



**CITY OF MERRILL**  
**REDEVELOPMENT AUTHORITY**  
**AGENDA • TUESDAY AUGUST 7, 2018**

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**Regular Meeting**

**City Hall Council Chambers**

**8:00 AM**

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- I. Call to Order
- II. Minutes of previous meeting(s):
  1. Consider approval of RDA meeting minutes from June 27th, 2018
- III. Public Comment
- IV. Agenda items for consideration:
  1. Update on 2018 TID equalized valuations and review/discussion of 2017 Annual TID Reports
  2. Status update on various redevelopment projects
  3. Notice from Hoffman Construction advising no longer considering potential development on former Anson-Gilke site (TID No. 9)
  4. Consider potential priorities for WEDC Idle Sites grant amendment request
- V. Next RDA meeting
- VI. The RDA may convene in closed session per Wis. Stats. Sec. 19.85 (1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:
  1. Consider potential sale of one-acre site in new Highway G Industrial/Business Park for proposed propane distribution operation
  2. Update/discussion on potential manufacturing development in new Highway G Industrial/Business Park (Proposed TID No. 13)
- VII. The RDA may reconvene in open session to consider action(s) on closed session proposed manufacturing development
- VIII. Adjournment

City of Merrill  
Meeting of Redevelopment Authority (RDA)

Wednesday, June 27<sup>th</sup>, 2018 at 8:00 a.m.  
City Hall Common Council Chambers

RDA Present: Derek Woellner, Tim Meehean, Clyde Nelson, Tony Kusserow, Sheila Polak, Jim Haight, and Jill Laufenberg

Others: City Clerk Bill Heideman, Alderperson Ryan Schwartzman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director/City Engineer Rod Akey, Building Inspector/Zoning Administrator Darin Pagel, and Ken Maule from Lincoln County Economic Development Corp. (LCEDC)

**Call to Order:** RDA Chairperson Meehean called the meeting to order at 8:00 a.m.

**Consider approval of RDA meeting minutes from June 5<sup>th</sup>:**

**Motion (Nelson/Haight) to approve the meeting minutes from June 5<sup>th</sup>.** Carried.

**Public Comment:** None.

**Additional information on Federal Opportunity Zones and Merrill Eligible Area Map:**

Maule and Unertl reported the eligible area map is a U.S. Census Tract based upon Median Household Income. The areas include properties west of S. Center Ave. and south of Grand Ave. In addition, there is an area north of Grand Ave. from about Cottage St. to Champagne St.

Background information from Internal Revenue Service and Policy Focus Enterprise were included in the RDA agenda packet. Purpose of the zones is an economic development tool designed to spur development and job creation. More information should be available later in 2018 or early 2019.

**Update and discussion on Request For Proposal (RFP) Responses for former Fox Point site redevelopment (TID No. 10):**

Although there had been potential interest from three developers, Johnson reported that no RFP responses were submitted by the Friday, June 22<sup>nd</sup> deadline. The discussion focused upon the RFP which requested commercial or residential development concepts. Public Works Director Akey emphasized that this is the peak development season, so timing limited potential RFP responses.

Consensus that the vacant site is not for either manufacturing or single-family redevelopment. Although attached garages are not required, RDA Commissioner 2016 discussion emphasized the need for available garages for rental tenants. Laufenberg noted the need for affordable housing sites. Unertl reported that with the fiscal deficits in “blighted area” TIDs, it was important that TID No. 10 (which includes the Fox Point site) cash flows.

City staff will follow-up with potential “For Sale” sign and notice on City website that the property is available for development.

**Next RDA meetings:** RDA will meet on regular first Tuesday of the month morning - Tuesday, August 7<sup>th</sup> at 8:00 a.m.

Unertl reported that Merrill Common Council needs to wait until after November 6<sup>th</sup>, 2018 to potentially create the planned TID No. 13 (Highway G Industrial/Business Park). Waiting after September 30<sup>th</sup> also provides for the maximum number of future TID revenue years.

**Potential Closed Session:**

Chairperson Meehean advised that the RDA would not convene in Closed Session since no RFP responses were received for TID No. 10 (Fox Point site redevelopment).

**Consider approval of RDA Closed Session meeting minutes from June 5<sup>th</sup>:**

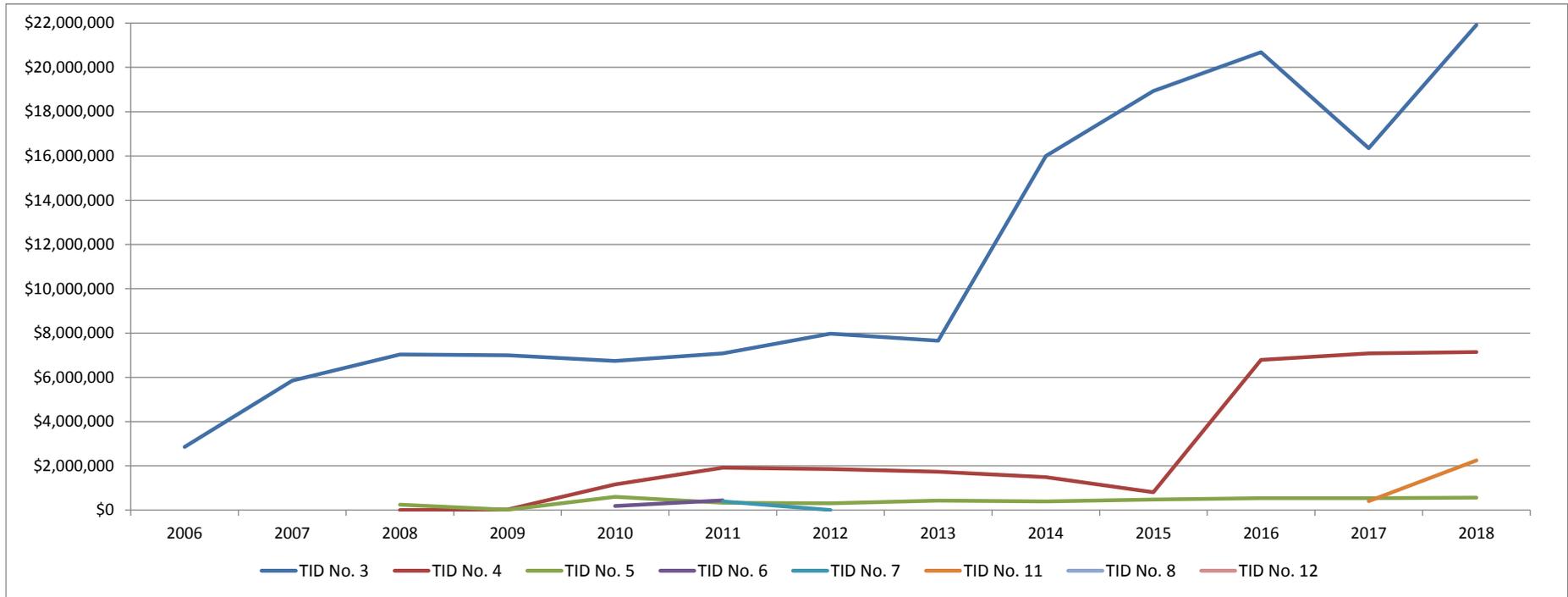
**Motion (Laufenberg/Haight) to approve the closed session meeting minutes from June 5<sup>th</sup>.** Carried.

**Adjournment:** Motion (Laufenberg/Kusserow) to adjourn at 8:22 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Attachment: RDA Minutes - 2018-06-27 (3496 : RDA meeting minutes June 27th, 2018)

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



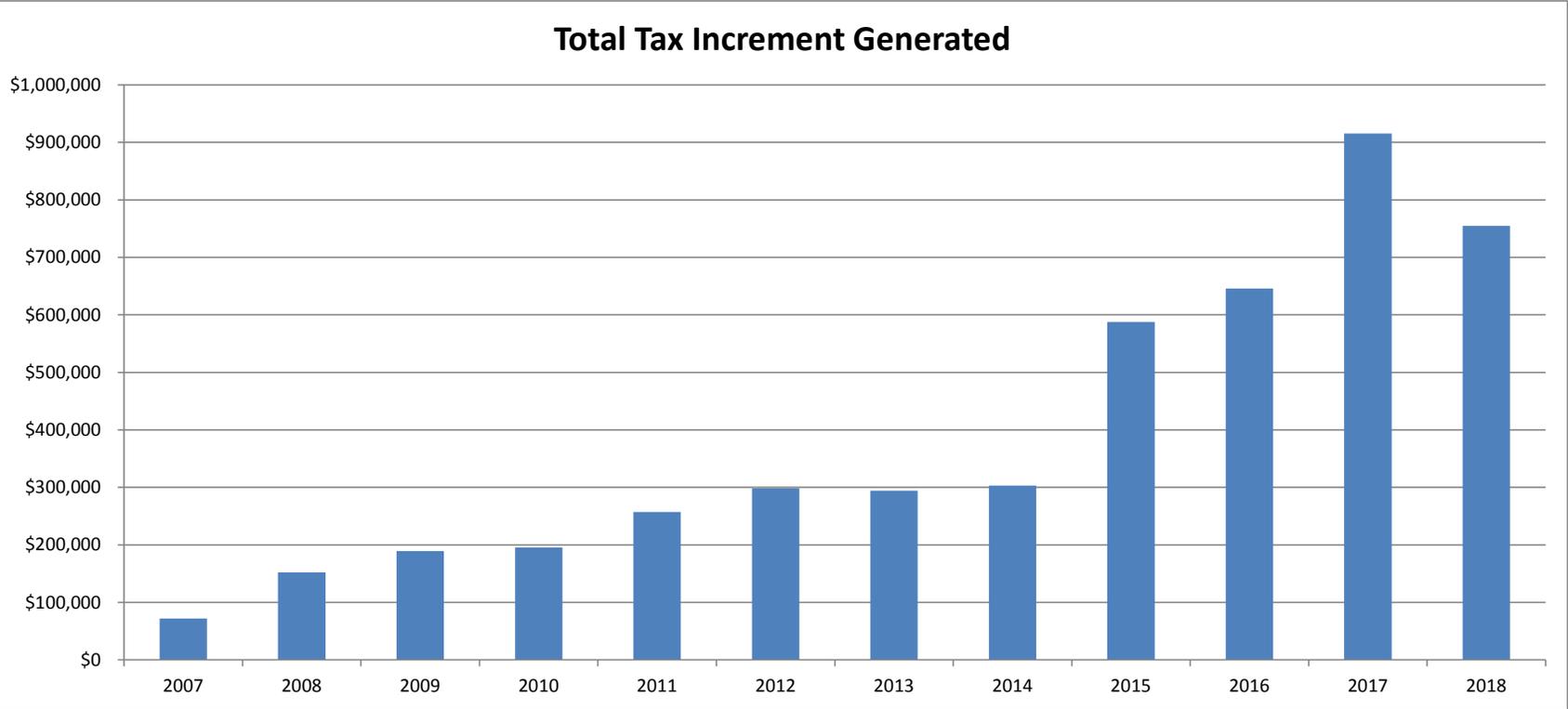
Assessment Year	Budget Year	TID Total Increment	TID No. 3 East Side	TID No. 4 Pine Ridge	TID No. 5 Hwy 107	TID No. 6 Downtown	TID No. 7 N. Center	TID No. 8 West Side	TID No. 9 River/ S. Center	TID No. 10 Fox Point	TID No. 11 Rock Ridge	TID No. 12 Weinbrenner
2005	2006	\$0										
2006	2007	\$2,856,600	\$2,856,600									
2007	2008	\$5,653,400	\$5,853,400									
2008	2009	\$7,292,800	\$7,036,900	\$5,200	\$250,700							
2009	2010	\$7,045,600	\$7,000,100	\$23,300	\$22,200							
2010	2011	\$8,679,800	\$6,735,000	\$1,163,600	\$597,500	\$183,700						
2011	2012	\$10,171,500	\$7,085,400	\$1,916,500	\$327,700	\$442,700	\$399,200					
2012	2013	\$10,140,000	\$7,968,500	\$1,856,900	\$306,300		\$8,300					
2013	2014	\$9,819,800	\$7,658,800	\$1,735,300	\$425,700							
2014	2015	\$17,890,400	\$15,999,300	\$1,495,300	\$395,800							
2015	2016	\$20,233,700	\$18,938,800	\$812,200	\$482,700							
2016	2017	\$28,426,400 *	\$20,691,100	\$6,793,500	\$537,300		\$401,300			\$3,200		
2017	2018	\$24,368,600	\$16,346,500	\$7,077,700	\$537,300						\$407,100	
2018	2019	\$34,294,400	\$21,919,900	\$7,139,100	\$567,800	\$1,057,500		\$650,700			\$2,251,300	\$708,100

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

\* Based upon City Assessor June 2016 estimates prior to completion of 1/1/2016 revaluation process. There were adjustments made for 1/1/2017 values.

Attachment: TID Increment - Historical 2018-08-01 (3494 : Update on 2018 TID equalized valuations)

# City of Merrill - Tax Increment by Tax Year



Assessment Year	Budget Year	TID Total Increment	TID No. 3 East Side	TID No. 4 Pine Ridge	TID No. 5 Hwy 107	TID No. 6 Downtown	TID No. 7 N. Center	TID No. 8 West Side	TID No. 9 River/S. Center	TID No. 10 Fox Point	TID No. 11 Rock Ridge
2005	2006	\$0									
2006	2007	\$71,932	\$71,932								
2007	2008	\$152,359	\$152,359								
2008	2009	\$189,122	\$182,486	\$135	\$6,501						
2009	2010	\$195,262	\$194,001	\$646	\$615						
2010	2011	\$257,181	\$199,557	\$34,477	\$17,704	\$5,443					
2011	2012	\$298,127	\$207,673	\$56,173	\$9,605	\$12,976	\$11,701				
2012	2013	\$294,107	\$231,124	\$53,859	\$8,884		\$241				
2013	2014	\$302,926	\$236,263	\$53,531	\$13,132						
2014	2015	\$587,297	\$525,217	\$49,087	\$12,993						
2015	2016	\$645,649	\$604,329	\$25,917	\$15,403						
2016	2017	\$915,335 *	\$666,257	\$218,752	\$17,301	\$12,922			\$103		
2017	2018	\$754,901	\$506,389	\$219,256	\$16,645						\$12,611

\* Based upon City Assessor June 2016 estimates prior to completion of 1/1/2016 revaluation process. There were adjustments made for 1/1/2017.

Attachment: TID Increment Amounts - Historical (3494 : Update on 2018 TID equalized valuations)

City of Merrill - TID Annual Report Summary - 2017

\*New in 2017 - No DOR Report required

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12*	Total
<b>Beginning Balance</b>	\$935	(\$273,264)	(\$6,602)	(\$623,003)	(\$143,033)	(\$557,577)	(\$391,022)	(\$38,538)	(\$187,456)	\$0	(\$2,219,560)
<b>Revenues</b>											
TID allocated from another TID?	No	No	No	Yes	Yes	Yes	No	No	No	No	
Allocation amount from other TIDs	\$0	\$0	\$0	\$260,000	\$84,326	\$140,674	\$0	\$0	\$0	\$0	\$485,000
Tax increment	\$666,257	\$218,752	\$17,301	\$0	\$12,922	\$0	\$0	\$103	\$0	\$0	\$915,335
Borrowing	\$1,654,125	\$579,000	\$0	\$0	\$260,000	\$140,000	\$316,463	\$49,495	\$955,698	\$0	\$3,954,781
Development guarantees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from other funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$0	\$0	\$0	\$113,750	\$0	\$0	\$0	\$113,750
Other revenue sources	\$0	\$0	\$0	\$788	\$0	\$0	\$127,249	\$0	\$0	\$0	\$128,037
Investment income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special assessments	\$0	\$0	\$0	\$0	\$10,429	\$0	\$0	\$0	\$74,936	\$0	\$85,365
Exempt computer aid	\$12,194	\$12,664	\$132	\$2,737	\$1,420	\$3,529	\$4,711	\$0	\$0	\$0	\$37,387
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$3,749	\$2,837	\$75	\$0	\$0	\$0	\$6,661
Sale of property	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$500	\$0	\$5,500
<b>Total Revenues</b>	<b>\$2,332,576</b>	<b>\$810,416</b>	<b>\$17,433</b>	<b>\$268,525</b>	<b>\$372,846</b>	<b>\$287,040</b>	<b>\$562,248</b>	<b>\$49,598</b>	<b>\$1,031,134</b>	<b>\$0</b>	<b>\$5,731,816</b>

Note: TID revenues included borrowing to reimburse prior year expenses.

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

City of Merrill - TID Annual Report Summary - 2017

\*New in 2017 - No DOR Report required

Expenditures	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12*	Total
Developer Grants & Loans	\$124,695	\$0	\$0	\$26,000	\$10,000	\$12,372	\$15,000	\$0	\$500,000	\$0	\$688,067
TID Sharing?	Yes	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	\$485,000										\$485,000
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$23,240	\$20,865	\$23,650	\$0	\$0	\$0	\$67,755
Capital Expenditures	\$816,425	\$0	\$4,045	\$2,035	\$215,740	\$13,965	\$582,449	\$0	\$278,102	\$0	\$1,912,761
Administration	\$7,199	\$6,997	\$501	\$2,772	\$5,133	\$2,750	\$7,010	\$1,850	\$5,497	\$2,898	\$42,607
Professional Services	\$20,343	\$1,200	\$500	\$1,802	\$2,014	\$18,034	\$7,152	\$500	\$2,900	\$8,158	\$62,603
Interest & fiscal charges	\$10,561	\$11,640	\$1,066	\$6,210	\$2,601	\$1,872	\$0	\$16,094	\$16,419	\$0	\$66,463
WI DOR Fees	\$1,150	\$150	\$150	\$150	\$150	\$1,150	\$150	\$150	\$150	\$1,000	\$4,350
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$26,000	\$19,000	\$0	\$0	\$6,688	\$2,929	\$11,525	\$0	\$23,972	\$0	\$90,114
Principal on long-term debt	\$52,350	\$20,000	\$1,489	\$15,710	\$0	\$0	\$0	\$0	\$0	\$0	\$89,549
Enviornmental Costs	\$0	\$0	\$0	\$0	\$6,612	\$0	\$1,523	\$0	\$0	\$0	\$8,135
Real property assembly costs	\$756,560	\$590,977	\$0	\$8,730	\$2,872	\$10,933	\$31,366	\$0	\$105,792	\$0	\$1,507,230
<b>Total Expenditures</b>	<b>\$2,300,283</b>	<b>\$649,964</b>	<b>\$7,751</b>	<b>\$63,409</b>	<b>\$275,050</b>	<b>\$84,870</b>	<b>\$679,825</b>	<b>\$18,594</b>	<b>\$932,832</b>	<b>\$12,056</b>	<b>\$5,024,634</b>
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 11	Total
Balance at end of fiscal year	\$33,228	(\$112,812)	\$3,080	(\$417,887)	(\$45,237)	(\$355,407)	(\$508,599)	(\$7,534)	(\$89,154)	(\$12,056)	(\$1,512,378)
Future project costs	\$5,850,000	\$4,275,000	\$300,380	\$1,500,000	\$1,500,000	\$1,644,593	\$3,500,000	\$1,250,000	\$2,500,000	\$1,237,944	\$23,557,917
Future revenues	\$5,816,772	\$4,387,812	\$297,300	\$1,917,887	\$1,545,237	\$2,000,000	\$4,008,599	\$1,257,534	\$2,589,154	\$1,250,000	\$25,070,295
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 11	Total

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-02-2018	Report type ORIGINAL	
TID number 003	TID type 6	TID name 03	Creation date 09-13-2005	Mandatory termination date 09-13-2025	Expected termination date N/A

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	\$935

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$666,257
Investment income	\$0
Debt proceeds	\$1,654,125
Special assessments	\$0
Exempt computer aid	\$12,194
Miscellaneous revenue	\$0
Sale of property	\$0
<b>Total Revenue (deposits)</b>	<b>\$2,332,576</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
<b>Section 3. Expenditures</b>		
<b>Developer grant name</b>	<b>Developer grant amount</b>	
MRED-Merrill Walgreen's	\$24,695	
Gateway North-Mex Restaurant	\$20,000	
Pine Dells-Retail Building	\$10,000	
Gateway North-Americinn Expansion	\$40,000	
Cobblestone-Borders Inn Rehab	\$30,000	
<b>Subtotal developer grant amount</b>	<b>\$124,695</b>	
<b>Does this TID allocate funds to another TID?</b>	<b>Yes</b>	
<b>Allocation to another TID</b>	<b>Allocation amount</b>	
006	\$260,000	
007	\$84,326	
008	\$140,674	
<b>Subtotal allocation to another TID</b>	<b>\$485,000</b>	
<b>Transfer to other fund source</b>	<b>Transfer to other fund amount</b>	
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>	
<b>Other expenditure source</b>	<b>Other expenditure source amount</b>	
<b>Subtotal other expenditures source amount</b>	<b>\$0</b>	
<b>Capital expenditures</b>	<b>\$816,425</b>	
<b>Administration</b>	<b>\$7,199</b>	
<b>Professional services</b>	<b>\$20,343</b>	
<b>Interest and fiscal charges</b>	<b>\$10,561</b>	
<b>DOR fees</b>	<b>\$1,150</b>	
<b>Discount on long-term debt</b>	<b>\$0</b>	
<b>Debt issuance costs</b>	<b>\$26,000</b>	
<b>Principal on long-term debt</b>	<b>\$52,350</b>	
<b>Environmental costs</b>	<b>\$0</b>	
<b>Real property assembly costs</b>	<b>\$756,560</b>	
<b>Total Expenditures</b>	<b>\$2,300,283</b>	

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$33,228
Future costs	\$5,850,000
Future revenue	\$5,816,772
Surplus or deficit	\$0

Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	003
Recording time	06-28-2018 12:39 PM
Confirmation	TIDAR201735251O1530207580336
Submission type	ORIGINAL

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07-02-2018	Report type ORIGINAL
TID number 004	TID type 6	TID name 04	Creation date 09-11-2007	Mandatory termination date 09-11-2027	Expected termination date N/A

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	\$-273,264

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$218,752
Investment income	\$0
Debt proceeds	\$579,000
Special assessments	\$0
Exempt computer aid	\$12,664
Miscellaneous revenue	\$0
Sale of property	\$0
<b>Total Revenue (deposits)</b>	<b>\$810,416</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
None	\$0
<b>Subtotal developer grant amount</b>	<b>\$0</b>
<b>Does this TID allocate funds to another TID?</b>	No
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund source</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure source</b>	<b>Other expenditure source amount</b>
<b>Subtotal other expenditures source amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	<b>\$0</b>
<b>Administration</b>	<b>\$6,997</b>
<b>Professional services</b>	<b>\$1,200</b>
<b>Interest and fiscal charges</b>	<b>\$11,640</b>
<b>DOR fees</b>	<b>\$150</b>
<b>Discount on long-term debt</b>	<b>\$0</b>
<b>Debt issuance costs</b>	<b>\$19,000</b>
<b>Principal on long-term debt</b>	<b>\$20,000</b>
<b>Environmental costs</b>	<b>\$0</b>
<b>Real property assembly costs</b>	<b>\$590,977</b>
<b>Total Expenditures</b>	<b>\$649,964</b>

<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$-112,812</b>
<b>Future costs</b>	<b>\$4,275,000</b>
<b>Future revenue</b>	<b>\$4,387,812</b>
<b>Surplus or deficit</b>	<b>\$0</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Preparer/Contact Information</b>	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	004
Recording time	06-27-2018 12:23 PM
Confirmation	TIDAR201735251O1530120233411
Submission type	ORIGINAL

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07-02-2018	Report type ORIGINAL
TID number 005	TID type 6	TID name 05	Creation date 09-11-2007	Mandatory termination date 09-11-2027	Expected termination date N/A

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	\$-6,602

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$17,301
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$132
Miscellaneous revenue	\$0
Sale of property	\$0
<b>Total Revenue (deposits)</b>	<b>\$17,433</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
None	\$0
<b>Subtotal developer grant amount</b>	<b>\$0</b>
<b>Does this TID allocate funds to another TID?</b>	No
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund source</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure source</b>	<b>Other expenditure source amount</b>
<b>Subtotal other expenditures source amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	<b>\$4,045</b>
Administration	\$501
Professional services	\$500
Interest and fiscal charges	\$1,066
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$1,489
Environmental costs	\$0
Real property assembly costs	\$0
<b>Total Expenditures</b>	<b>\$7,751</b>
<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$3,080</b>
<b>Future costs</b>	<b>\$300,380</b>
<b>Future revenue</b>	<b>\$297,300</b>
<b>Surplus or deficit</b>	<b>\$0</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Preparer/Contact Information</b>	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	005
Recording time	06-27-2018 11:26 AM
Confirmation	TIDAR201735251O1530116806288
Submission type	ORIGINAL

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2017 WI Dept of Revenue</b>
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Municipality/TID					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07-02-2018</b>	Report type <b>ORIGINAL</b>
TID number <b>006</b>	TID type <b>2</b>	TID name <b>06</b>	Creation date <b>05-12-2009</b>	Mandatory termination date <b>05-12-2036</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	<b>\$-623,003</b>

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	<b>Yes</b>
Allocation from another TID	Allocation amount
003	\$260,000
<b>Subtotal allocation from another TID amount</b>	<b>\$260,000</b>
Developer guarantee name	Developer guarantee amount
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
Transfer from other fund source	Transfer from other fund amount
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
Other grant sources	Other grant source amount
<b>Subtotal other grant source amount</b>	<b>\$0</b>
Other revenue sources	Other revenue source amount
Federal BAB	\$788
<b>Subtotal other revenue source amount</b>	<b>\$788</b>
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$2,737
Miscellaneous revenue	\$0
Sale of property	\$5,000
<b>Total Revenue (deposits)</b>	<b>\$268,525</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	TID Annual Report		2017 WI Dept of Revenue
<b>Section 3. Expenditures</b>			
<b>Developer grant name</b>		<b>Developer grant amount</b>	
One Way Collision		\$1,000	
Alamsa - Kindhearted Home Care		\$25,000	
<b>Subtotal developer grant amount</b>		<b>\$26,000</b>	
<b>Does this TID allocate funds to another TID?</b>		No	
<b>Allocation to another TID</b>		<b>Allocation amount</b>	
N/A		\$0	
<b>Subtotal allocation to another TID</b>		<b>\$0</b>	
<b>Transfer to other fund source</b>		<b>Transfer to other fund amount</b>	
<b>Subtotal transfer to other fund amount</b>		<b>\$0</b>	
<b>Other expenditure source</b>		<b>Other expenditure source amount</b>	
<b>Subtotal other expenditures source amount</b>		<b>\$0</b>	
<b>Capital expenditures</b>		<b>\$2,035</b>	
Administration		\$2,772	
Professional services		\$1,802	
Interest and fiscal charges		\$6,210	
DOR fees		\$150	
Discount on long-term debt		\$0	
Debt issuance costs		\$0	
Principal on long-term debt		\$15,710	
Environmental costs		\$0	
Real property assembly costs		\$8,730	
<b>Total Expenditures</b>		<b>\$63,409</b>	
<b>Section 4. Ending Balance</b>			
<b>TID fund balance at end of fiscal year</b>		<b>\$-417,887</b>	
<b>Future costs</b>		<b>\$1,500,000</b>	
<b>Future revenue</b>		<b>\$1,917,887</b>	
<b>Surplus or deficit</b>		<b>\$0</b>	

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Submission Information	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	006
Recording time	06-28-2018 10:57 AM
Confirmation	TIDAR201735251O1530201459426
Submission type	ORIGINAL

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-02-2018	Report type ORIGINAL	
TID number 007	TID type 2	TID name 07	Creation date 08-11-2009	Mandatory termination date 08-11-2036	Expected termination date N/A

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	\$-143,033

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	Yes
Allocation from another TID	Allocation amount
003	\$84,326
<b>Subtotal allocation from another TID amount</b>	<b>\$84,326</b>
Developer guarantee name	Developer guarantee amount
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
Transfer from other fund source	Transfer from other fund amount
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
Other grant sources	Other grant source amount
<b>Subtotal other grant source amount</b>	<b>\$0</b>
Other revenue sources	Other revenue source amount
<b>Subtotal other revenue source amount</b>	<b>\$0</b>
Tax increment	\$12,922
Investment income	\$0
Debt proceeds	\$260,000
Special assessments	\$10,429
Exempt computer aid	\$1,420
Miscellaneous revenue	\$3,749
Sale of property	\$0
<b>Total Revenue (deposits)</b>	<b>\$372,846</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	TID Annual Report		2017 WI Dept of Revenue
<b>Section 3. Expenditures</b>			
<b>Developer grant name</b>	<b>Developer grant amount</b>		
Pine Ridge Restaurant	\$10,000		
<b>Subtotal developer grant amount</b>	<b>\$10,000</b>		
<b>Does this TID allocate funds to another TID?</b>	No		
<b>Allocation to another TID</b>	<b>Allocation amount</b>		
N/A	\$0		
<b>Subtotal allocation to another TID</b>	<b>\$0</b>		
<b>Transfer to other fund source</b>	<b>Transfer to other fund amount</b>		
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>		
<b>Other expenditure source</b>	<b>Other expenditure source amount</b>		
Raze - 402 Mill St. (Fire - Death)	\$12,315		
Raze - 400 E. 4th St.	\$10,925		
<b>Subtotal other expenditures source amount</b>	<b>\$23,240</b>		
<b>Capital expenditures</b>	<b>\$215,740</b>		
<b>Administration</b>	<b>\$5,133</b>		
<b>Professional services</b>	<b>\$2,014</b>		
<b>Interest and fiscal charges</b>	<b>\$2,601</b>		
<b>DOR fees</b>	<b>\$150</b>		
<b>Discount on long-term debt</b>	<b>\$0</b>		
<b>Debt issuance costs</b>	<b>\$6,688</b>		
<b>Principal on long-term debt</b>	<b>\$0</b>		
<b>Environmental costs</b>	<b>\$6,612</b>		
<b>Real property assembly costs</b>	<b>\$2,872</b>		
<b>Total Expenditures</b>	<b>\$275,050</b>		
<b>Section 4. Ending Balance</b>			
<b>TID fund balance at end of fiscal year</b>	<b>\$-45,237</b>		
<b>Future costs</b>	<b>\$1,500,000</b>		
<b>Future revenue</b>	<b>\$1,545,237</b>		
<b>Surplus or deficit</b>	<b>\$0</b>		

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Preparer/Contact Information</b>	
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Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@cl.merrill.wi.us	Contact phone (715) 536-5594

<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	007
Recording time	06-27-2018 01:54 PM
Confirmation	TIDAR201735251O1530125656424
Submission type	ORIGINAL

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07-02-2018	Report type ORIGINAL
TID number 008	TID type 2	TID name 08	Creation date 09-27-2011	Mandatory termination date 09-27-2038	Expected termination date N/A

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	\$-557,577

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	Yes
Allocation from another TID	Allocation amount
003	\$140,674
Subtotal allocation from another TID amount	\$140,674
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$140,000
Special assessments	\$0
Exempt computer aid	\$3,529
Miscellaneous revenue	\$2,837
Sale of property	\$0
<b>Total Revenue (deposits)</b>	<b>\$287,040</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
Wixson-Lighthouse Storage	\$7,372
Raymer-1502 W. Main St.	\$5,000
<b>Subtotal developer grant amount</b>	<b>\$12,372</b>
<b>Does this TID allocate funds to another TID?</b>	No
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund source</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure source</b>	<b>Other expenditure source amount</b>
Raze - 508 Grand Ave.	\$20,865
<b>Subtotal other expenditures source amount</b>	<b>\$20,865</b>
<b>Capital expenditures</b>	<b>\$13,965</b>
<b>Administration</b>	<b>\$2,750</b>
<b>Professional services</b>	<b>\$18,034</b>
<b>Interest and fiscal charges</b>	<b>\$1,872</b>
<b>DOR fees</b>	<b>\$1,150</b>
<b>Discount on long-term debt</b>	<b>\$0</b>
<b>Debt issuance costs</b>	<b>\$2,929</b>
<b>Principal on long-term debt</b>	<b>\$0</b>
<b>Environmental costs</b>	<b>\$0</b>
<b>Real property assembly costs</b>	<b>\$10,933</b>
<b>Total Expenditures</b>	<b>\$84,870</b>

<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$-355,407</b>
<b>Future costs</b>	<b>\$1,644,593</b>
<b>Future revenue</b>	<b>\$2,000,000</b>
<b>Surplus or deficit</b>	<b>\$0</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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**Preparer/Contact Information**

Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
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**Submission Information**

You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	008
Recording time	06-27-2018 01:07 PM
Confirmation	TIDAR201735251O1530122866568
Submission type	ORIGINAL

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Municipality/TID</b>					
Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>		County <b>LINCOLN</b>	Due date <b>07-02-2018</b>	Report type <b>ORIGINAL</b>
TID number <b>009</b>	TID type <b>2</b>	TID name <b>09</b>	Creation date <b>09-24-2013</b>	Mandatory termination date <b>09-24-2040</b>	Expected termination date <b>N/A</b>

<b>Section 1 : Beginning Balance</b>	
<b>TID fund balance at beginning of fiscal year</b>	<b>\$-391,022</b>

<b>Section 2. Revenue</b>	
<b>Does this TID receive allocated funds from another TID?</b>	<b>No</b>
<b>Allocation from another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation from another TID amount</b>	<b>\$0</b>
<b>Developer guarantee name</b>	<b>Developer guarantee amount</b>
<b>Subtotal developer guarantee amount</b>	<b>\$0</b>
<b>Transfer from other fund source</b>	<b>Transfer from other fund amount</b>
<b>Subtotal transfer from other fund amount</b>	<b>\$0</b>
<b>Other grant sources</b>	<b>Other grant source amount</b>
WI DNR - Trails Grants	\$113,750
<b>Subtotal other grant source amount</b>	<b>\$113,750</b>
<b>Other revenue sources</b>	<b>Other revenue source amount</b>
River District Trail Foundation	\$127,249
<b>Subtotal other revenue source amount</b>	<b>\$127,249</b>
<b>Tax increment</b>	<b>\$0</b>
<b>Investment income</b>	<b>\$0</b>
<b>Debt proceeds</b>	<b>\$316,463</b>
<b>Special assessments</b>	<b>\$0</b>
<b>Exempt computer aid</b>	<b>\$4,711</b>
<b>Miscellaneous revenue</b>	<b>\$75</b>
<b>Sale of property</b>	<b>\$0</b>
<b>Total Revenue (deposits)</b>	<b>\$562,248</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	TID Annual Report	2017 WI Dept of Revenue
<b>Section 3. Expenditures</b>		
<b>Developer grant name</b>	<b>Developer grant amount</b>	
Neuman Lot 2-Burgener Contract Carriers	\$15,000	
<b>Subtotal developer grant amount</b>	<b>\$15,000</b>	
<b>Does this TID allocate funds to another TID?</b>	No	
<b>Allocation to another TID</b>	<b>Allocation amount</b>	
N/A	\$0	
<b>Subtotal allocation to another TID</b>	<b>\$0</b>	
<b>Transfer to other fund source</b>	<b>Transfer to other fund amount</b>	
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>	
<b>Other expenditure source</b>	<b>Other expenditure source amount</b>	
Demo-Former Merrill Pavers	\$23,650	
<b>Subtotal other expenditures source amount</b>	<b>\$23,650</b>	
<b>Capital expenditures</b>	<b>\$582,449</b>	
<b>Administration</b>	<b>\$7,010</b>	
<b>Professional services</b>	<b>\$7,152</b>	
<b>Interest and fiscal charges</b>	<b>\$0</b>	
<b>DOR fees</b>	<b>\$150</b>	
<b>Discount on long-term debt</b>	<b>\$0</b>	
<b>Debt issuance costs</b>	<b>\$11,525</b>	
<b>Principal on long-term debt</b>	<b>\$0</b>	
<b>Environmental costs</b>	<b>\$1,523</b>	
<b>Real property assembly costs</b>	<b>\$31,366</b>	
<b>Total Expenditures</b>	<b>\$679,825</b>	
<b>Section 4. Ending Balance</b>		
<b>TID fund balance at end of fiscal year</b>	<b>\$-508,599</b>	
<b>Future costs</b>	<b>\$3,500,000</b>	
<b>Future revenue</b>	<b>\$4,008,599</b>	
<b>Surplus or deficit</b>	<b>\$0</b>	

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Preparer/Contact Information</b>	
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<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	009
Recording time	06-28-2018 01:21 PM
Confirmation	TIDAR201735251O1530210093561
Submission type	ORIGINAL

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07-02-2018	Report type ORIGINAL
TID number 010	TID type 2	TID name 10	Creation date 09-22-2015	Mandatory termination date 09-22-2042	Expected termination date N/A

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	\$-38,538

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$103
Investment income	
Debt proceeds	\$49,495
Special assessments	\$0
Exempt computer aid	\$0
Miscellaneous revenue	\$0
Sale of property	\$0
<b>Total Revenue (deposits)</b>	<b>\$49,598</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
None	\$0
<b>Subtotal developer grant amount</b>	<b>\$0</b>
<b>Does this TID allocate funds to another TID?</b>	No
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund source</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure source</b>	<b>Other expenditure source amount</b>
<b>Subtotal other expenditures source amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	<b>\$0</b>
<b>Administration</b>	<b>\$1,850</b>
<b>Professional services</b>	<b>\$500</b>
<b>Interest and fiscal charges</b>	<b>\$16,094</b>
<b>DOR fees</b>	<b>\$150</b>
<b>Discount on long-term debt</b>	<b>\$0</b>
<b>Debt issuance costs</b>	<b>\$0</b>
<b>Principal on long-term debt</b>	<b>\$0</b>
<b>Environmental costs</b>	<b>\$0</b>
<b>Real property assembly costs</b>	<b>\$0</b>
<b>Total Expenditures</b>	<b>\$18,594</b>

<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$-7,534</b>
<b>Future costs</b>	<b>\$1,250,000</b>
<b>Future revenue</b>	<b>\$1,257,534</b>
<b>Surplus or deficit</b>	<b>\$0</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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<b>Preparer/Contact Information</b>	
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Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	010
Recording time	06-27-2018 11:04 AM
Confirmation	TIDAR201735251O1530115495749
Submission type	ORIGINAL

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07-02-2018	Report type ORIGINAL
TID number 011	TID type 6	TID name 11	Creation date 05-10-2016	Mandatory termination date 05-10-2037	Expected termination date N/A

<b>Section 1 : Beginning Balance</b>	
TID fund balance at beginning of fiscal year	\$-187,456

<b>Section 2. Revenue</b>	
Does this TID receive allocated funds from another TID?	No
Allocation from another TID	Allocation amount
N/A	\$0
Subtotal allocation from another TID amount	\$0
Developer guarantee name	Developer guarantee amount
Subtotal developer guarantee amount	\$0
Transfer from other fund source	Transfer from other fund amount
Subtotal transfer from other fund amount	\$0
Other grant sources	Other grant source amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue source amount
Subtotal other revenue source amount	\$0
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$955,698
Special assessments	\$74,936
Exempt computer aid	\$0
Miscellaneous revenue	\$0
Sale of property	\$500
<b>Total Revenue (deposits)</b>	<b>\$1,031,134</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
----------------	--------------------------	-----------------------------------

<b>Section 3. Expenditures</b>	
<b>Developer grant name</b>	<b>Developer grant amount</b>
Premier Real Estate - Rock Ridge Phase 1	\$500,000
<b>Subtotal developer grant amount</b>	<b>\$500,000</b>
<b>Does this TID allocate funds to another TID?</b>	No
<b>Allocation to another TID</b>	<b>Allocation amount</b>
N/A	\$0
<b>Subtotal allocation to another TID</b>	<b>\$0</b>
<b>Transfer to other fund source</b>	<b>Transfer to other fund amount</b>
<b>Subtotal transfer to other fund amount</b>	<b>\$0</b>
<b>Other expenditure source</b>	<b>Other expenditure source amount</b>
<b>Subtotal other expenditures source amount</b>	<b>\$0</b>
<b>Capital expenditures</b>	<b>\$278,102</b>
<b>Administration</b>	<b>\$5,497</b>
<b>Professional services</b>	<b>\$2,900</b>
<b>Interest and fiscal charges</b>	<b>\$16,419</b>
<b>DOR fees</b>	<b>\$150</b>
<b>Discount on long-term debt</b>	<b>\$0</b>
<b>Debt issuance costs</b>	<b>\$23,972</b>
<b>Principal on long-term debt</b>	<b>\$0</b>
<b>Environmental costs</b>	<b>\$0</b>
<b>Real property assembly costs</b>	<b>\$105,792</b>
<b>Total Expenditures</b>	<b>\$932,832</b>

<b>Section 4. Ending Balance</b>	
<b>TID fund balance at end of fiscal year</b>	<b>\$-89,154</b>
<b>Future costs</b>	<b>\$2,500,000</b>
<b>Future revenue</b>	<b>\$2,589,154</b>
<b>Surplus or deficit</b>	<b>\$0</b>

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

Form PE-300	<b>TID Annual Report</b>	<b>2017</b> WI Dept of Revenue
----------------	--------------------------	-----------------------------------

<b>Preparer/Contact Information</b>	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

<b>Submission Information</b>	
You successfully submitted your form. Save and/or print a copy for your records.	
Co-muni code	35251
TID number	011
Recording time	06-28-2018 12:04 PM
Confirmation	TIDAR201735251O1530205490272
Submission type	ORIGINAL

Attachment: TID 2017 Annual Reports (3494 : Update on 2018 TID equalized valuations)

## City of Merrill – Tax Increment District (TID) Updates

8/2/2018

### TID No. 3 (East Side):

Various street projects underway by Melvin (Abbotsford), including:

- E. 6<sup>th</sup> St. (between Sales St. and Johnson St.) – new Stormwater installed. New curb and gutter and paving likely to occur after the Lincoln County Fair.
- E. 10<sup>th</sup> St. (between Sales St. and Memorial Dr.)
- Next up: Thielman St. (between Memorial Dr. and Gem St.) and Pearl St. and Gem St.

Start of utility and street projects is pending by Merrill Gravel & Construction, including eastern downtown area (such as E. 1<sup>st</sup> St., Park St., and E. Main St. - between N. Center Ave. and N. Stuyvesant St.)

**Highway 64 frontage** - formerly part of Whispering Pines mobile home community:

**Lot 1** – TSI State Property LLC for Nelson’s Power House getting later project start.

**Lot 2** – One Way Park City LLC for vehicle body shop and related vehicle accessory sales – impressive! An additional building might be constructed closer to Thielman St.

**Lot 3 (between Gem Street and Pearl Street)** – site available for commercial development.

### TID No. 4 (Thielman St./N. Pine Ridge Ave.):

Planning work continues by City Public Works Director/City Engineer related to acquisition of road right-of-way for future North Pine Ridge Ave. extension.

### TID No. 6 (Downtown):

Street Department personnel working on alley retaining wall for Banker’s Square (Pocket Park) development between former Book World and Merrill Community Bank. Utility Department personnel will be installing water hook-up and contractor will provide electrical service.

There will be upcoming meeting with Downtown property owners and/or businesses for input on final layout. There will be NO water feature.

## City of Merrill – Tax Increment District (TID) Updates

8/2/2018 - Continued

### TID No. 8 (West Side):

Except for landscaping, the water/sewer utility extensions and Alexander/Heldt Street improvements are complete. New utility service provided to Premier Manufacturing on at 2210 Heldt St. to facilitate expansion of their manufacturing operations.

Vacant former bank “bubble” building site (401-403 W. Main St.) and parking lot are being used by various contractors.

### TID No. 9 – Wisconsin River Frontage/Idle Sites Grant:

Additional improvements are planned at the River Bend Trail parking lot at the end of South Park Street. Various utility and street infrastructure projects in area planned – see update under TID No. 3 on timing.

### TID No. 10 (Former Fox Point site):

The vacant site is available for redevelopment.

### TID No. 11 (Hwy 107 – Rock Ridge Apartments):

Footings for Phase 2 (i.e. three additional twelve-unit apartment buildings) have been installed and building permit issued.

**From:** Bryan Hoffman

**Sent:** Thursday, July 26, 2018 9:06 PM

**To:** Johnson, David

**Subject:** Former Anson Gilke Property

After further considerations, we are going to ask that our response to the RFP for the former Anson Gilke property be removed. It has become apparent that this location is not in the best financial interest for us and for the city of Merrill. We will continue to look for an alternative location for this project.

Thank you,

Bryan Hoffman

## REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority

Date of Meeting: Tuesday, August 7<sup>th</sup>, 2018

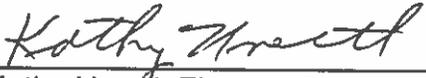
Request by: Finance Director/RDA Secretary Kathy Unertl

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

**Consider potential priorities for WEDC Idle Sites grant amendment request:**

As shown by the attached 2015 – 2017 expenditure summary, there is Idle Sites grant amendment request needed since actual expenditures have differed in categories. For example, former Page Milk environmental remediation was less than \$80,000 instead of projected \$300,000.

Strongly recommend that the City of Merrill maximize potential Idle Sites grant funding, including dealing with the two gravel blocks of Logan Ave. and Sturedevant St. The two blocks have water mains from the 1890s. Also, this would complete sidewalks to connect end of River Bend Trail at Cooper St./Logan Ave.

Signed:   
Kathy Unertl, Finance Director

Date: 8/4/2018

**City of Merrill - Idle Sites Grant (22.99% from Wisconsin Economic Development Corp - WEDC)**

	Total	Acquisition 0120	Remediation 0232	Demolition 0190	Sewer/Water 0415	Parking 0415	RB Trail 0415	Streets 0430
<b>Grant Budget by Activities</b>	<b>\$1,391,250.00</b>	<b>\$50,000.00</b>	<b>\$300,000.00</b>	<b>\$175,000.00</b>	<b>\$35,000.00</b>	<b>\$187,500.00</b>	<b>\$300,000.00</b>	<b>\$343,750.00</b>
2015 Expenditures	\$41,445.00	\$29,530.00	\$11,915.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016 Expenditures	\$297,853.76	\$0.00	\$65,452.00	\$225,394.29	\$3,963.72	\$2,480.00	\$0.00	\$563.75
2017 Expenditures	\$378,223.41	\$29,844.94	\$1,185.00	\$23,650.00	\$0.00	\$49,955.68	\$273,587.79	\$0.00
<b>Total 2015 - 2017 Expenditures</b>	<b>\$717,522.17</b>	<b>\$59,374.94</b>	<b>\$78,552.00</b>	<b>\$249,044.29</b>	<b>\$3,963.72</b>	<b>\$52,435.68</b>	<b>\$273,587.79</b>	<b>\$563.75</b>

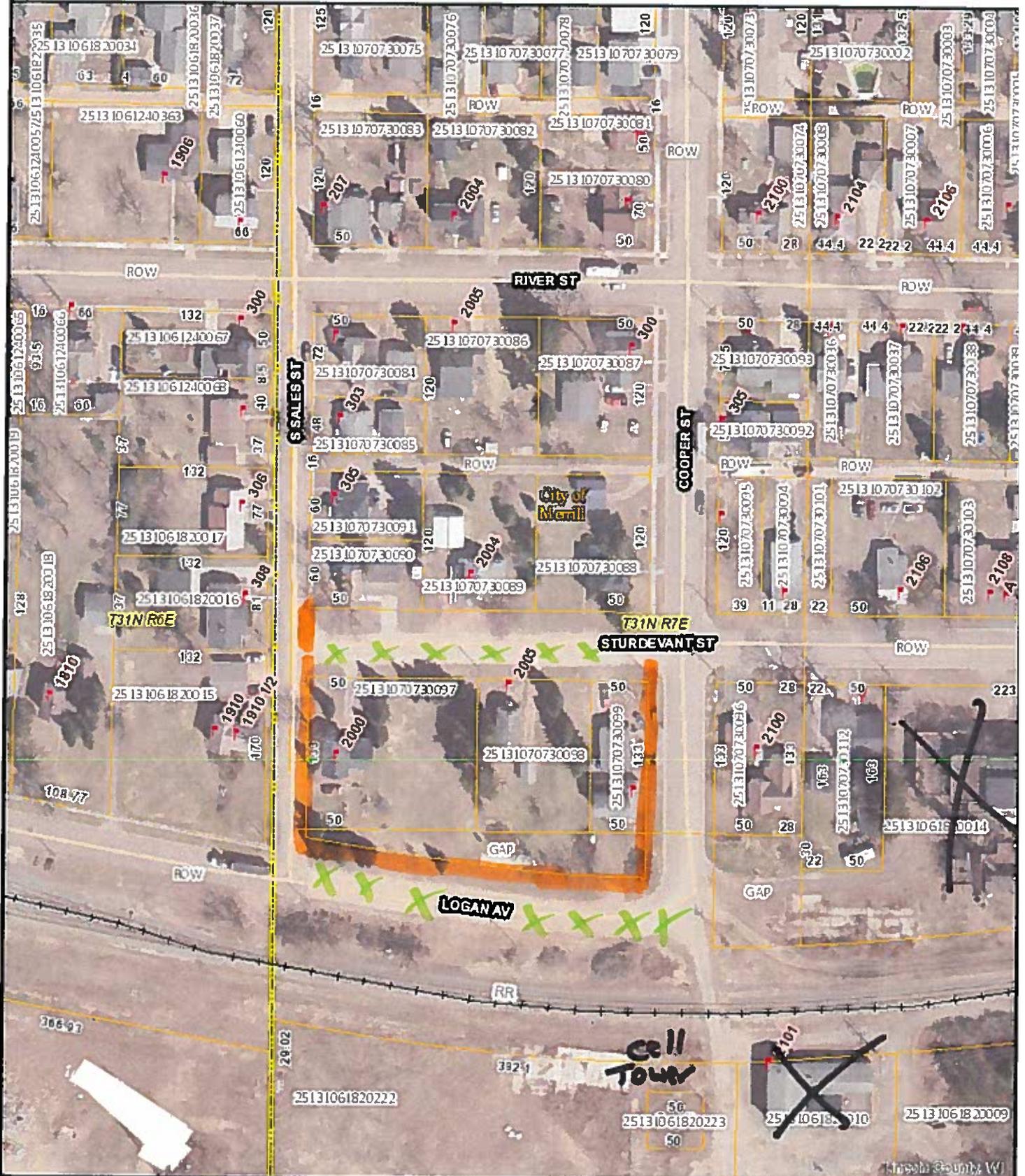
<b>Grant Award less 2015 - 2017</b>	<b>\$673,727.83</b>	<b>(\$9,374.94)</b>	<b>\$221,448.00</b>	<b>(\$74,044.29)</b>	<b>\$31,036.28</b>	<b>\$135,064.32</b>	<b>\$26,412.21</b>	<b>\$343,186.25</b>
		Grant \$ N/A	Grant \$ N/A					

Grant Budget by Activities		Total Expenditures	22.99% Grant	77.01% Matching
Acquisition	0120	\$59,374.94	N/A	\$59,374.94
Remediation	0232	\$78,552.00	N/A	\$78,552.00
Demolition	0190	\$249,044.29	\$57,255.29	\$191,789.00
Sewer/Water	0415	\$3,963.72	\$911.26	\$3,052.46
Parking	0415	\$52,435.68	\$12,054.96	\$40,380.72
Other - RB Trail	0415	\$273,587.79	\$62,897.83	\$210,689.96
Streets	0430	\$563.75	\$129.61	\$434.14
		<b>\$717,522.17</b>	<b>\$133,248.95</b>	<b>\$584,273.22</b>

Street Projects - 2018		
Park St./E. Main St./E. 1st St.		
Parking	S. Park St.	
RB Trail	Landscaping	\$7,500.00
RB Trail	Lighting	
Replace 1890s Water/Pave gravel blocks		
Logan Ave.	Between Sales St./Cooper St.	
Sturdevant St.	Between Sales St./Cooper St.	
Sidewalks	Connection from Cooper St.	
	River Bend Trail - East	

Attachment: Idle Sites Amendment (3498 : Consider potential priorities for WEDC Idle Sites grant)

# Lincoln County Public Access Land Records Viewer



Attachment: Idle Sites Amendment (3498 : Consider potential priorities for WEDC Idle Sites grant)

Author: Public  
Date Printed: 8/3/2018



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

Orange outline: New sidewalk X Green 'X': Water/Pave

