

CITY OF MERRILL
Redevelopment Authority (RDA) and Joint Meeting
with Merrill Area Housing Authority (MAHA)

Tuesday, December 5th, 2017 at 8:00 a.m.

Location – City Hall Common Council Chambers
1004 East 1st Street

AGENDA

1. Call to order
2. Consider approval of RDA meeting open and closed minutes from November 7th
3. Public Comment
4. Consider extension of water and sanitary sewer service to 2210 Heldt St. – Premier Companies (TID No. 8)
5. Update on various redevelopment projects
6. Next RDA meeting(s)

Joint meeting with Merrill Area Housing Authority (MAHA)

7. Review previous action(s) of the RDA, Committee of Whole, and Merrill Common Council related to sale of Fox Point site (TID No. 10) to the Merrill Area Housing Authority (MAHA)
8. The RDA and MAHA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) – deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

Consider potential development options for former Fox Point site (TID No. 10)
9. The RDA may reconvene in open session to take action on closed session item related to potential sale of property and potential TIF development incentives (TID No. 10)
10. Adjournment

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

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

Date and time agenda was posted: _____ *Posted by:* _____

City of Merrill
Meeting of Redevelopment Authority (RDA)

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Tuesday, November 7th, 2017 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Clyde Nelson, Tony Kusserow, Jill Laufenberg, and Sheila Polak

RDA Absent: Tim Haight

Others: Alderperson Mary Ball, City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, City Building Inspector Darin Pagel, and Ken Maule from Lincoln County Economic Development Corp. (LCEDC)

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

Consider approval of RDA meeting minutes from October 3rd:

Motion (Schwartzman/Laufenberg) to approve the meeting minutes from October 3rd.
Carried.

Public Comment: None.

Consider resolution amending the 2010 development agreement TIF development incentive payment time frames for One Way Collision Center, LLC (424 E. 1st St.):

Unertl advised that the One Way Collision demolished a smaller building addition to construct a new paint booth addition and install new equipment. The 2010 development agreement had an extended TIF development incentive payment structure.

With upcoming new One Way - Park City development on East Main Street in TID No. 3, Unertl recommended paying off the remaining \$4,000 TID No. 6 development incentive.

Motion (Schwartzman/Laufenberg) to recommend the resolution authorizing modifying the TIF development incentive payment timeframe for One Way Collision Center, LLC. Carried.

Update on and discussion of 2018 and 2019 Tax Increment District (TID) infrastructure projects, including E. Main St. (between Stuyvesant St. and Cleveland St.) – Downtown Vision Plan:

Unertl highlighted the infrastructure improvement plans for 2018 and 2019. RDA Commission consensus to recommend decorative streetlighting comparable to Courtview access way. The existing streetlight poles would be reused elsewhere.

Due to Wisconsin winter weather conditions, potential bump-outs were not recommended. Schwartzman emphasized that streetlighting and trees were important amenities for downtown area. There is also interest by RDA Commissioners for some type of entry/gateway feature(s).

Johnson reported that the Banker's Square pocket park construction (i.e. between former Book World building and Merrill Community Bank) had been delayed until 2018. Johnson also reported that Wisconsin Public Service will be demolishing their block building (east of the Agra Pavilion); however, the WPS property is not for sale.

Need for more visible River Bend Trail signage was mentioned. Kusserow suggested that potential retail incubator might be considered. It was noted that there are more vacant downtown storefronts at this time.

As far as potential existing building improvements, Community Development has about \$150,000 available for potential façade loans. TIF development incentives could also be available. These types of loans/grants would be available for improvements to the Wisconsin River side of downtown buildings.

Next RDA meeting: Tuesday, December 5th at 8:00 a.m.

Unertl distributed copies of the Tax Increment District (TID) 2018 budgets which will be discussed at the December RDA meeting.

Bialecki read the following notice:

The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) – deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

- a. Consider approval of closed session minutes from October 3rd
- b. Consider potential sale of property and potential TIF development incentive in TID No. 3 to facilitate new commercial development
- c. Consider potential priorities for property acquisitions to facilitate "blight" elimination and future redevelopment opportunities in Merrill TIDs

Motion (Schwartzman/Nelson) to move to closed session. Motion carried on 6-0 on roll call vote at 8:25 a.m.

- **Motion (Schwartzman/Laufenberg) to approve the closed session meeting minutes from October 3rd.** Carried.
- City staff provided an update on the potential development of Lot 3 (i.e. 2600 block of E. Main St. – between Pearl Street and Gem Street).
- There was discussion of potential priorities for future property acquisitions focusing on the downtown area.

Adjournment: Motion (Schwartzman/Laufenberg) to adjourn at 8:43 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill
Meeting of Redevelopment Authority (RDA)

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Tuesday, November 7th, 2017 at 8:00 a.m. - Closed
City Hall Common Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Clyde Nelson, Tony Kusserow,
Jill Laufenberg, and Sheila Polak

RDA Absent: Tim Haight

Others: Alderperson Mary Ball, City Administrator Dave Johnson, City
Attorney Tom Hayden, Finance Director Kathy Unertl, City
Building Inspector Darin Pagel, and Ken Maule from Lincoln County
Economic Development Corp. (LCEDC)

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- b. Consider potential sale of property and potential TIF development incentive in TID No. 3 to facilitate new commercial development
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Adjournment: Motion (Schwartzman/Laufenberg) to adjourn at 8:43 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill - Tax Increment District (TID) Updates

11/28/2017

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TID No. 3:

Acquisition of the two parcels from Badger Portfolio completed and WPS disconnected electrical and natural gas

Lot 1 - Sale to TSI State Property LLC for Nelson's Power House should be completed by early December

Lot 2 - Sale to One Way Park City LLC for vehicle body shop and related businesses should be completed by mid-December

Lot 3 - Developer planning and financing is being finalized. Likely consideration of TIF development incentives at the January or February 2018 RDA meeting.

TID No. 6:

Development of Banker's Square Pocket Park delayed to 2018.

TID No. 8:

Asbestos abatement completed. Demolition of former bank "bubble" building (401-403 W. Main St.) should be underway soon.

TID No. 9:

One RFP response received for housing development on former Anson-Gilkey property. City staff reviewing and meeting with developer/engineering firm. Should be agenda item for January 2018.

Construction work on South Park Street (i.e. railroad tracks to Wisconsin River) and River Bend Trail - East is wrapping up. Caught awesome weather conditions for landscaping finish work.

TID No. 8 (West Side) - Extension of water/sewer infrastructure

Business Entities: Premier Mfg. of Central WI LLC, Precision Laser Cutting LLC, and Premier Touchless Drying Systems LLC

Property Owner: JIMCO Investments LLC

Location: 2210 Heldt St.

Development: Construction of 10,000 sq. ft. addition along with Powder Coating and fiber optic laser cutting equipment improvements.

Jobs: About ten new employees – please see following employment history overview

Investment: Estimated at over \$1 million dollars

Public Infrastructure: Extension of water and sanitary sewer mains at estimated \$_____ construction cost. Potential future improvements of Heldt St. (i.e. now gravel).

TID No. 8 Expenditure:

Staff recommendation:
Installation of water and sanitary sewer mains.

Assessed Manufacturing Valuation – 1/1/2016:

Acres	Land	Improvement	Total	2016 Property Tax
6.92	\$52,700	\$840,100	\$840,100	\$26,812

Note: The 2011 improved valuation was \$591,400 – so has increased \$248,700 due to facility improvements.

History – Premier Companies

- Established in 2001 with 1,250 sq. ft. and 4 employees
- In 2017, facilities are at 50,000 sq. ft. and 26 employees

2017 Premier Companies investments

- New Robotic welding cell
- New water treatment equipment
- Added 3 employees

2018 projected investments

- 10,000 sq. ft. facility for Powder coating
- New conveyor line for Powder coating
- 5 new employees for Premier Mfg

- New fiber optic laser
- Adding 2nd shift in Precision Laser Cutting with 5 new employees

Mike VanDerGeest, Operations Manager



2210 Heldt Street

City of Merrill - Projected Tax Increment for Premier Properties
Property owned under JIMCO Investments, LLC **West Side - TID No. 8**

Expanded manufacturing facility - about 10,000 sq. ft. for Powder Coating
Existing businesses at 2210 Heldt St. facilities include:

Precision Laser Cutting, LLC	
Precision Mfg. of Central WI LLC	\$168,020.00
Precision Touchless Drying Systems, Inc.	

<u>Real Estate</u>		<u>Existing Valuation</u>		<u>Projected Valuation</u>	
Existing	Land	\$52,700	6.92 Acres	Land	\$60,000
	Improved	\$840,100		Improved	\$1,015,100
	Total	\$892,800		Total	\$1,075,100

Projected RE Tax Increment \$182,300

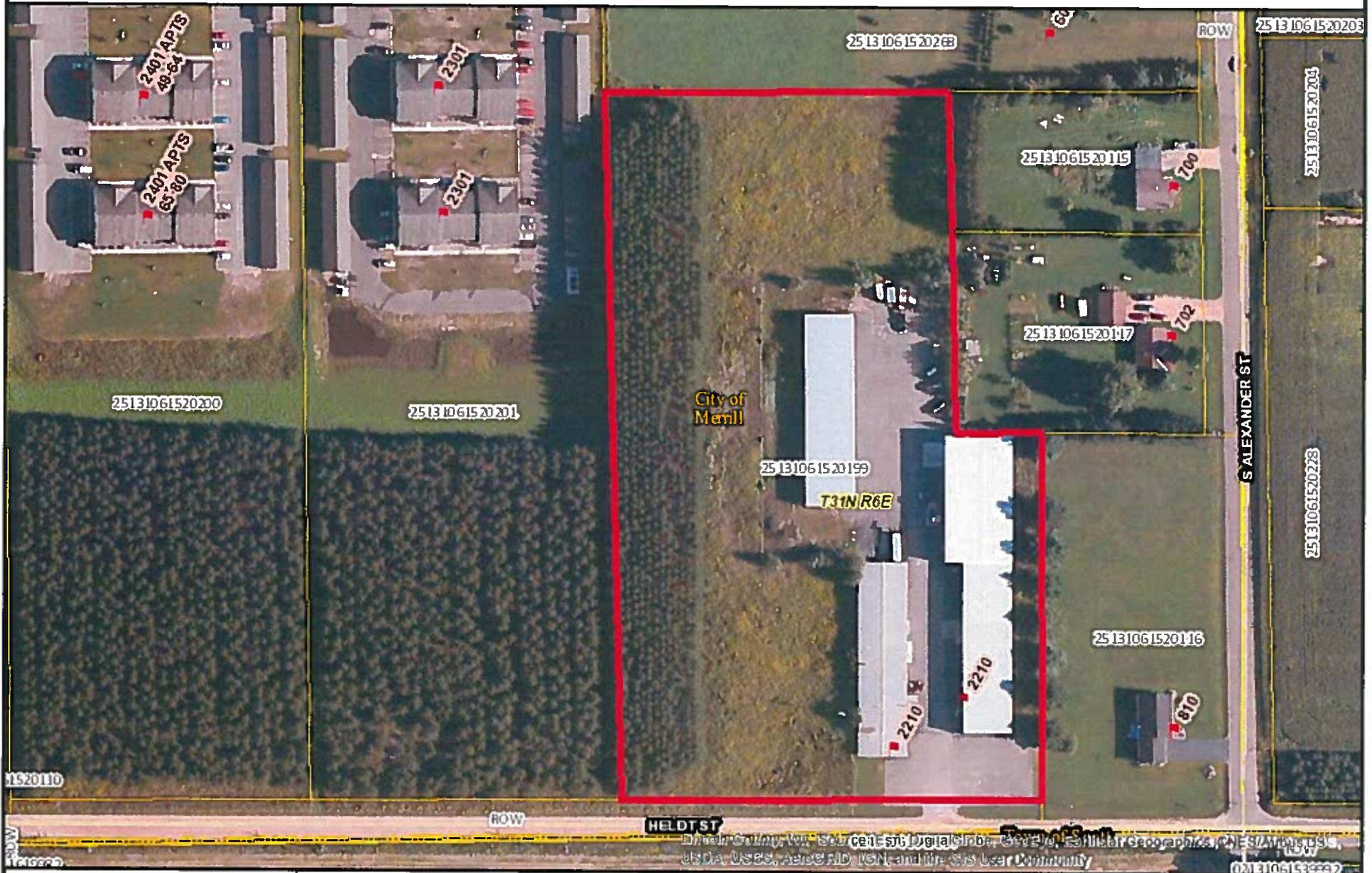
<u>Personal Property</u>	<u>Existing Valuation</u>	<u>Projected Valuation</u>	<u>Projected Increment</u>
	\$31,500	\$35,000	\$3,500

Projected Tax Increment (TID No. 3 - East Side)

Const. Year	Value Year	Revenue Year	Real Estate Increment	PP Increment	Tax Rate	Real Estate Tax Increment
2015	2016	2017	\$201,700		\$31.91	\$6,436
	2017	2018	\$201,700		\$31.91	\$6,436
2018	2019	2020	\$182,300	\$3,500	\$31.91	\$5,929
	2020	2021	\$182,300	\$3,500	\$31.91	\$5,929
	2021	2022	\$182,300	\$3,500	\$31.91	\$5,929
	2022	2023	\$182,300	\$3,500	\$31.91	\$5,929
	2023	2024	\$182,300	\$3,500	\$31.91	\$5,929
	2024	2025	\$182,300	\$3,500	\$31.91	\$5,929
	2025	2026	\$182,300	\$3,500	\$31.91	\$5,929
	2026	2027	\$182,300	\$3,500	\$31.91	\$5,929
	2027	2028	\$182,300	\$3,500	\$31.91	\$5,929
	2028	2029	\$182,300	\$3,500	\$31.91	\$5,929
	2029	2030	\$182,300	\$3,500	\$31.91	\$5,929
	2030	2031	\$182,300	\$3,500	\$31.91	\$5,929
	2031	2032	\$182,300	\$3,500	\$31.91	\$5,929
	2032	2033	\$182,300	\$3,500	\$31.91	\$5,929
	2033	2034	\$182,300	\$3,500	\$31.91	\$5,929
	2034	2035	\$182,300	\$3,500	\$31.91	\$5,929
	2035	2036	\$182,300	\$3,500	\$31.91	\$5,929
2036	2037	\$182,300	\$3,500	\$31.91	\$5,929	
2037	2038	\$182,300	\$3,500	\$31.91	\$5,929	

Projected Tax Increment \$125,521
TID Increment

Lincoln County Public Access Land Records Viewer



Lincoln County, WI, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Author: Public
Date Printed: 11/27/2017



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CITY OF MERRILL
S. Alexander and Heldt Street Proposed improvements

ITEM NO.	ITEM	EST. QNTY.	UNIT	\$ UNIT PRICE	\$ TOTAL ITEM AMOUNT
1	10 Inch DI Watermain	2100	LF	\$40.00	\$84,000.00
2	10" Fittings	1	LS	\$5,000.00	\$5,000.00
4	Hydrant	2	Each	\$5,000.00	\$10,000.00
5	10 Inch PVC Sanitary Main	2100	LF	\$22.00	\$46,200.00
6	4 Foot Dia. Sanitary Manhole	4	Each	\$2,500.00	\$10,000.00
7	12 Inch RCP Storm Sewer	800	LF	\$30.00	\$24,000.00
8	Storm Sewer Catch Basin 2'x3'	4	Each	\$2,500.00	\$10,000.00
9	Crushed Aggregate Base 1 1/4" Dense	2300	CY	\$14.50	\$33,350.00
10	HMA Pavement	1050	Ton	\$65.00	\$68,250.00
11	30" Curb and Gutter	1600	LF	\$15.00	\$24,000.00
23	Common Excavation	1000	CY	\$6.00	\$6,000.00
24	Topsoil, Seed Mulch	4500	SY	\$5.00	\$22,500.00
26	Inlet Erosion Protection, Type D	4	Each	\$75.00	\$300.00
27	Traffic Control	1	LS	\$2,000.00	\$2,000.00
28	Silt Fence	600	LF	\$2.50	\$1,500.00
				TOTAL=	\$347,100.00

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

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

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

RDA Absent: None

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

COW Absent: Pete Lokemoen (Excused)

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

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

Consider approval of meeting minutes from June 13th, 2016:

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

Public Comment: None.

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

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

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

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

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

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

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

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

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

REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Joint RDA – Committee of Whole

Date of Meeting: Tuesday – June 27th, 2017

Request by: Finance Director Kathy Unertl/RDA Secretary

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

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

TID No. 10 Site Acquisition Cost:

Purchase Price	\$445,505
Property Tax - 2016	\$8,873
Total Expenditure	<u>\$454,378</u>
Environmental/Demo	(\$150,000) TID No. 10*
Site Acquisition	<u>\$304,378</u>

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

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

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

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

*An additional One Hundred thousand dollars (\$100,000) will be paid to the City of Merrill by MAHA if at least twenty-four (24) apartment units are not constructed/ready for occupancy by August 31st, 2021.

City site acquisition was financed by NAN Series 2016C (Note Anticipation Note) which has a balloon payment due in October 1st, 2021. New housing construction on the Fox Point site must be underway before the City seeks bond financing.

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

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

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

Planned Unit Development (PUD) Zoning:

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

Potential Phase II TID No. 10 Development Incentive:

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

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

Definitions on fiscal cash flow spreadsheets:

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

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

Signed: *Kathy Merrill*

Date: 6/22/2017

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

Version 1 - If all Market Rate

PRELIMINARY FISCAL

Projected cash flow for proposed multi-family housing development - 64 units (two phases)

Starting Fall 2017 24 Market-Rate Units

Potential Fall 2020 If 40 Market-Rate Units

Projected Revenues:

Projected Expenses:

Net:

Const. Year	Value Year	Revenue Year	PILOT Projection	Sale to MAHA	Future Borrowing	TID No. 10 Projection	TIF Fees - Administrative	Mowing & Snow	Series 2016C NAN \$495,000	Future Debt Service \$500,000	Projected Total	Available TIF	
		2015	\$0			\$0	\$8,491				\$8,491	(\$8,491)	
		2016	\$0			\$0	\$12,191				\$21,174	(\$21,174)	
	City purchase - 7/2016	2017	\$0	\$25,000		\$25,000	\$1,500	\$2,220	\$6,763		\$24,202	\$798	
		2018	\$0	\$25,000		\$25,000	\$1,500		\$19,750		\$21,250	\$3,750	
		2019	\$0	\$25,000		\$25,000	\$1,500		\$19,750		\$21,250	\$3,750	
I	2018	2019	2020	\$25,000	\$25,000	\$50,000	\$5,500		\$19,750		\$25,250	\$24,750	
	2019	2020	2021	\$25,000	\$100,000	\$500,000	\$1,500		\$514,750		\$516,250	\$108,750	
II	2020	2021	2022	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2023	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2024	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2025	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2026	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2027	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2028	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2029	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2030	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2031	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2032	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2033	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2034	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2035	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2036	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2037	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2038	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2039	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2040	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
			2041	\$57,500		\$57,500	\$1,500			\$36,000	\$37,500	\$20,000	
				\$1,200,000	\$200,000	\$500,000	\$1,900,000	\$62,182	\$5,720	\$599,965	\$720,000	\$1,387,866	\$512,134

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

Version 2 - Both Market & Tax Credits

PRELIMINARY FISCAL

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

Projected Income-Based Property Tax Generation:

Starting Fall 2017 24 Market-Rate Units

TID No. 10 01/01/15	Land Valuation \$43,400	Improved Valuation \$289,800	Total RE Valuation \$333,200
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Base Property Taxes
\$8,957

Potential Fall 2020 Potential 40 Tax Credit Units

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

Projected Revenues:

Projected Expenses:

Net:

Const. Year	Value Year	Revenue Year	PILOT/Tax Projection	Sale to MAHA	Future Borrowing	TID No. 10 Projection	TIF Fees - Administrative	Mowing & Snow	Series 2016C NAN \$495,000	Future Debt Service \$500,000	Projected Total	Available TIF
		2015	\$0			\$0	\$8,491				\$8,491	(\$8,491)
		2016	\$0			\$0	\$12,191	\$2,220	\$6,763		\$21,174	(\$21,174)
	City purchase - 7/2016	2017	\$0	\$25,000		\$25,000	\$1,500	\$3,500	\$19,202		\$24,202	\$798
		2018	\$0	\$25,000		\$25,000	\$1,500		\$19,750		\$21,250	\$3,750
I	2018	2019	\$25,000	\$25,000		\$50,000	\$5,500		\$19,750		\$25,250	\$3,750
	2019	2020	\$100,000	\$100,000	\$500,000	\$625,000	\$1,500		\$514,750		\$516,250	\$108,750
II	2020	2021	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2022	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2023	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2024	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2025	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2026	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2027	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2028	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2029	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2030	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2031	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2032	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2033	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2034	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2035	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2036	\$55,000			\$46,043	\$1,500			\$36,000	\$37,500	\$8,543
		2037	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$8,543
		2038	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
		2039	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
		2040	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
		2041	\$55,000			\$55,000	\$1,500			\$36,000	\$37,500	\$17,500
			\$1,150,000	\$200,000	\$500,000	\$1,715,651	\$62,182	\$5,720	\$599,965	\$720,000	\$1,387,866	\$327,785

Unertl, Kathy

From: Unertl, Kathy
Sent: Monday, July 03, 2017 12:26 PM
To: Paul Russell
Cc: Bialecki, Bill; Johnson, David; Hayden, Tom
Subject: TID10 - Fox Point Sale/PILOT Agreement
Attachments: 2017-06-27 RDA-COW Minutes.pdf

Importance: High

Paul – The main items that need resolution are:

- When would Phase I of proposed MAHA market-rate housing construction begin?
- When would Phase I housing be ready for occupancy?
- Would proposed Phase II be WHEDA tax credit-supported? If so, what would be potential application timeframe (i.e. for December 2017 or some potential future year)?

Next steps – Something firm from Merrill Area Housing Authority Board (which we think is scheduled for Monday, 7/10th meeting)?

There will be a 6:00 p.m. Committee of Whole meeting on Tuesday, July 11th before the regular Merrill Common Council meeting to consider what MAHA Board authorizes.

Kathy Unertl, Finance Director/RDA Secretary
City of Merrill

RESULT: APPROVED

10. Committee of the Whole/Redevelopment Authority:

- 1. Consider sale of Fox Point site (TID No. 10) to the Merrill Area Housing Authority (MAHA). The Committee of the Whole/Redevelopment Authority recommend approval.

Motion (Norton/Meehean) to approve. Motion carried with Alderwoman Ball voting No and Alderman Russell abstaining.

11. Health and Safety Committee:

- 1. Applications from Merrill Fastpitch for three temporary Class "B" (picnic) licenses to sell fermented malt beverages in the concession stands and the softball field stands at the Merrill Area Recreation Complex (MARC), 1100 MARC Drive, during the annual Merrill Fastpitch Tournament, July 21-23, 2017. The Health and Safety Committee recommends approval.

Motion (Peterson/Russell) to approve.

RESULT: APPROVED

- 2. Request from Humphery's Pub, 500 West Main Street, for a premises extension to sell alcoholic beverages on Genesee Street, from Main Street to the southern edge of the alley, from 5 P.M. to midnight, on Crazy Daze, Thursday, August 10th, 2017. Outdoor music would also be allowed from 7:00 P.M. to 11:00 P.M. that night. The Health and Safety Committee recommends approval.

Motion (Peterson/Ball) to approve.

RESULT: APPROVED

12. Personnel and Finance Committee:

- 1. Consider request to write-off Personal Property Tax Bill (total of \$235.20) for Heritage House, 1601 East Tenth Street. The Personnel and Finance Committee recommends approval.

Motion (Schwartzman/Meehean) to approve.

RESULT: APPROVED

13. Placing Committee Reports on File:

- 1. Consider placing the following committee reports on file: Airport Commission, Board of Public Works, Board of Review, City Plan Commission, Committee of the Whole/Redevelopment Authority, Health and Safety Committee, Housing Authority, Merrill Enrichment Center Committee, Personnel and Finance Committee, Water and Sewage Disposal Committee and Zoning Board of Appeals.