	108 S. Polk St. (Outlet)	Weinbrenner Shoe Company	820	14,400	87,700	102,100	3 - Manufacturing	110.92%	110.92%	92,048	2.000	Industrial	Outlet Store	2.000	0.000	0.000	2.000
251-3106-141-0077	34-0001-000-174-01-03	108 S. Polk St. (Parcel 3)	Weinbrenner Shoe Company	1,360,300	0	0	0	3 - Manufacturing	110.92%	110.92%	0	3.000	Industrial	Factory	3.000	0.000	0.000	3.000
251-3106-141-0081	34-0003-000-174-01-05	108 S. Polk St. (Parcel 4)	Weinbrenner Shoe Company		0	0	0	3 - Manufacturing	110.92%	110.92%	0	0.500	Industrial	Factory	0.500	0.000	0.000	0.500
251-3106-141-0082	34-0003-000-174-01-06	108 S. Polk St. (Parcel 5)	Weinbrenner Shoe Company		0	0	0	3 - Manufacturing	110.92%	110.92%	0	4.300	Industrial	Factory	4.300	0.000	0.000	4.300
251-3106-141-0040	34-0003-000-184-00-00	200 S. Polk St.	Leske, James/Cynthia		9,700	91,000	100,700	1 - Residential	110.92%	110.92%	90,786	0.530	Residential	Residential	0.000	0.000	0.000	0.530
251-3106-141-0039	34-0003-000-180-00-00	208 Stage St.	Hull, Gerald/Sandra		15,600	106,600	122,200	1 - Residential	110.92%	110.92%	110,169	1.040	Residential	Residential	0.000	0.000	0.000	1.040
251-3106-141-0074	34-0003-000-171-01-00	River Bend Trail	Gly of Merrill		0	0	0	7 - Other	110.92%	110.92%	0	9.230	Public	Linear Park	0.000	0.000	0.000	9.230
251-3106-142-0105	34-0005-000-255-05-00	WI River Frontage	Merrill Area Dev Corp (MADC)		41,400	0	41,400	1 - Residential	110.92%	110.92%	37,324	6.900	Industrial	Vacant	0.000	0.000	6.900	6.900
SUBTOTAL PERSONAL PROPERTY >				1,361,120					110.92%		1,227,119	NA	NA	Personal Property	NA	NA	NA	NA
											1,557,447	31.822		14.122	0.000	6.900	31.822	
											ESTIMATED BASE VALUE	TOTAL DISTRICT ACREAGE	TOTAL INDUSTRIAL ACREAGE	TOTAL COMMERCIAL ACREAGE	TOTAL RESIDENTIAL ACREAGE	TOTAL MIXED USE ACREAGE		
											As of January 1	2016	Percent of Total District Acreage		44.378%	0.000%	21.683%	100.000%

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$39,983,847. This value is less than the maximum of \$44,059,344 in equalized value that is permitted for the City of Merrill. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Merrill, Wisconsin	
Tax Increment District # 12	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2017
	Valuation Data
	Currently Available
	2016
Total EV (TID In)	367,161,200
12% Test	44,059,344
Increment of Existing TIDs	
TID #3	20,691,100
TID #4	6,793,500
TID #5	537,300
TID #6	0
TID #7	401,300
TID #8	0
TID #9	0
TID #10	3,200
TID #11	
Total Existing Increment	28,426,400
Projected Base of New or Amended District	1,557,447
Total Value Subject to 12% Test	29,983,847
Compliance	PASS

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and

installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

RDA Type Activities

Contribution to Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- *Street and utility infrastructure*

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

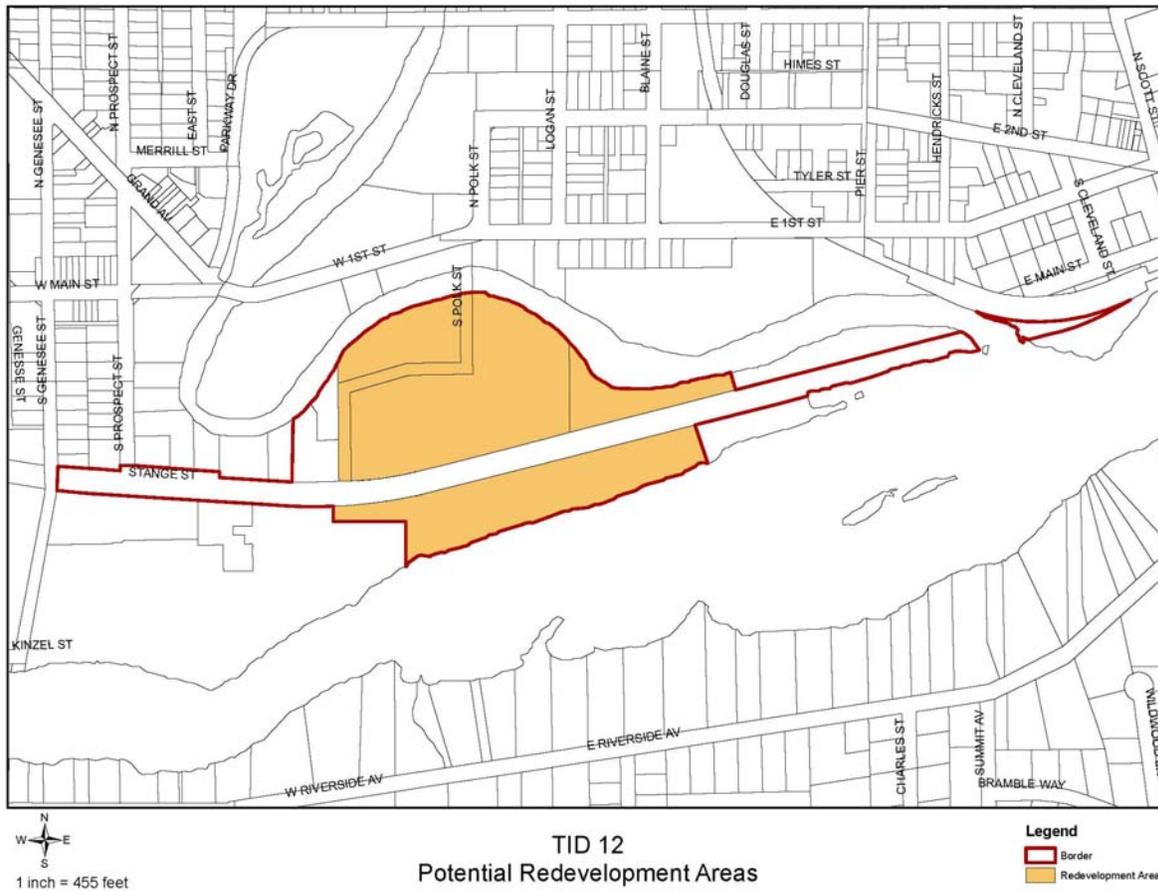
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

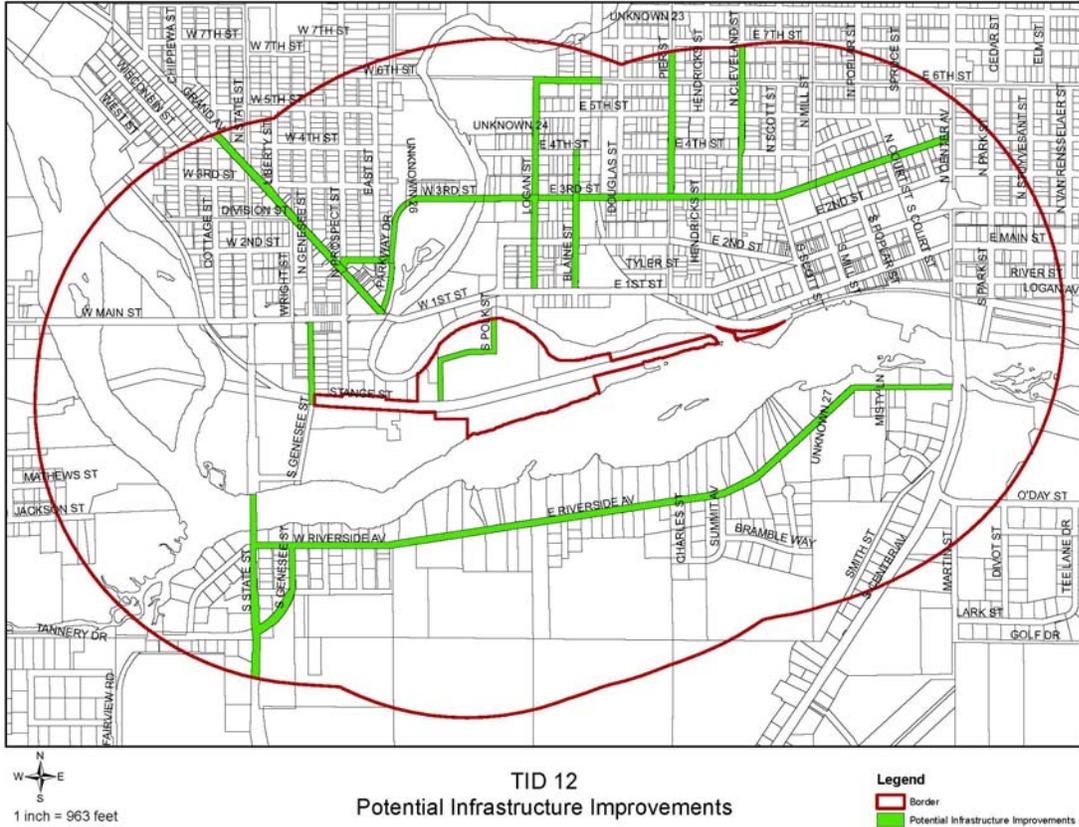
In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.



Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)



Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)

SECTION 9: Detailed List of Project Costs

All costs are based on 2017 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Merrill, Wisconsin						
Tax Increment District # 12						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2017/2018	Phase II 2019/2020	Phase III 2021/2022	Phase IV 2023-2025	Total (Note 1)
1	TID Boundary & Plan Amendments	10,000		10,000		20,000
2	Development Incentives		100,000		100,000	200,000
3	Real Estate Acquisitions*			25,000		25,000
4	Environmental Remediation		25,000			25,000
5	Engineering Services	10,000	10,000	10,000		30,000
6	Street Improvements (Including Lighting)	200,000	150,000	100,000	150,000	600,000
7	Sanitary Sewer Improvements		35,000	50,000	35,000	120,000
8	Water System Improvements		50,000	50,000	35,000	135,000
9	Stormwater System Improvements		35,000	50,000	30,000	115,000
10						0
Total Projects		<u>220,000</u>	<u>405,000</u>	<u>295,000</u>	<u>350,000</u>	<u>1,270,000</u>

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Projects 6 - 10 may occur within 1/2 mile of TID boundaries

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SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize based on current statutory authorities.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$18,358,060, of which \$4,031,232 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)

Implementation and Financing Timeline

City of Merrill, Wisconsin					
Tax Increment District # 12					
Estimated Financing Plan					
	State Trust Fund Loan 2017	State Trust Fund Loan 2019	State Trust Fund Loan 2021	State Trust Fund Loan 2024	Totals
Projects					
2017/2018	220,000				220,000
2019/2020		405,000			405,000
2021/2022			295,000		295,000
2023 - 2025				350,000	350,000
Total Project Funds	<u>220,000</u>	<u>405,000</u>	<u>295,000</u>	<u>350,000</u>	<u>1,270,000</u>
Estimated Finance Related Expenses					
Municipal Advisor	2,500	5,000	2,500	3,500	
Total Financing Required	222,500	410,000	297,500	353,500	
Rounding	0	0	0	0	
Net Issue Size	222,500	410,000	297,500	353,500	1,283,500
Notes:					

Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)

Development Assumptions

City of Merrill, Wisconsin Tax Increment District # 12 Development Assumptions							
Construction Year		Weinbrenner	WI River Frontage	Other	Annual Total	Construction Year	
1	2017	1,100,000			1,100,000	2017	1
2	2018			200,000	200,000	2018	2
3	2019				0	2019	3
4	2020			200,000	200,000	2020	4
5	2021		750,000		750,000	2021	5
6	2022			200,000	200,000	2022	6
7	2023		750,000		750,000	2023	7
8	2024				0	2024	8
9	2025		750,000		750,000	2025	9
10	2026				0	2026	10
11	2027				0	2027	11
12	2028				0	2028	12
13	2029				0	2029	13
14	2030				0	2030	14
15	2031				0	2031	15
16	2032				0	2032	16
17	2033				0	2033	17
18	2034				0	2034	18
19	2035				0	2035	19
20	2036				0	2036	20
Totals		<u>1,100,000</u>	<u>2,250,000</u>	<u>600,000</u>	<u>3,950,000</u>		

Notes:

Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)

Increment Revenue Projections

City of Merrill, Wisconsin										
Tax Increment District # 12										
Tax Increment Projection Worksheet										
Type of District	Mixed Use		Base Value	0						
District Creation Date	January 1, 2017		Appreciation Factor	1.00%		Apply to Base Value				
Valuation Date	Jan 1,	2017	Base Tax Rate	\$32.20						
Max Life (Years)	20		Rate Adjustment Factor							
Expenditure Period/Termination	15	1/1/2032	Tax Exempt Discount Rate							
Revenue Periods/Final Year	20		2038							
Extension Eligibility/Years	Yes		3							
Recipient District	No		Taxable Discount Rate	1.50%						

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation		
1	2017	1,100,000	2018	0	1,100,000	2019	\$32.20	35,420	35,420	34,897
2	2018	200,000	2019	11,000	1,311,000	2020	\$32.20	42,214	77,634	75,872
3	2019	0	2020	13,110	1,324,110	2021	\$32.20	42,636	120,271	116,646
4	2020	200,000	2021	13,241	1,537,351	2022	\$32.20	49,503	169,773	163,287
5	2021	750,000	2022	15,374	2,302,725	2023	\$32.20	74,148	243,921	232,115
6	2022	200,000	2023	23,027	2,525,752	2024	\$32.20	81,329	325,250	306,494
7	2023	750,000	2024	25,258	3,301,009	2025	\$32.20	106,293	431,543	402,267
8	2024	0	2025	33,010	3,334,019	2026	\$32.20	107,355	538,898	497,567
9	2025	750,000	2026	33,340	4,117,360	2027	\$32.20	132,579	671,477	613,520
10	2026	0	2027	41,174	4,158,533	2028	\$32.20	133,905	805,382	728,901
11	2027	0	2028	41,585	4,200,119	2029	\$32.20	135,244	940,626	843,714
12	2028	0	2029	42,001	4,242,120	2030	\$32.20	136,596	1,077,222	957,961
13	2029	0	2030	42,421	4,284,541	2031	\$32.20	137,962	1,215,184	1,071,646
14	2030	0	2031	42,845	4,327,386	2032	\$32.20	139,342	1,354,526	1,184,771
15	2031	0	2032	43,274	4,370,660	2033	\$32.20	140,735	1,495,261	1,297,338
16	2032	0	2033	43,707	4,414,367	2034	\$32.20	142,143	1,637,404	1,409,351
17	2033	0	2034	44,144	4,458,511	2035	\$32.20	143,564	1,780,968	1,520,812
18	2034	0	2035	44,585	4,503,096	2036	\$32.20	145,000	1,925,968	1,631,724
19	2035	0	2036	45,031	4,548,127	2037	\$32.20	146,450	2,072,417	1,742,089
20	2036	0	2037	45,481	4,593,608	2038	\$32.20	147,914	2,220,331	1,851,911
Totals		3,950,000		643,608		Future Value of Increment		2,220,331		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)

Cash Flow

City of Merrill, Wisconsin																								
Tax Increment District # 12																								
Cash Flow Projection																								
Year	Projected Revenues				Expenditures												Balances			Year				
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	State Trust Fund Loan 222,500			State Trust Fund Loan 410,000			State Trust Fund Loan 297,500			State Trust Fund Loan 353,500			Other Admin.	Total Expenditures	Annual		Cumulative	Principal Outstanding		
				Dated Date: Principal	Est. Rate	10/01/17 Interest	Dated Date: Principal	Est. Rate	06/01/19 Interest	Dated Date: Principal	Est. Rate	06/01/21 Interest	Dated Date: Principal	Est. Rate	06/01/24 Interest									
2017				0													0	0	0	222,500	2017			
2018				0													0	0	0	222,500	2018			
2019	35,420			35,420	4,283	4.00%	12,954										17,237	18,183	18,183	628,217	2019			
2020	42,214			42,214	8,509	4.00%	8,729	16,986	4.00%	12,938							47,161	(4,947)	13,235	602,722	2020			
2021	42,636			42,636	8,849	4.00%	8,388	14,203	4.00%	15,721							47,161	(4,525)	8,711	879,670	2021			
2022	49,503			49,503	9,203	4.00%	8,034	14,771	4.00%	15,152	14,993	4.00%	9,467				71,620	(22,118)	(13,407)	840,703	2022			
2023	74,148			74,148	9,572	4.00%	7,666	15,362	4.00%	14,562	13,059	4.00%	11,400				71,621	2,527	(10,880)	802,710	2023			
2024	81,329			81,329	9,954	4.00%	7,283	15,976	4.00%	13,947	13,581	4.00%	10,878				71,619	9,710	(1,171)	1,116,699	2024			
2025	106,293			106,293	10,353	4.00%	6,885	16,616	4.00%	13,308	14,125	4.00%	10,335			22,039	104,816	1,477	306	1,053,566	2025			
2026	107,355			107,355	10,767	4.00%	6,471	17,280	4.00%	12,643	14,690	4.00%	9,770			19,935	104,815	2,541	2,847	990,894	2026			
2027	132,579			132,579	11,197	4.00%	6,040	17,971	4.00%	11,952	15,277	4.00%	9,182			20,733	104,814	27,765	30,612	925,716	2027			
2028	133,905			133,905	11,645	4.00%	5,593	18,690	4.00%	11,233	15,888	4.00%	8,571			21,562	104,814	29,091	59,703	857,931	2028			
2029	135,244			135,244	12,111	4.00%	5,127	19,438	4.00%	10,486	16,524	4.00%	7,935			22,425	104,815	30,429	90,132	787,433	2029			
2030	136,596			136,596	12,596	4.00%	4,642	20,215	4.00%	9,708	17,185	4.00%	7,275			23,321	104,814	31,782	121,914	714,116	2030			
2031	137,962			137,962	13,099	4.00%	4,138	21,024	4.00%	8,900	17,872	4.00%	6,587			24,254	104,814	33,149	155,062	637,867	2031			
2032	139,342			139,342	13,623	4.00%	3,614	21,865	4.00%	8,059	18,587	4.00%	5,872			25,225	104,815	34,527	189,589	558,567	2032			
2033	140,735			140,735	14,168	4.00%	3,070	22,739	4.00%	7,184	19,330	4.00%	5,129			26,234	104,814	35,922	225,511	476,096	2033			
2034	142,143			142,143	14,735	4.00%	2,503	23,649	4.00%	6,275	20,104	4.00%	4,356			27,283	104,815	37,328	262,839	390,325	2034			
2035	143,564			143,564	15,324	4.00%	1,913	24,595	4.00%	5,329	20,908	4.00%	3,551			28,374	104,814	38,750	301,589	301,124	2035			
2036	145,000			145,000	15,937	4.00%	1,300	25,579	4.00%	4,345	21,744	4.00%	2,715			29,509	104,814	40,186	341,775	208,355	2036			
2037	146,450			146,450	16,575	4.00%	663	26,602	4.00%	3,322	22,614	4.00%	1,845			30,689	104,814	41,635	383,410	111,875	2037			
2038	147,914			147,914				27,666	4.00%	2,258	23,519	4.00%	941			31,917	87,577	60,337	443,747	28,773	2038			
Total	2,220,331	0	0	2,220,331	222,500		105,016	410,000		188,471	300,000		115,809			353,500				111,212	0	0	1,776,584	Total

Notes: Projected TID Closure

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate that the District will require any changes in zoning ordinances.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Merrill Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development and/or Redevelopment of the City of Merrill

The District contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
 Opinion of Attorney for the City of Merrill Advising Whether
 the Plan is Complete and Complies with Wisconsin
 Statutes 66.1105



CITY OF MERRILL
 Office of the City Attorney

Thomas N. Hayden, City Attorney
 1004 East First Street • Merrill, Wisconsin • 54452
 Phone (715) 539-3510 • FAX (715) 536-0514
 e-mail: tom.hayden@ci.merrill.wi.us

August 15, 2017

Mayor William Bialecki
 City of Merrill
 1004 E. First Street
 Merrill, Wisconsin 54452

RE: City of Merrill, Wisconsin Tax Incremental District No. 12 Creation

Dear Mayor:

As City Attorney for the City of Merrill, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Section 66.1105 of Wisconsin Statutes. This opinion is provided pursuant to Wisconsin Statutes Section 66.1105(4)(f).

Very truly yours

CITY OF MERRILL

Thomas N. Hayden, City Attorney

TNH:ku

CC: Kathy Unertl, Finance Director/RDA Secretary

"Focusing on the Future"

An equal opportunity/affirmative action employer.

Exhibit A: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.													
Statement of Taxes Data Year:		2015		Percentage									
County	2,025,921			17.09%									
Municipality	5,990,227			50.53%									
Technical College	442,994			3.74%									
School District	3,395,604			28.64%									
Total	<u>11,854,746</u>												
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year							
2019	6,053	17,898	10,145	1,324	35,420	2019							
2020	7,214	21,331	12,092	1,577	42,214	2020							
2021	7,286	21,544	12,213	1,593	42,636	2021							
2022	8,460	25,014	14,179	1,850	49,503	2022							
2023	12,672	37,467	21,238	2,771	74,148	2023							
2024	13,899	41,096	23,295	3,039	81,329	2024							
2025	18,165	53,710	30,446	3,972	106,293	2025							
2026	18,347	54,247	30,750	4,012	107,355	2026							
2027	22,657	66,992	37,975	4,954	132,579	2027							
2028	22,884	67,662	38,355	5,004	133,905	2028							
2029	23,113	68,339	38,738	5,054	135,244	2029							
2030	23,344	69,022	39,126	5,104	136,596	2030							
2031	23,577	69,713	39,517	5,155	137,962	2031							
2032	23,813	70,410	39,912	5,207	139,342	2032							
2033	24,051	71,114	40,311	5,259	140,735	2033							
2034	24,292	71,825	40,714	5,312	142,143	2034							
2035	24,534	72,543	41,122	5,365	143,564	2035							
2036	24,780	73,269	41,533	5,418	145,000	2036							
2037	25,028	74,001	41,948	5,473	146,450	2037							
2038	25,278	74,741	42,368	5,527	147,914	2038							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">379,444</td> <td style="text-align: center;">1,121,938</td> <td style="text-align: center;">635,979</td> <td style="text-align: center;">82,970</td> <td style="text-align: center;">2,220,331</td> <td colspan="2"></td> </tr> </table>							379,444	1,121,938	635,979	82,970	2,220,331		
379,444	1,121,938	635,979	82,970	2,220,331									
<p>Notes:</p> <p>The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.</p>													

Attachment: TID 12 Project Plan - Creation - 2017.8.28 - Finalized (2752 : Review documents Tax Increment District No. 12)

RDA RESOLUTION NO. 2017-03

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 8,
CITY OF MERRILL, WISCONSIN**

WHEREAS, the City of Merrill (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the “District”) was created by the City on September 27, 2011 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the “Tax Increment Law”); and

WHEREAS, such amendment will cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;

- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 8, 2017 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Merrill that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 8 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 8th day of August, 2017


 Redevelopment Authority Chair William R. Bialecki


 Katherine G. Unertl
 Secretary of the Redevelopment Authority

RESOLUTION NO. 2522

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 8, CITY OF MERRILL, WISCONSIN

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the "District") was created by the City on September 27, 2011 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;

- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed district, to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on August 8, 2017 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Redevelopment Authority designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may amend any tax incremental district, the Redevelopment Authority must designate the boundaries of such amended District and approve the Project Plan amendment for such District and submit its recommendation concerning the amendment of the District and the Project Plan to the Common Council;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 23rd day of August, 2017, that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 8, City of Merrill", are hereby amended as specified in Exhibit A of this Resolution.
2. The territory being subtracted from the District shall no longer be part of the District effective as of January 1, 2017.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(a)1.
 - (b) Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains a blighted area district based on the identification and classification of the property included within the District; and
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (e) The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end

of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

(f) The project costs of the District relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District was created.

4. The amended Project Plan for "Tax Incremental District No. 8, City of Merrill" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2017, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b) and to pay the fee(s) associated with such determination.

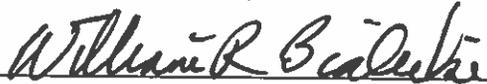
BE IT FURTHER RESOLVED that pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65e, pursuant to Wisconsin Statutes.

Recommended by: Redevelopment Authority

Moved: Alderman Schwartzman

Passed: August 23, 2017

CITY OF MERRILL, WISCONSIN



William R. Bialecki
Mayor



William N. Heideman
City Clerk

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 8
CITY OF MERRILL**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY



July 24, 2017

Project Plan for the Territory & Project Plan Amendment of Tax Incremental District No. 8

CITY OF MERRILL, WISCONSIN

Organizational Joint Review Board Meeting Held:	August 8, 2017
Public Hearing Held:	August 8, 2017
Consideration for Approval by Redevelopment Authority:	August 8, 2017
Consideration for Adoption by Common Council:	August 23, 2017
Consideration for Approval by the Joint Review Board:	Scheduled for: September 12, 2017



Tax Incremental District No. 8 Territory & Project Plan Amendment

City of Merrill Officials

Common Council

William Bialecki	Mayor
Paul Russell	Aldersperson
Pete Lokemoen	Aldersperson
Ryan Schwartzman	Aldersperson
Kandy Peterson	Aldersperson
John Burgener	Aldersperson
Mary Ball	Aldersperson
Rob Norton	Aldersperson
Tim Meehean	Aldersperson

City Staff

William Heideman	City Clerk
Kathy Unertl	City Finance Director/RDA Secretary
Dave Johnson	City Administrator
Thomas Hayden	City Attorney
Rod Akey	City Public Works Director/Engineer

Redevelopment Authority

Bill Bialecki, President	Jill Laufenberg
Karen Karow	Ryan Schwartzman
Clyde Nelson	Tim Haight
Tony Kusserow	

Joint Review Board

Mayor Bill Bialecki	City Representative
Bob Weaver	Lincoln County
Roxanne Lutgen	Northcentral Technical College District
Brian Dasher	Merrill Area School District
Ryan Schwartzman	Public Member



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Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 8 (the “TID” or “District”) is an existing blighted area district, which was created by a resolution of the City of Merrill (“City”) Common Council adopted on September 27, 2011 (the “Creation Resolution”).

Amendments

The District was previously amended on September 24, 2013 and September 22, 2015, whereby resolutions were adopted to add additional territory to the District, and to amend the list of projects to be undertaken. These amendments were the first and second of four territory amendments permitted for this District.

Purposes of this Amendment

This amendment will cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions. A map, located in Section 3 of this plan, identifies the Territory to be removed and its geographic relationship to the existing District’s boundaries.

This amendment will modify the categories, locations or costs of the Projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment.

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

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

Since the purpose of this amendment is solely to subtract property, these tests cannot be applied in the conventional way. The Joint Review Board has previously concluded that these tests have been met. Accordingly, the City finds that it is reasonable to conclude these tests continue to be satisfied.

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - That “but for” amendment of the District’s Project Plan, the economic development objectives will not be achieved. In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to subtract property, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded that the “but

for” test was met. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*

2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - Tax increment collections are expected to be sufficient to pay for the cost of all improvements made in the District. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.b.*
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - Given that it is likely that the District is expected to generate additional economic benefits that are more than sufficient to compensate for the cost of the improvements, as previously determined by the Joint Review Board, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
4. Not less than 50% by area of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared a blighted area District based on the identification and classification of the property included within the District.
6. The Project Costs of the District relate directly to promoting the elimination of blight consistent with the purpose for which the District was created.
7. The improvements to be made within the territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
8. The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on September 27, 2011 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2011.

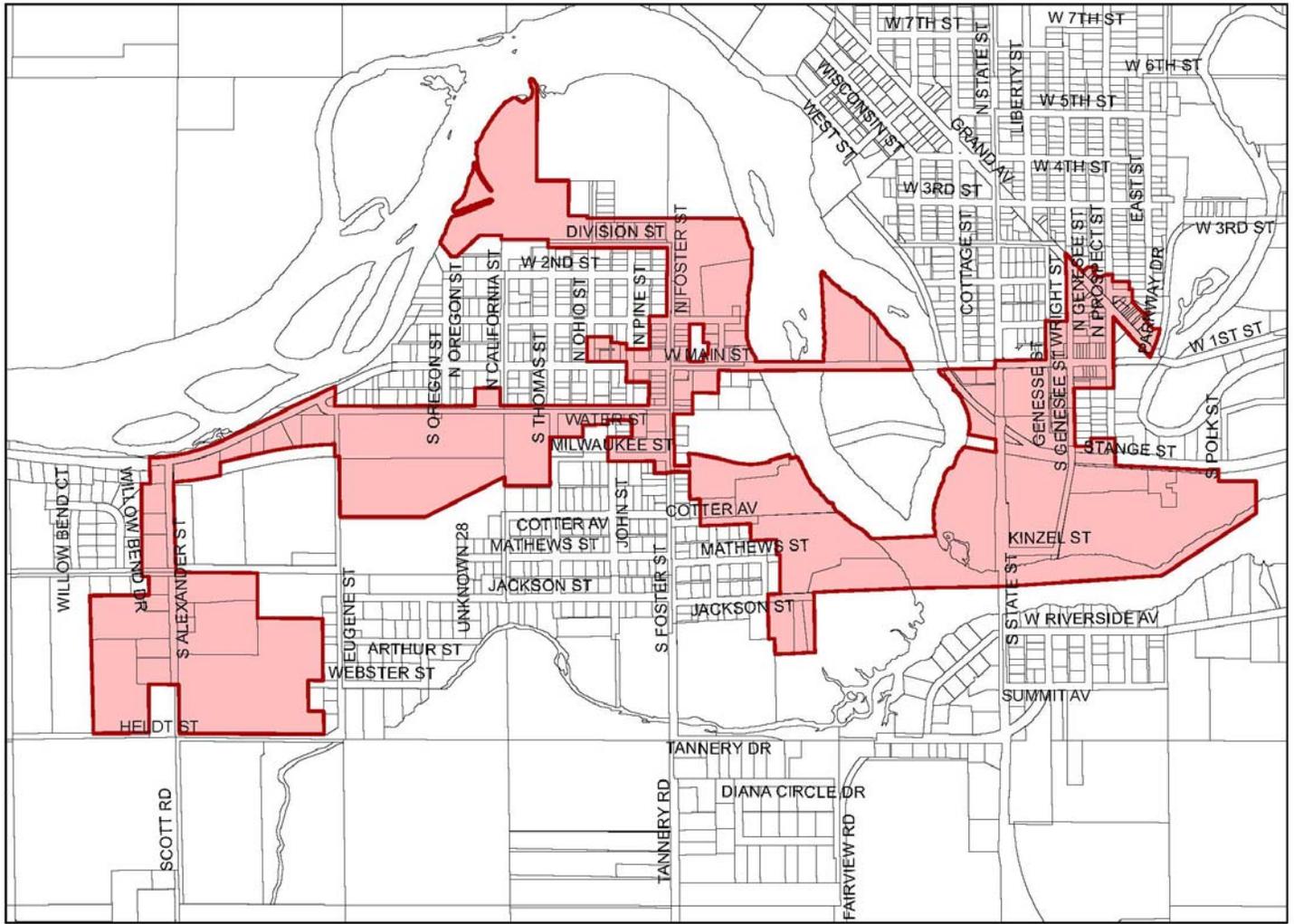
The existing District is a "Blighted Area District," created on a finding that at least 50%, by area, of the real property within the District was blighted. The District will remain in compliance with this finding after the subtraction of the Territory identified in this Amendment.

Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have been amended twice prior to this Amendment.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

The purpose of the Amendment is to remove specified parcels from the District and also to provide for the undertaking of additional expenditures. A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains a blighted area District based on the identification and classification of the property included within the District.

SECTION 3: Preliminary Maps of Original District Boundary and Territory Amendment Area Identified



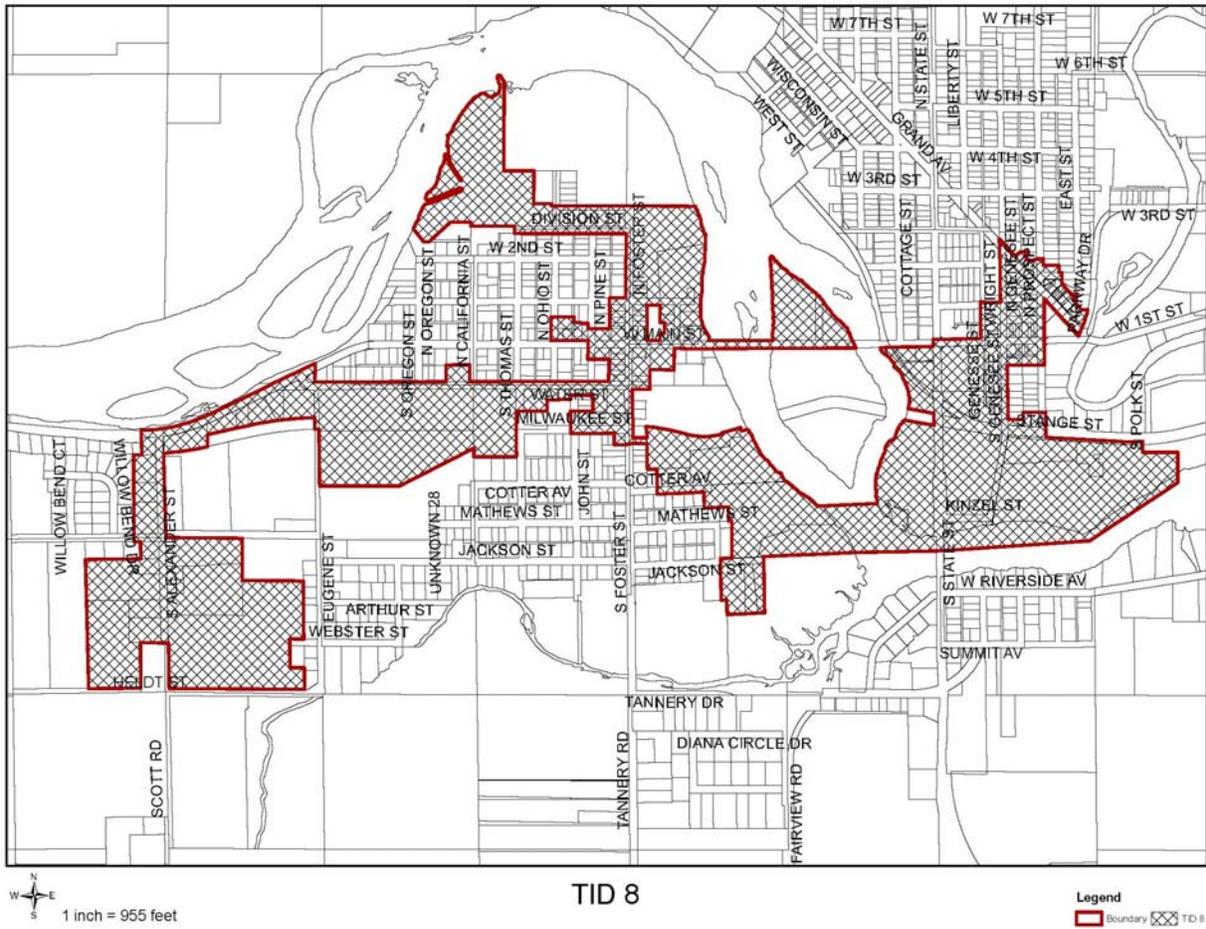


 1 inch = 955 feet

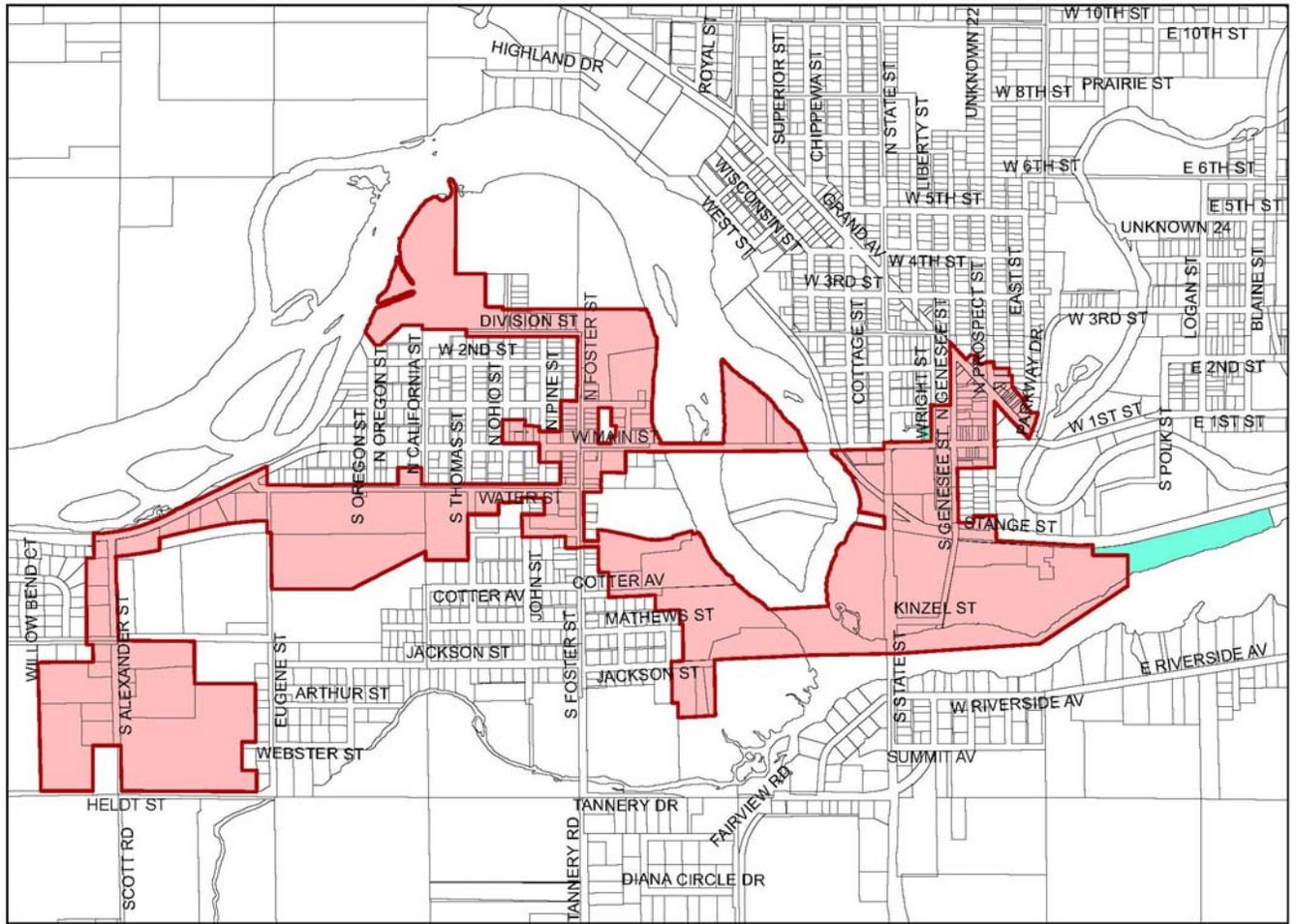
TID 8

Legend
 Boundary
  TID 8

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)



Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)



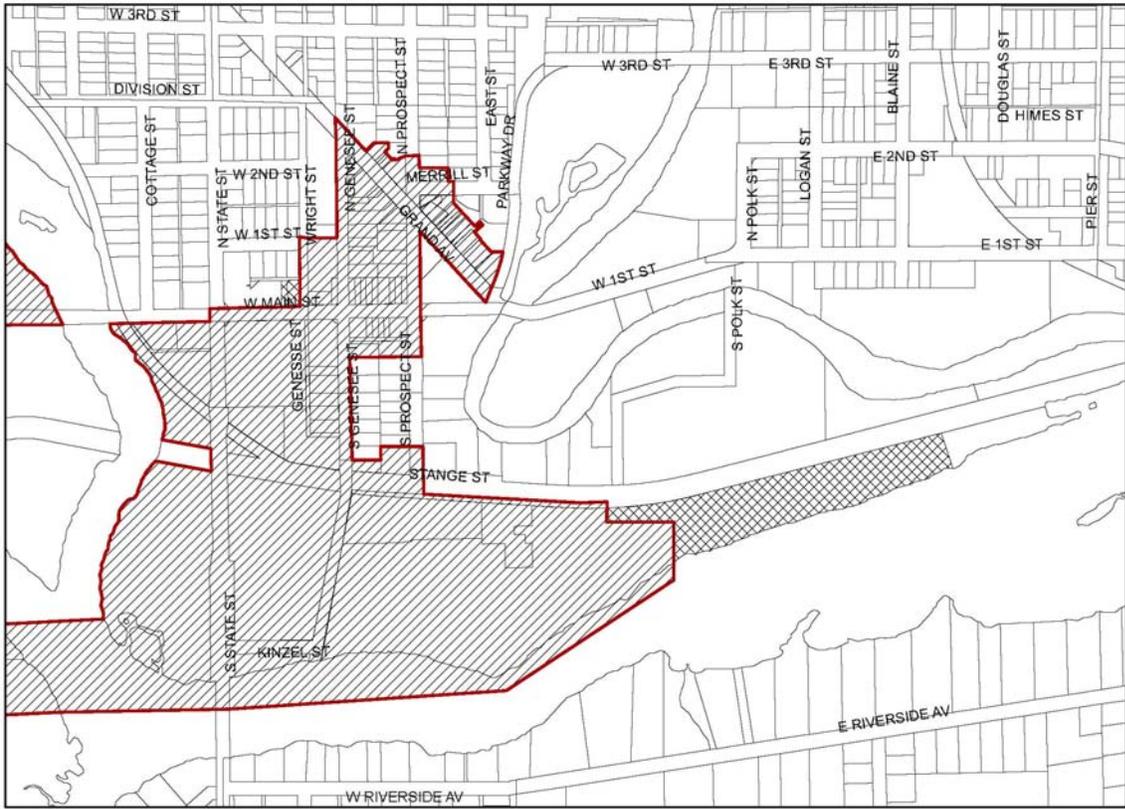


 1 inch = 1,022 feet

TID 8 Deleted Parcels

Legend
 Boundary
  Parcels
  DeletedParcels
  TID_8

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

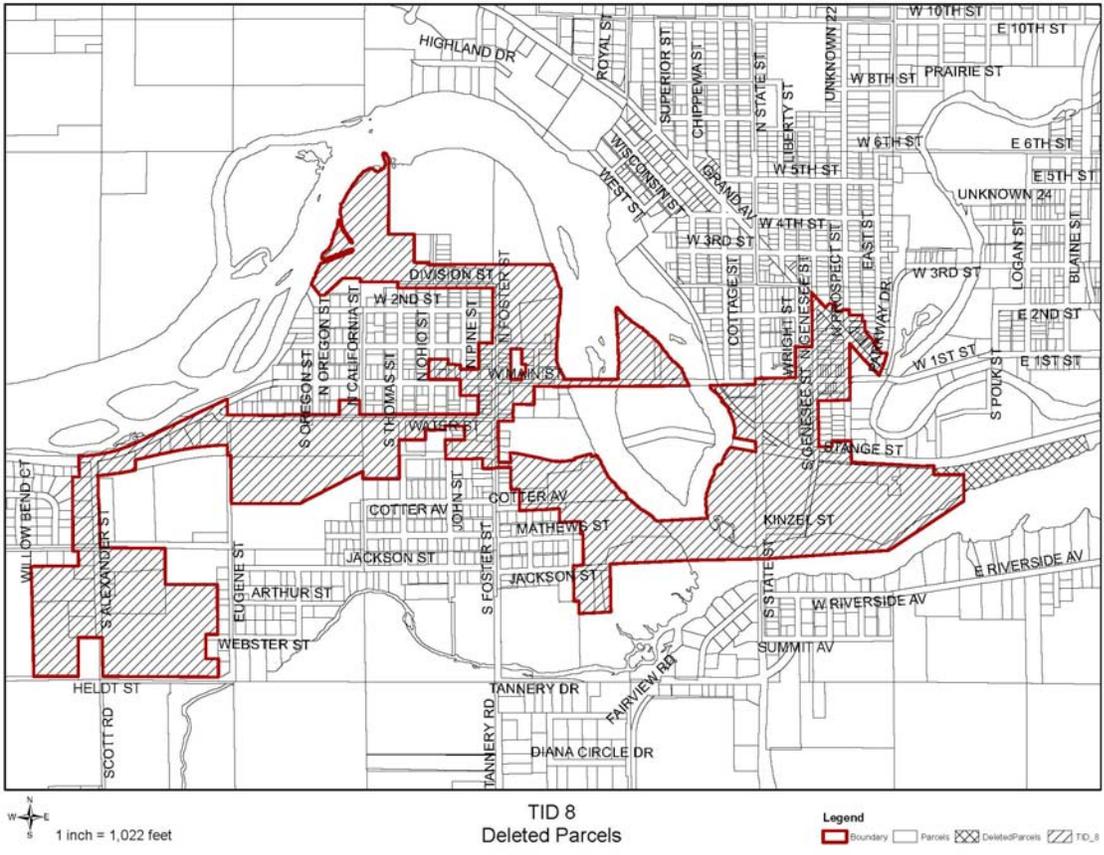


1 inch = 470 feet

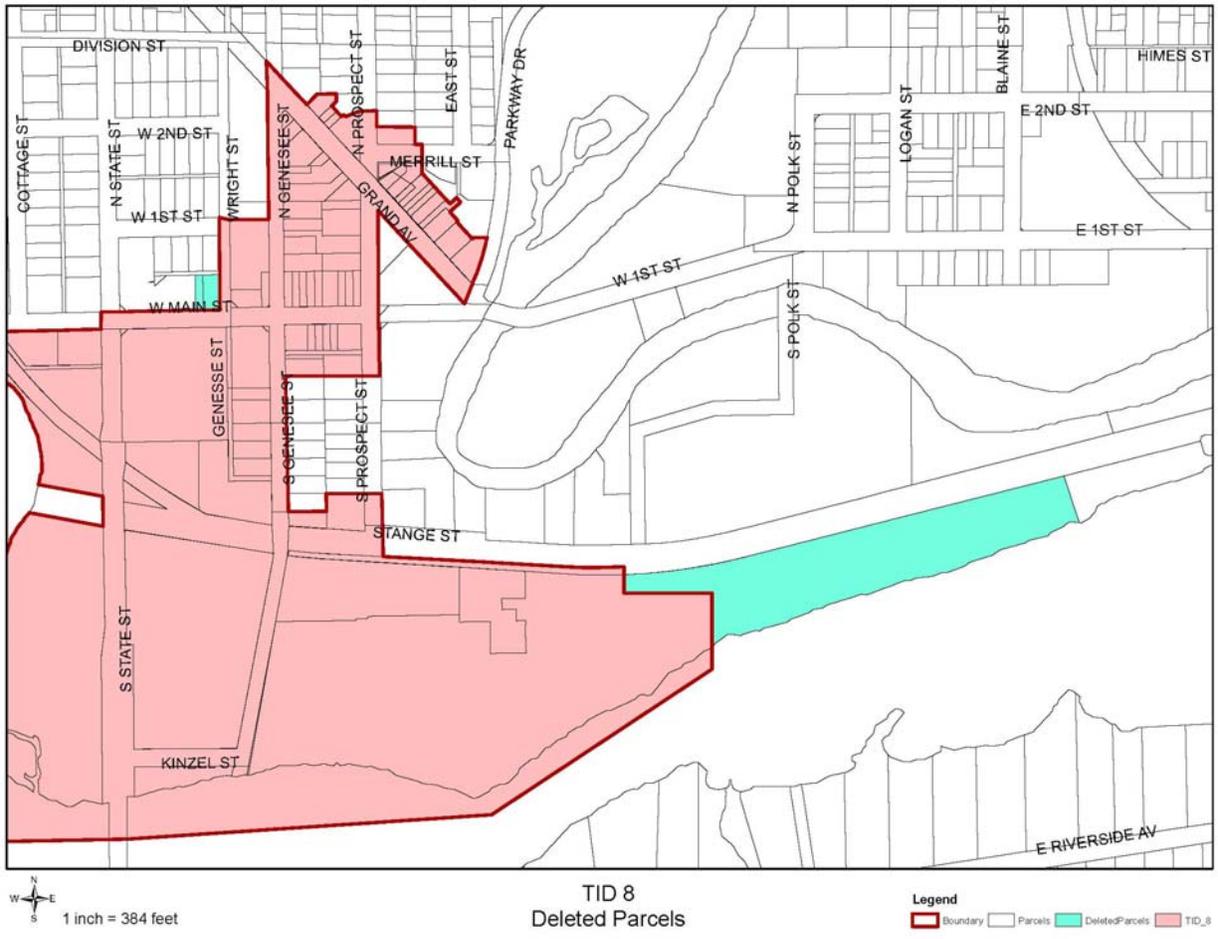
TID 8 Deleted Parcels

Legend
 Boundary (red line)
 Parcels (white box)
 Deleted Parcels (cross-hatched box)
 TID 8 (diagonal hatched box)

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)



Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)



Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

SECTION 5: Preliminary Parcel List and Analysis – Subtracted Property

Merrill
Tax Incremental District No. 8
Deleted Parcel List - 2011 Valuations

MAP REF. #	STREET ADDRESS	OWNER	ASSESSED VALUE - PERS PROP	ASSESSED VALUE - LAND	ASSESSED VALUE - IMP	TOTAL ASSESSED VALUE (LAND & IMP)	ASSESSMENT CLASSIFICATION	LAND RATIO (BY CLASS)	IMPROVEMENTS RATIO (BY CLASS)	EQUALIZED VALUE	PARCEL ACREAGE	CURRENT ZONING	ACTUAL USE
251-3106-113-0031	604 W. Main St.	Trinity Lutheran Church, Inc.	3,600	7,900	47,700	55,600	2 - Commercial	110.92%	110.92%	50,128	0.700	Commercial	Commercial
251-3106-113-0032	W. Main St. Frontage	Trinity Lutheran Church, Inc.		17,900	0	17,900	2 - Commercial	110.92%	110.92%	16,138	0.170	Commercial	Commercial
251-3106-142-0105	W/ River Frontage	Merrill Area Dev Corp (MADC)		41,400	0	41,400	2 - Commercial	110.92%	110.92%	37,325	6.900	Industrial	Vacant
SUBTOTAL PERSONAL PROPERTY >			3,600						100.00%	3,600	NA	NA	Personal Property
										107,192	7.770		
										<i>ESTIMATED BASE VALUE</i>	<i>TOTAL DISTRICT ACREAGE</i>		

SECTION 6: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the City has implemented, or expects to implement, within the original District or within the Territory to be incorporated by this Amendment. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development and/or Redevelopment

In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development and/or redevelopment to occur, the City may construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, are an eligible project cost under Section 66.1105(2)(f)1 k.

Water System Improvements

To allow development and/or redevelopment to occur, the City may construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to,

construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility

lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

RDA Type Activities

Contribution to Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Projects Outside the Tax Increment District

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- Street and Utility improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

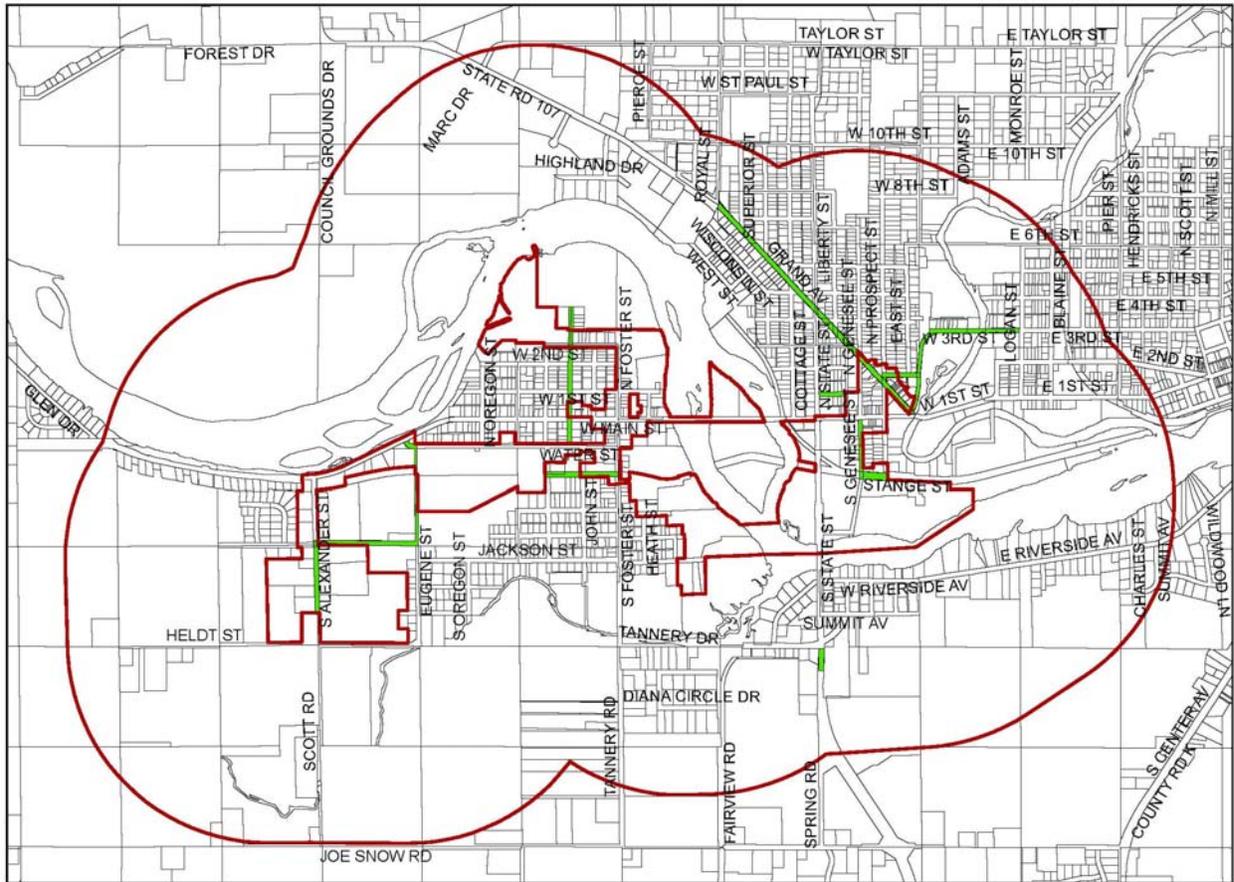
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages, and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan or the original Project Plan. To the extent the costs benefit the City outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the City in connection with the implementation of this Plan.

SECTION 8: Maps Showing Proposed Improvements and Uses Within The Territory Remaining

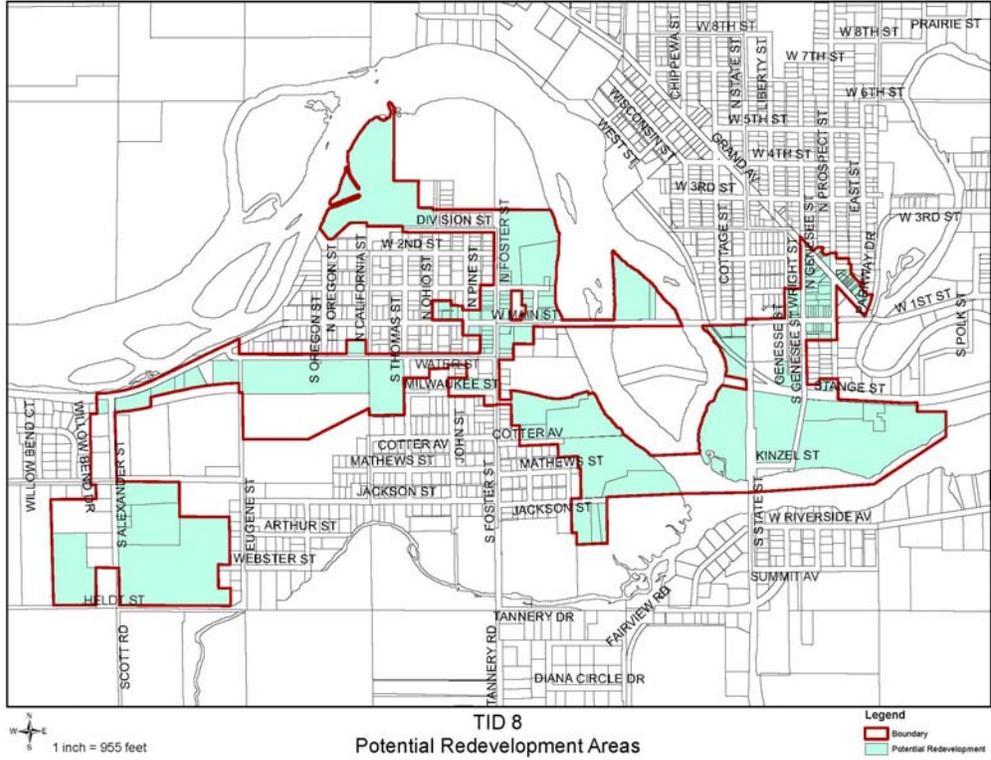


1 inch = 1,507 feet

TID 8 with 1/2 Mile Buffer

Legend
 Boundary Potential Infrastructure Improvements

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)



Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

SECTION 9: Detailed List of Additional Project Costs

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake or make within the Territory to be incorporated into the District by this Amendment. Details with respect to the added projects can also be found within this Section.

All costs are based on 2017 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2017 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

Proposed TIF Project Cost Estimates

City of Merrill, Wisconsin						
Tax Increment District # 8						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2017/2018	Phase II 2019/2020	Phase III 2021-2024	Phase IV 2025	Total (Note 1)
1	TID Boundary & Plan Amendments	10,000	10,000	10,000	10,000	40,000
2	Development Incentives	100,000	100,000	100,000	100,000	400,000
3	TIF Housing Roof Loans	25,000	25,000	25,000	25,000	100,000
4	Real Estate Acquisitions	150,000	50,000	50,000	50,000	300,000
5	Relocation Costs	2,500	2,500	2,500	2,500	10,000
6	Demolition	50,000	50,000	50,000	50,000	200,000
7	Parking Improvements		100,000			100,000
8	Environmental Remediation	25,000	10,000	10,000	10,000	55,000
9	Pedestrian Path & Amenities		75,000			75,000
10	Stormwater System Improvements		25,000			25,000
11	Telecommunication Infrastructure		50,000			50,000
12	Sanitary Sewer Improvements	15,000		25,000		40,000
13	Water System Improvements	15,000		25,000		40,000
14	Redevelopment Planning	10,000	10,000	40,000	10,000	70,000
15	Street Improvements	15,000	150,000	100,000		265,000
Total Projects		<u>417,500</u>	<u>657,500</u>	<u>437,500</u>	<u>257,500</u>	<u>1,770,000</u>
Notes:						
Note 1		Project costs are estimates and are subject to modification				
Note 2		Projects 12, 13 & 15 are outside the boundaries, but within 1/2 mile of TID 8 boundary				

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the District, as amended by the subtraction of Territory, will remain economically feasible.

Available Financing Methods

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). As of the date of this plan, the City has a G.O. debt limit of \$18,358,060, of which \$4,031,232 is currently unused and could be made available to finance Project Costs.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by its Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility

revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services and/or development incentives to the additional territory. It is anticipated these expenditures will be made in multiple phases. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional Project Costs are to be incurred within the period specified in Wisconsin Statutes Section 66.1105(6)(am).

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Merrill, Wisconsin					
Tax Increment District # 8					
Estimated Financing Plan					
	State Trust Fund Loan 2017	State Trust Fund Loan 2019	State Trust Fund Loan 2022	State Trust Fund Loan 2025	Totals
Projects					
2017/2018	417,500				417,500
2019/2020		657,500			657,500
2021-2024			437,500		437,500
2025				257,500	257,500
Total Project Funds	<u>417,500</u>	<u>657,500</u>	<u>437,500</u>	<u>257,500</u>	<u>1,770,000</u>
Estimated Finance Related Expenses					
Municipal Advisor	5,000	7,500	5,000	2,500	
Total Financing Required	426,725	671,650	446,925	262,600	
Rounding	0	0	0	0	
Net Issue Size	422,500	665,000	442,500	260,000	1,790,000
Notes:					

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

Development Assumptions

City of Merrill, Wisconsin Tax Increment District # 8 Development Assumptions

Construction Year		201 S. Prospect St.	Storage Units	West Side District	Sixth District Redevelop.	Other Future	Annual Total	Construction Year	
5	2017	300,000	225,000				525,000	2017	5
6	2018			(150,000)			(150,000)	2018	6
7	2019			(50,000)		225,000	175,000	2019	7
8	2020				125,000	225,000	350,000	2020	8
9	2021						0	2021	9
10	2022			1,500,000		225,000	1,725,000	2022	10
11	2023						0	2023	11
12	2024	1,000,000					1,000,000	2024	12
13	2025						0	2025	13
14	2026						0	2026	14
15	2027					225,000	225,000	2027	15
16	2028						0	2028	16
17	2029						0	2029	17
18	2030						0	2030	18
19	2031						0	2031	19
16	2032					225,000	225,000	2032	16
17	2033						0	2033	17
18	2034						0	2034	18
19	2035						0	2035	19
20	2036						0	2036	20
21	2037					225,000	225,000	2037	21
Totals		<u>1,300,000</u>	<u>225,000</u>	<u>1,300,000</u>	<u>125,000</u>	<u>1,350,000</u>	<u>4,300,000</u>		

Notes:

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

Increment Revenue Projections

City of Merrill, Wisconsin Tax Increment District # 8 Tax Increment Projection Worksheet										
Type of District	Blighted Area		Base Value	0						
District Creation Date	September 27, 2011		Appreciation Factor	0.00%		Apply to Base Value				
Valuation Date	Jan 1,	2011	Base Tax Rate	\$32.20						
Max Life (Years)	27		Rate Adjustment Factor							
Expenditure Period/Termination	22	9/27/2033	Tax Exempt Discount Rate	3.00%						
Revenue Periods/Final Year	27	2039	Taxable Discount Rate	4.50%						
Extension Eligibility/Years	Yes 3									
Recipient District	Yes									

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation		
1	2015	525,000	2016	0	525,000	2017	\$32.20	16,905	16,413	16,177
2	2016	-150,000	2017	0	375,000	2018	\$32.20	12,075	27,795	27,235
3	2017	175,000	2018	0	550,000	2019	\$32.20	17,710	44,002	42,754
4	2018	350,000	2019	0	900,000	2020	\$32.20	28,980	69,750	67,056
5	2019	0	2020	0	900,000	2021	\$32.20	28,980	94,749	90,311
6	2020	1,725,000	2021	0	2,625,000	2022	\$32.20	84,525	165,538	155,217
7	2021	0	2022	0	2,625,000	2023	\$32.20	84,525	234,265	217,329
8	2022	1,000,000	2023	0	3,625,000	2024	\$32.20	116,726	326,409	299,409
9	2023	0	2024	0	3,625,000	2025	\$32.20	116,726	415,869	377,954
10	2024	0	2025	0	3,625,000	2026	\$32.20	116,726	502,724	453,117
11	2025	225,000	2026	0	3,850,000	2027	\$32.20	123,971	592,283	529,508
12	2026	0	2027	0	3,850,000	2028	\$32.20	123,971	679,234	602,609
13	2027	0	2028	0	3,850,000	2029	\$32.20	123,971	763,652	672,562
14	2028	0	2029	0	3,850,000	2030	\$32.20	123,971	845,611	739,503
15	2029	0	2030	0	3,850,000	2031	\$32.20	123,971	925,183	803,561
16	2030	225,000	2031	0	4,075,000	2032	\$32.20	131,216	1,006,952	868,443
17	2031	0	2032	0	4,075,000	2033	\$32.20	131,216	1,086,340	930,531
18	2032	0	2033	0	4,075,000	2034	\$32.20	131,216	1,163,416	989,946
19	2033	0	2034	0	4,075,000	2035	\$32.20	131,216	1,238,246	1,046,802
20	2034	0	2035	0	4,075,000	2036	\$32.20	131,216	1,310,897	1,101,209
21	2035	225,000	2036	0	4,300,000	2037	\$32.20	138,461	1,385,326	1,156,149
22	2036	0	2037	0	4,300,000	2038	\$32.20	138,461	1,457,588	1,208,722
23	2037	0	2038	0	4,300,000	2039	\$32.20	138,461	1,527,745	1,259,032
Totals	4,300,000	0	Future Value of Increment	2,315,193						

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

Cash Flow

City of Merrill, Wisconsin																					
Tax Increment District # 8																					
Cash Flow Projection																					
Year	Projected Revenues				Expenditures												Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	State Trust Fund Loan 422,500			State Trust Fund Loan 665,000			State Trust Fund Loan 442,500			State Trust Fund Loan 260,000			Admin.	Total Expenditures	Annual		Cumulative
				Dated Date:	10/01/17		Dated Date:	06/01/19		Dated Date:	06/01/22		Dated Date:	06/01/25							
				Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest						
2017	16,905			16,905													0	16,905	16,905	422,500	2017
2018	12,075			12,075													0	12,075	28,980	422,500	2018
2019	17,710			17,710	8,133	4.00%	24,599										32,732	(15,022)	13,958	824,367	2019
2020	28,980			28,980	16,158	4.00%	16,575	16,986	4.00%	12,938							62,656	(33,676)	(19,718)	791,223	2020
2021	28,980			28,980	16,804	4.00%	15,928	14,203	4.00%	15,721							62,656	(33,676)	(53,394)	760,216	2021
2022	84,525			84,525	17,476	4.00%	15,256	14,771	4.00%	15,152							62,656	21,870	(31,524)	1,175,469	2022
2023	84,525			84,525	18,175	4.00%	14,557	15,362	4.00%	14,562	22,364	4.00%	14,121				99,141	(14,615)	(46,139)	1,119,568	2023
2024	116,726			116,726	18,902	4.00%	13,830	15,976	4.00%	13,947	19,480	4.00%	17,005				99,141	17,585	(28,554)	1,065,210	2024
2025	116,726			116,726	19,658	4.00%	13,074	16,616	4.00%	13,308	20,259	4.00%	16,226				99,141	17,584	(10,970)	1,268,677	2025
2026	116,726			116,726	20,444	4.00%	12,288	17,280	4.00%	12,643	21,069	4.00%	15,416	16,210	4.00%	8,204	123,555	(6,829)	(17,799)	1,193,674	2026
2027	123,971			123,971	21,262	4.00%	11,470	17,971	4.00%	11,952	21,912	4.00%	14,573	14,662	4.00%	9,752	123,554	417	(17,382)	1,117,867	2027
2028	123,971			123,971	22,113	4.00%	10,620	18,690	4.00%	11,233	22,788	4.00%	13,697	15,249	4.00%	9,165	123,555	416	(16,966)	1,039,027	2028
2029	123,971			123,971	22,997	4.00%	9,735	19,438	4.00%	10,486	23,700	4.00%	12,785	15,859	4.00%	8,555	123,555	416	(16,551)	957,033	2029
2030	123,971			123,971	23,917	4.00%	8,815	20,215	4.00%	9,708	24,648	4.00%	11,837	16,493	4.00%	7,921	123,554	416	(16,134)	871,760	2030
2031	123,971			123,971	24,874	4.00%	7,858	21,024	4.00%	8,900	25,634	4.00%	10,851	17,153	4.00%	7,261	123,555	415	(15,719)	783,075	2031
2032	131,216			131,216	25,869	4.00%	6,863	21,865	4.00%	8,059	26,659	4.00%	9,826	17,839	4.00%	6,575	123,555	7,661	(8,058)	690,843	2032
2033	131,216			131,216	26,903	4.00%	5,829	22,739	4.00%	7,184	27,726	4.00%	8,759	18,553	4.00%	5,861	123,555	7,661	(397)	594,922	2033
2034	131,216			131,216	27,980	4.00%	4,753	23,649	4.00%	6,275	28,835	4.00%	7,650	19,295	4.00%	5,119	123,556	7,660	7,263	495,163	2034
2035	131,216			131,216	29,099	4.00%	3,633	24,595	4.00%	5,329	29,988	4.00%	6,497	20,067	4.00%	4,347	123,556	7,660	14,923	391,414	2035
2036	131,216			131,216	30,263	4.00%	2,469	25,579	4.00%	4,345	31,188	4.00%	5,298	20,869	4.00%	3,545	123,556	7,660	22,583	283,515	2036
2037	138,461			138,461	31,473	4.00%	1,259	26,602	4.00%	3,322	32,435	4.00%	4,050	21,704	4.00%	2,710	123,555	14,906	37,489	171,301	2037
2038	138,461			138,461				27,666	4.00%	2,258	33,733	4.00%	2,753	22,572	4.00%	1,842	90,823	47,638	85,127	87,330	2038
2039	138,461			138,461				28,773	4.00%	1,151	35,082	4.00%	1,403	23,475	4.00%	939	90,823	47,638	132,764	0	2039
Total	2,315,193	0	0	2,315,193	422,500		199,412	410,000		188,471	447,500		172,748	260,000		81,797	0	2,182,428			Total

Notes:

Projected TID Closure

SECTION 11: Annexed Property

No territory will be added to the District.

SECTION 12: Estimate of Remaining Property to be Devoted to Retail Business

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Amended Project Plan.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Merrill Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16: Orderly Development and/or Redevelopment of the City of Merrill

This amendment contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
 Opinion of Attorney for the City of Merrill Advising Whether
 the Plan is Complete and Complies with Wisconsin
 Statutes 66.1105



CITY OF MERRILL
 Office of the City Attorney

Thomas N. Hayden, City Attorney
 1004 East First Street • Merrill, Wisconsin • 54452
 Phone (715) 539-3510 • FAX (715) 536-0514
 e-mail: tom.hayden@ci.merrill.wi.us

August 15, 2017

Mayor William Bialecki
 City of Merrill
 1004 E. First Street
 Merrill, Wisconsin 54452

RE: City of Merrill, Wisconsin Tax Incremental District No. 8 Amendment

Dear Mayor:

As City Attorney for the City of Merrill, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Section 66.1105 of Wisconsin Statutes. This opinion is provided pursuant to Wisconsin Statutes Section 66.1105(4)(f).

Very truly yours

CITY OF MERRILL

Thomas N. Hayden, City Attorney

TNH:ku

CC: Kathy Unertl, Finance Director/RDA Secretary

"Focusing on the Future"

An equal opportunity/affirmative action employer.

Exhibit A: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2015		Percentage		
County	2,025,921			17.09%		
Municipality	5,990,227			50.53%		
Technical College	442,994			3.74%		
School District	3,395,604			28.64%		
Total	<u>11,854,746</u>					
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2017	2,889	8,542	4,842	632	16,905	2017
2018	2,064	6,102	3,459	451	12,075	2018
2019	3,027	8,949	5,073	662	17,710	2019
2020	4,953	14,644	8,301	1,083	28,980	2020
2021	4,953	14,644	8,301	1,083	28,980	2021
2022	14,445	42,711	24,211	3,159	84,525	2022
2023	14,445	42,711	24,211	3,159	84,525	2023
2024	19,948	58,982	33,434	4,362	116,726	2024
2025	19,948	58,982	33,434	4,362	116,726	2025
2026	19,948	58,982	33,434	4,362	116,726	2026
2027	21,186	62,643	35,509	4,633	123,971	2027
2028	21,186	62,643	35,509	4,633	123,971	2028
2029	21,186	62,643	35,509	4,633	123,971	2029
2030	21,186	62,643	35,509	4,633	123,971	2030
2031	21,186	62,643	35,509	4,633	123,971	2031
2032	22,424	66,304	37,585	4,903	131,216	2032
2033	22,424	66,304	37,585	4,903	131,216	2033
2034	22,424	66,304	37,585	4,903	131,216	2034
2035	22,424	66,304	37,585	4,903	131,216	2035
2036	22,424	66,304	37,585	4,903	131,216	2036
2037	23,662	69,965	39,660	5,174	138,461	2037
2038	23,662	69,965	39,660	5,174	138,461	2038
2039	23,662	69,965	39,660	5,174	138,461	2039
	<u>395,656</u>	<u>1,169,872</u>	<u>663,150</u>	<u>86,515</u>	<u>2,315,193</u>	
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						

Attachment: TID 8 Project Plan -Amend - 2017.7.24 Finalized (2753 : Review documents of Tax Increment District No. 8)

JOINT REVIEW BOARD NO. 2017-02

**RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 12,
CITY OF MERRILL**

WHEREAS, the City of Merrill (the “City”) seeks to create Tax Incremental District No. 12 (the “District”); and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB’s chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Redevelopment Authority approving the boundaries of the District and adopting the Project Plan, and the resolution passed by the Common Council approving the creation of the District under Wisconsin Statutes Section 66.1105 (4)(gm), and

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the project plan; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the creation of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the creation of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the creation of the District.

Passed and adopted this 12th day of September, 2017.

Joint Review Board

Representing

Lincoln County

Merrill Area School District

Northcentral Technical College District

City of Merrill

Public Member

JOINT REVIEW BOARD NO. 2017-03

**RESOLUTION APPROVING THE PROJECT PLAN & BOUNDARY AMENDMENT OF
TAX INCREMENTAL DISTRICT NO. 8,
CITY OF MERRILL**

WHEREAS, the City of Merrill (the “City”) seeks to amend the project plan and boundaries for Tax Incremental District No. 8 (the “District”), and

WHEREAS, Wisconsin Statutes Section 66.1105 requires that a Joint Review Board (the “JRB”) shall convene to review the proposal, and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member, and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing was held, under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e), and

WHEREAS, the JRB has reviewed the public record, planning documents, the resolution adopted by the Redevelopment Authority approving the District and adopting the Project Plan amendment, and the resolution passed by the Common Council approving the amendment of the District under Wisconsin Statutes Section 66.1105 (4)(gm);

WHEREAS, project costs benefitting the District are to be made outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, as identified in the project plan; and

WHEREAS, the JRB has considered whether, and concluded that, the District continues to meet the following criteria:

1. The development expected in the District would not occur without the use of tax increment financing and the amendment of a tax incremental district.
2. The economic benefits of the District, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the Project Plan and Boundary Amendment of this District.

BE IT FURTHER RESOLVED that in the judgment of the JRB, the development described in the Project Plan, the information provided by the City, and the public record and planning documents relating to the District, would not occur without the amendment of the District.

Passed and adopted this 12th day of September, 2017.

Joint Review Board

Representing

Lincoln County

Merrill Area School District

Northcentral Technical College District

City of Merrill

Public Member



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: September 6th, 2017

To: Joint Review Board Representatives

From: Kathy Unertl, Finance Director/RDA Secretary *Kathy Unertl*

RE: Upcoming City of Merrill land purchases to facilitate redevelopment and new east side Industrial/Business Park

TID No. 3 – 2600 block of East Main St. (State Highway 64):

After several years of discussion about the future, Continental Properties is consolidating the Whispering Pines mobile home community on their 15.572 acre parcel that fronts on Thielman St. Existing mobile homes are being relocated from three other tax parcels.

- The City of Merrill is purchasing two tax parcels on the north side of State Highway 64 - about 6 ½ acres between O'Reilly Auto Parts and Gem Street. Please see following aerial/utility map, as well as assessment/purchase price information. Nelson's Power House will be building their new facilities on the western part of the property. The Merrill Redevelopment Authority (RDA) is in process of finalizing two additional developments.
- Another tax parcel on River Street is for sale and redevelopment.

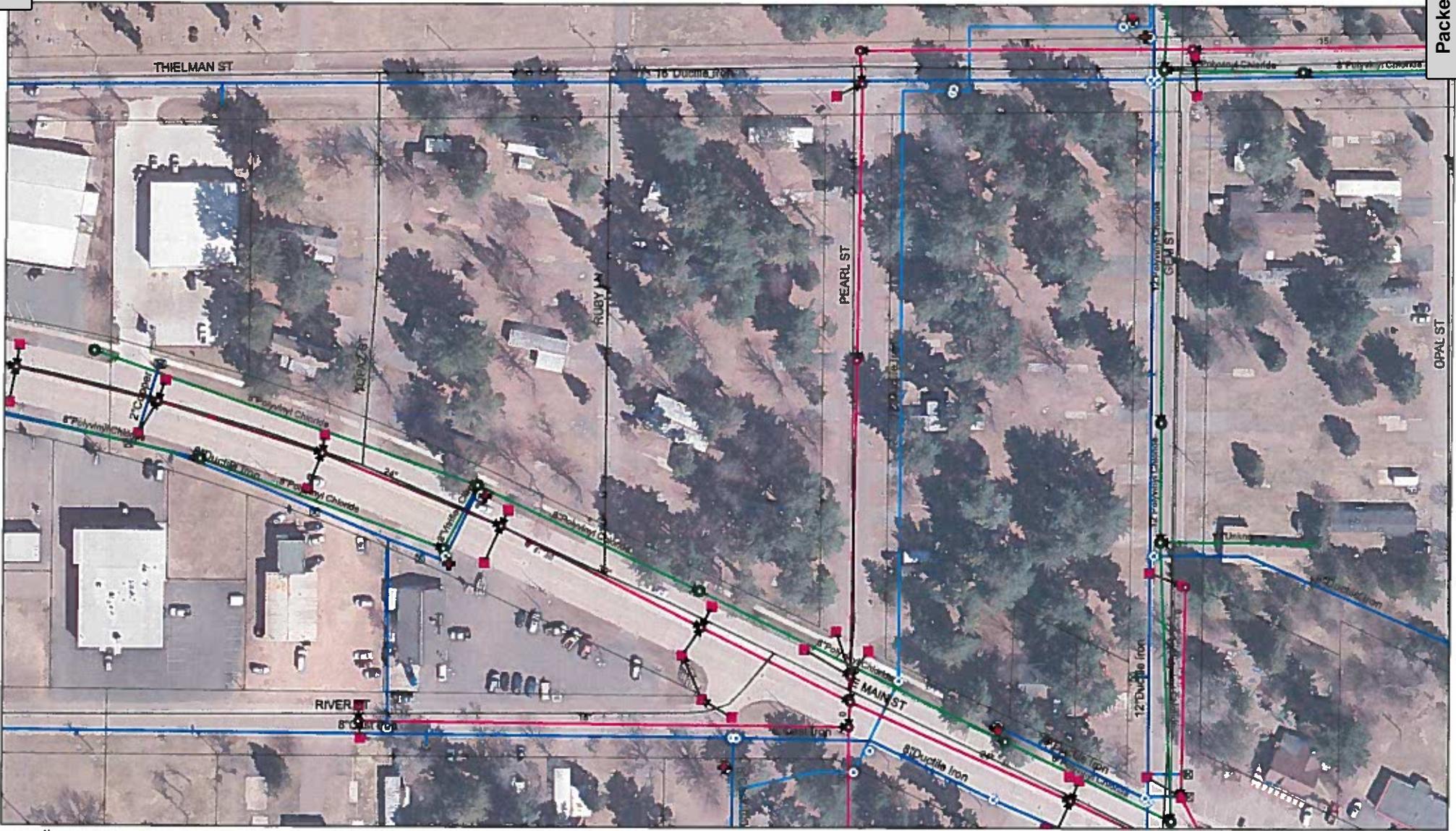
TID No. 4 – East Side Industrial/Business Park:

The City of Merrill is purchasing 66.71 acres of land on the north side of Lincoln County Highway G. Purchase price is \$571,653. A future Industrial TID is being planned when there is firm development interest.

With future TID No. 3 and No. 4 financing, the City of Merrill is planning on developing North Pine Ridge Avenue from Zastrow's the Beer Man to Lincoln County Highway G – which is across the road from the new industrial/business park. We anticipate a two to three-year planning and construction process.

TID Plan Amendments:

Before the end of 2017, I am working with Ehlers & Associates on two Tax Increment District plan amendments – TID No. 4 (i.e. Industrial/Business Park Land) and TID No. 9 (Idle Sites WEDC grant projects).



1 inch = 78 feet

City Utilities Gem St to O'Reilly's

Legend

- | | | | | |
|------------|------------------|--------------------|--------------------|----------------------|
| Hydrant | WATERTYPE | Water Laterals | Gravity Sewer Main | Catch Basins |
| Water Main | Potable Water | Service Connection | Storm Manhole | Storm Sewer Laterals |
| | Raw Water | Sewer Manhole | Storm Mains | |
| | Gate Valve | | | |

City of Merrill - Property Acquisitions - 2016 & 2017**Tax Increment District No. 3****State Highway 64 frontage (Gem St. west to O'Reilly Auto) to Thielman Street - about 6.8 acres****Total 2015 property taxes generated from these properties was \$13,243.**

Note: City reassessment as of 1/1/2016 resulted in about 30% reduction in land assessments

PIN	Location		Acres	2015 Assessment	2016 Assessment	Purchase Price
251-3107-073-0046	2606 E Main St.	Vacant Lot (After Raze Order)	0.126	\$9,400	\$4,600	\$18,000
251-3107-073-0046	2604 E Main St.	Small house - demolished**	0.207	\$10,200	\$5,200	\$55,000
For clean site (no mobile homes)						\$600,000
251-3107-073-0128	East of O'Reilly Auto	Former Whispering Pines*	3.989	\$280,000	\$231,800	
251-3107-073-0048	Between Pearl/Gem Streets	Former Whispering Pines*	2.479	\$152,000	\$150,200	
			6.801	\$451,600	\$391,800	\$673,000

*Whispering Pines mobile home park consolidated on their 15.572 acre parcel fronting on Thielman St. (Continental Communities (Oak Brook, IL). An additional 1.277 acre parcel on the south side of River Street is available for sale and redevelopment. City of Merrill is not purchasing.

**Environmental and demolition cost of \$9,586. Former house had \$40,000 improved valuation in 2014.

City of Merrill - Redevelopment Projections**Tax Increment District No. 3**

State Highway 64 frontage (Gem St. west to O'Reilly Auto) to Thielman Street - about 6.8 acres

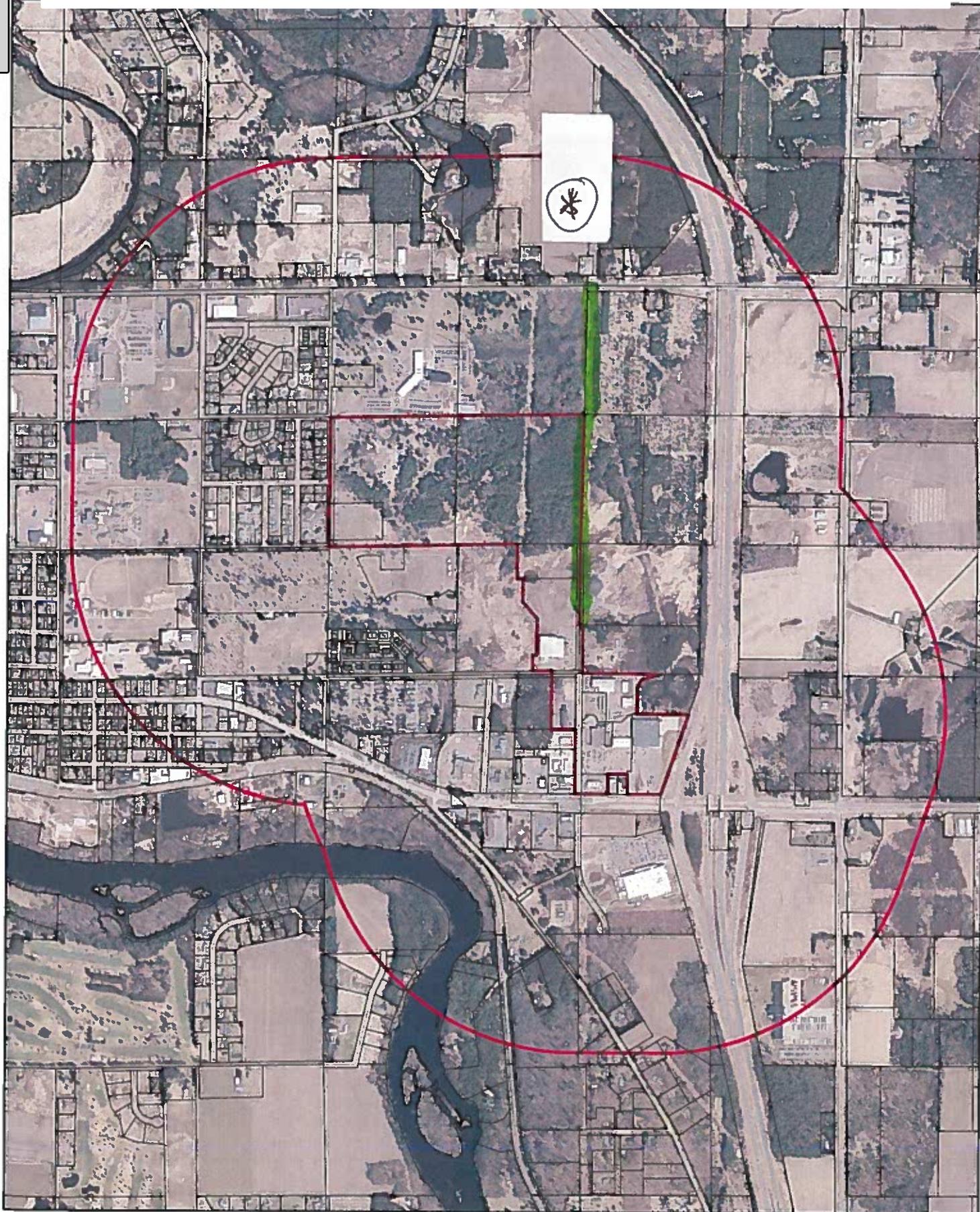
Projected Tax Increment (Both Real Estate and Personal Property)

Const. Year	Value Year	Revenue Year	Nelson's Power House	Preliminary Dev. #2*	Preliminary Dev. #3	Total Tax Increment	Tax Rate	Projected Total Tax Increment
2017	2018	2019	\$200,000	\$250,000		\$450,000	\$31.91	\$14,360
2018	2019	2020	\$1,035,000	\$1,965,000	Pending	\$3,000,000	\$31.91	\$95,730
	2020	2021	\$1,031,500	\$1,930,000		\$2,961,500	\$31.91	\$94,501
	2021	2022	\$1,028,350	\$1,898,500		\$2,926,850	\$31.91	\$93,396
	2022	2023	\$1,025,515	\$1,870,150		\$2,895,665	\$31.91	\$92,401
	2023	2024	\$1,022,964	\$1,844,635		\$2,867,599	\$31.91	\$91,505
	2024	2025	\$1,020,667	\$1,801,004		\$2,821,671	\$31.91	\$90,040
	2025	2026	\$1,018,600	\$1,800,000		\$2,818,600	\$31.91	\$89,942

*Merrill RDA has offered potential development incentive information to assist in finalizing the development plan and financing.

Projected Tax Increment

\$661,874**Total**



1 inch = 1,258 feet

TID 4

Boundary with Half Mile Buffer

Legend

-  Parcels
-  Boundary

