



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY JULY 10, 2019

Regular Meeting

City Hall Council Chambers

8:00 AM

- I. Call to order
- II. New RDA Commissioner Ken Maule
- III. Minutes of previous meeting(s)
 1. Consider approval of RDA meeting minutes from June 5th
- IV. Public Comment
- V. Agenda items for consideration:
 1. Review and discussion of TID development overview, background information, and development agreement formats
 2. Review of Merrill 2018 TID Annual Fiscal Reports
 3. Update and presentation on single home residential development proposal on former Kientiz property (between W. 10th St. and W. St. Paul St. in TID No. 11)
 4. Update and discussion of proposed sale of former Fox Point site for market-rate multi-family housing development (1905 E. 14th St. in TID No. 9)
- VI. Next RDA meeting
- VII. The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:
 1. Consider approval of closed session RDA meeting minutes from June 5th
 2. Negotiation of potential development incentives (including potential sale of City-owned property) for single home residential development on former Kientiz property (between W. 10th St. and W. St. Paul St. in TID No. 11)
 3. Negotiation of potential development incentives (including potential sale of City-owned property) for market-rate housing development on former Fox Point site (1905 E. 14th St. in TID No. 10)
 4. Review and discussion of potential purchase for new restaurant development (s) in TID No. 3 and TID No. 4 (East Side area) and potential use of "spot blight" legal authority
- VIII. The RDA may reconvene in open session to consider action(s) on closed session development items
- IX. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, June 5th, 2019 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Tim Meehean, Derek Woellner, Clyde Nelson, Jill Laufenberg, and Tony Kusserow

RDA Excused: Sheila Polak

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, and Ken Maule and Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Patrick Taylor from TSI State LLC, Kim Alimi from Pine Ridge Family Restaurant, and Danielle Faulkner

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

Consider approval of RDA meeting minutes from May 1st:

Motion (Laufenberg/Kusserow) to approve the meeting minutes from May 1st. Carried.

Public Comment: None.

Consider resolution authoring amended development agreement by and between the City of Merrill, WI and DJC LLC (TID No. 6 for 900 and 902 E. Main Street):

Dave Cooper has purchased the adjacent parcel at 902 E. Main Street. Copper's development plan has changed and now is for a multi-tenant new 3,000 sq. ft. commercial structure. Due to acquisition and demolition costs, Cooper is requesting potential additional \$20,000 in TID cash development incentive. In addition to the existing Cooper Insurance employees, there will be two employees for the tenant that will be new to Merrill. Unertl revised the TID tax increment projections from the previous meeting.

Based upon his review of the Foxcom development agreement terms, Woellner asked about potential inclusion of minimum assessed valuation requirement in the development agreement. Meehean noted that the City and RDA had already included property title revisionary clause in the 2017 agreement and then provided time extension in 2018. Johnson suggested that this type of new development agreement term should be considered for future developments.

For a future RDA meeting, Commissioners will review the detailed development agreement language instead of just the Development Overview provisions. Unertl reported that a joint RDA/Committee of Whole meeting, there had been consensus for use of the Development Overview format with a TID fiscal projection.

Motion (Laufenberg/Nelson) to recommend the resolution authoring an amended development agreement by and between the City of Merrill, Wisconsin and DJC LLC (TID No. 6 – for 900 – 902 East 1st Street). Carried.

Consider resolution authoring development agreement by and between the City of Merrill, WI and Timothy & Nikki Conjurske and Golden Harvest Foods LLC (TID No. 3 – Lot 3 – 2600 block East Main Street):

Meehan emphasized that he knows Wausau area residents that now drive by Merrill to shop at Golden Harvest in Rhinelander. Laufenberg concurred that the ease of highway access should bring expanded shopping in Merrill. There will be fifty (50) new employees created, as well as over \$2 million in real estate and personal property valuations.

Kusserow noted that the RDA had been working on facilitating this major development for several years. Unertl reported that the RDA offered the first development incentive proposal about mid-2017 and had revised the \$100,000 completion/opening payment late in 2018 to assist in securing financing. When title to the site is transferred, the City will pay the \$100,000 into an escrow account at the title company until the new store opens.

Unertl advised that the City/RDA had used the same legal boilerplate development agreements since 2005. In some recent agreements involving transfer of property, title revision provision has been included. City Attorney Hayden will provide draft language related to minimum assessed valuation to the next RDA meeting.

Motion (Laufenberg/Kusserow) to recommend the resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Timothy & Nikki Conjurske and Golden Harvest Foods LLC (TID No. 3 – Lot 3 – 2600 block of East Main Street).
Carried.

Update and discussion on availability of Lot 1 for new development, including potential alternative development proposal – (TID No. 3 – 2400 block of East Main Street):

Pat Taylor reported that he is still working on obtaining financing for the proposed Nelson Powerhouse new buildings and outlined potential timeframes.

Bialecki and Kim Alimi provided an overview of potential development concept including a 4,000 sq. ft. family restaurant and additional 4,000 sq. ft. commercial building. It would take at least three months to finalize development plans and secure financing.

Additional discussion occurred in the Closed Session.

Next RDA meeting: Due to July 4th holiday, the next meeting will be Wednesday, July 10th at 8:00 a.m.

Closed Session:

Chair Meehan 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 RDA meeting minutes from April 3rd

- b. Negotiation of potential TID development incentives for alternative development proposal for Lot 1 – (TID No. 3 - 2400 block of East Main St.)

Motion (Nelson/Meehean) to move into closed session. Carried 5-1 on roll call vote at 8:40 a.m.

- **Motion (Laufenberg/Kusserow) to approve the Closed Session meeting minutes from April 3rd.** Carried.
- There was extensive discussion of Lot 1 (2400 block of East Main Street), the status of the Nelson Powerhouse development, and potential alternative development. Options for potential east side restaurant sites were also discussed.

Adjournment: Motion (Meehean/Kusserow) to adjourn at 9:30 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Agenda Request Overview

Board or Committee: Redevelopment Authority (RDA)
 Date of Meeting: Wednesday – July 10th 2019
 Request by: Finance Director/RDA Secretary Kathy Unertl

Review and discussion of TID development overview, background information, and development agreement formats:

In follow-up to the June 5th Redevelopment Authority (RDA) meeting, attached is an example of the City of Merrill's TID-related paperwork for redevelopment of 3201 E. Main St. (new Dollar Tree store).

1. Development Agreement – most is standard legal boilerplate. Items that the changes between different developments are highlighted in yellow.
2. **The key provisions of the development deal are summarized via the TIF Development Incentive Overview.**
3. A Projected Tax Increment spreadsheet is prepared by Finance Director Kathy Unertl based upon the development plans and sometimes in consultation with City Assessor Kitt Koski from Bowmar Appraisal.
4. Draft Merrill Common Council resolution is prepared.
5. Lincoln County GIS map of the development tax parcel(s) is printed.
6. RDA Commissioners have requested that site plans, elevations, and any color renderings be provided for review.

Other potential development agreement terms:

Reversionary title provision when City-owned land is included in the TID development incentive with this legal provision:

If the development is not substantially completed by _____, ownership to the property shall revert to the City of Merrill and the Developer agrees to sign the necessary documents (i.e. Warrant Deed) therefore.

Minimum Assessed Valuation :

Two examples are provided for your review and discussion at the July 10th, 2019 RDA meeting, including:

7. 2006 City of Merrill – Walgreen's development
8. FoxConn in Racine County

Finance Director Kathy Unertl Note: The Walgreen's language is way more understandable!

Date: 7/1/2019

①

**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
AND MERRILL DEVELOPMENT GROUP LLC FOR
CONSTRUCTION OF A RETAIL BUILDING**

THE DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of Dec-21, 2018 by and between the City of Merrill, Wisconsin, (the "City") a political subdivision of the State of Wisconsin and Merrill Development Group, LLC a Wisconsin Limited Liability Company, (the "Developer").

RECITALS

- A. The City desires to encourage economic development, the development of underutilized land, expand its tax base and create new jobs within the City.
- B. Wis. Stat. §66.1105 (the "Tax Increment Law") provides the authority and establishes procedures by which the City may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans and finance such development through the use of tax incremental financing.
- C. Wis. Stat. §66.1333 (the "Redevelopment Law") provides the authority and establishes the procedures by which the City acting through and by the Redevelopment Authority of the City of Merrill (the "RDA") may exercise powers necessary and convenient to carry out the purposes of the Redevelopment Law, cause redevelopment plans to be prepared, approve such plans, borrow money and issue bonds, implement provisions and effectuate the purposes of such plans and finance redevelopment through the Redevelopment Law.
- D. Merrill Development Group, LLC is purchasing a development area described as:
- Beginning at a point 60 rods West of the Northeast corner of Section Eighteen (18), Township Thirty-one (31) North, Range Seven (7) East, running thence South 11 ½ rods (said 11 ½ rods including highway); thence running due West to a point in the highway known as the Wausau Road; running thence in a Northwesterly direction along said highway known as Wausau Road to a point intersected by the North line of said 18-31N-7E; running thence East along said Section line to the place of beginning, being a part of the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 18, Township 31 North, Range 7 East, subject to highways, easements and rights of way, municipal and zoning ordinances, recorded easements for public utilities serving the property, recorded building and use restrictions and covenants and general taxes levied in the current year. Further Excepting lands conveyed in Volume 679 of Records, page 569.
- Located at: 3201 E. Main Street, Merrill, Wisconsin

E. The Developer proposes to construct a new 9,000 square foot new retail building located within the Development Area.

F. As an inducement to Developer to undertake the Development in TID 3 and to construct or cause to construct the Development, the City and the RDA intend to provide an incentive to Developer by making an incentive payment to the Developer for project costs incurred to construct the 9,000 square foot retail building within TID 3.

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

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

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

ARTICLE I

Section 1.01 Initial Undertaking of the City of Merrill

The City Has:

- a. Included the Development Area within TID #3.
- b. Reviewed the Business Plans of the Developers

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

Section 1.02 Initial Undertakings of the Developers

- a. Raised equity and financing necessary for the development.
- b. File site plan and permit applications with the City and/or State.
- c. Contracted for construction of a new 9,000 square foot retail building.
- d. Developer will commence construction of a new 9,000 square foot retail building, with occupancy planned by September 30, 2019.
- e. This development incentive is to facilitate the construction of a new 9,000 square foot retail building.

**ARTICLE II
INCENTIVE PAYMENTS TO DEVELOPER**

The City shall pay a pay-as-you-go development incentive to the Developer in the aggregate amount of Ninety Thousand Dollars (\$90,000). This incentive shall be paid to Merrill Development Group, LLC per the following schedule:

<u>PAYMENT TIME FRAME</u>	<u>DEVELOPMENT INCENTIVES</u>
Within 30 days upon occupancy of the building	\$30,000
Annually by September 1 st for three (3) years	
2020	\$20,000
2021	\$20,000
2022	\$20,000

**ARTICLE III
MISCELLANEOUS**

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2026 or the date TID #3 is dissolved, Merrill Development Group, LLC, shall not sell, transfer, convey or assign the Development Area or any part thereof to any person, entity or in any manner which would render the Development Area exempt from property taxation without the prior written consent to the City. As an express condition for such consent, the City shall require purchaser to annually pay to the City an amount equal to all property taxes, which would have accrued to the Development Area if it were subject to property taxation. Any such payments shall be considered tax increment and shall be applied as set forth in above.

Section 3.02 Indemnification.

Merrill Development Group, LLC, its successors and assigns shall indemnify and save harmless and defend the other party and its respective officers, agents and employees from any and all liabilities, suits, actions, claims, demands, losses, costs, damages and expenses of every kind and description, including attorney costs and fees for claims of any character, including liability and expenses in connection with the loss of life, personal injury or damage to property or any of them brought because of any injuries or damages received or sustained by any persons or property on account of or arising out of or occasioned wholly or in part by any act or omission on the other party's part or on the part of its agents, contractors, subcontractors, invitees or employees provided that the foregoing indemnification shall not be effective for any claims of the indemnified parties that are not contemplated by this Agreement or which constitute gross negligence or willful misconduct.

Attachment: TID Dev Paperwork (4292 : TID development overview)

Section 3.03 No City Obligations.

The City shall have no obligations or liability for any obligations or responsibilities to any lending institution, architect, contractor or sub-contractor or any other party retained by Developers in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developers specifically agrees that no representation, statements, assurances or guarantees will be made by Developers to any third party contrary to this provision.

Section 3.04 Default.

a. Default and Notice of Default. In the event either party to this Agreement is in default hereunder (the “Defaulting Party”) the other party (the “Non-Defaulting Party”) shall be entitled to take any action allowed by applicable law, by virtue of said default, provided that Non-Defaulting Party gives the Defaulting Party written notice of default describing the nature of the default, what action, if any, is deemed necessary to cure the same and specifying a time period of not less than sixty (60) days in which the default may be cured by the Defaulting party. Notwithstanding the foregoing, if any default cannot reasonably be cured within sixty (60) days, the Non Defaulting Party shall refrain from exercising remedies as long as a cure is being diligently pursued.

If either party fails to cure a default as permitted herein, the Non-Defaulting Party, without limiting its remedies under this Agreement, may compel performance by the Defaulting Party by bringing an action for specific performance. If after the specified time period for cure proceedings are initiated to cure an alleged default, the prevailing party in such proceedings shall be entitled to reimbursement from the other party for its reasonable attorney’s fees and associated costs incurred in such proceedings.

b. Force Majeure. Neither party shall be responsible to the other party for any resulting losses if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of the enemies, strikes, fires, floods, acts of God, unusual weather, or by any other cause not within the control of the party whose performance was interfered with and which by the exercise of reasonable diligence such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause.

Section 3.05 Non Discrimination.

Neither the Development nor any portion thereof shall be used by any party in any manner to permit unlawful discrimination or unlawful restriction on the basis of race, creed, ethnic origin or identity, color, gender, marital status, familial status, age, handicap, sexual orientation, or national origin and the construction and operation of the Development shall be in compliance with all effective laws, ordinances, and regulations relating to discrimination on any of the foregoing grounds.

Section 3.10 Severability.

If any provisions of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case, in any jurisdiction or jurisdictions or in all jurisdictions or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance or of rendering and provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatsoever.

Section 3.11 Compliance with Law.

The parties shall, in undertaking the construction and operation of the Development, comply with all applicable federal, state, and local laws.

Section 3.12 City Authorization.

The execution of this Agreement was authorized by Resolution No 2583 adopted on October 9, 2018 by the Common Council.

IN WITNESS WHEREOF:

The parties have executed this Agreement as of December 21, 2018

CITY OF MERRILL, WISCONSIN

[Signature]
Derek Woellner, Mayor

[Signature]
William N. Heideman, Clerk

Approved:

[Signature]
Katherine G. Unertl, Finance Director

Approved as to Form:

[Signature]
Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally came before me this 21 day of Dec., 2018, the above named Derek Woellner, Mayor and William N. Heideman, Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My commission 2-4-2019

MERRILL DEVELOPMENT GROUP LLC

By [Signature]
Richard W. Johnson, Managing Member

By [Signature]
Member

STATE OF WISCONSIN)
) ss.
COUNTY OF Brown)

Personally appeared before me this 18th day of Dec., 2018, the above named Richard W. Johnson, Managing Member, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

[Signature]
Notary Public, State of Wisconsin
My commission 7-9-22



Attachment: TID Dev Paperwork (4292 : TID development overview)



City of Merrill – TIF Development Incentive Overview

TID No. 3 (East Side)

Property Owner:	United Development Group, LLC (Green Bay, WI) will be purchasing the development site from 3's Company
Location:	3201 E. Main St. (Triangle-shaped .76 acre site)
Development:	About 9,000 sq. ft. new retail building
Jobs:	Retention of east-side existing jobs that will relocate to new building (3 to 4 full-time and 6 to 8 part-time)
Investment:	In addition to site acquisition, developer estimating \$27,000 for demolition of existing building and about \$783,000 for new building construction.
Infrastructure:	N/A for public. Developer would continue to lease East Main Street right-of-way (\$722 for 2018).

TID Development Incentive:

City staff evaluation: Demolition is the only option for existing building.

RDA recommendation:

Total of \$90,000 with the following payment schedule:

Upon completion (2019) \$30,000

Annually (2020-2022) \$20,000 – three years

TID Lifespan Tax Increment:

Spreadsheet provided – projected at \$92,790 and likely to be higher than conservative estimates.

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City of Merrill - Projected Tax Increment					
3201 E. Main St. - New retail 9,000 sq. ft. building					
PIN 251-3106-132-0222			East Side - TID No. 3		
Proposed developer: United Development Group, LLC. (Green Bay, WI)					
Acquisition of current 3's Company site; demolition of existing building; and construction of new 9,000 sq. ft. retail building.					
Development site is triangle-shaped totaling .76 acre. Much of existing paved area is in East Main Street right-of-way and leased from City of Merrill.					
Real Estate		Existing Valuation			Projected Valuation
	Land	\$65,500		Land	\$65,500
	Improved	\$138,000		Improved	\$638,000
	Total	\$203,500		Total	\$703,500
Projected RE Tax Increment					\$500,000
Projected Tax Increment (TID No. 3 - East Side)					
Const. Year	Value Year	Revenue Year	Real Estate Increment	Tax Rate	Real Estate Tax Increment
2019	2020	2021	\$500,000	\$30.93	\$15,465
	2021	2022	\$500,000	\$30.93	\$15,465
	2022	2023	\$500,000	\$30.93	\$15,465
	2023	2024	\$500,000	\$30.93	\$15,465
	2024	2025	\$500,000	\$30.93	\$15,465
	2025	2026	\$500,000	\$30.93	\$15,465
Projected Tax Increment					\$92,790
TID Increment					

Attachment: TID Dev Paperwork (4292 : TID development overview)

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RESOLUTION NO. 2583

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND UNITED DEVELOPMENT GROUP LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 3 on September 13, 2005 and the redevelopment site is within TID No. 3; and,

WHEREAS, United Development Group LLC has proposed acquisition of the site, demolition of existing building, and construction of new retail building; and,

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

WHEREAS, additional property tax will be generated from this redevelopment project and existing jobs retained; and,

WHEREAS, United Development Group LLC has negotiated the development agreement to provide an incentive payment not to exceed \$90,000 to facilitate the commercial redevelopment project.

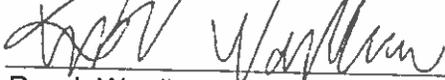
NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 9th day of October, 2017, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and United Development Group LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

Moved: Alderman Meehean

Passed: October 9, 2018

CITY OF MERRILL, WISCONSIN

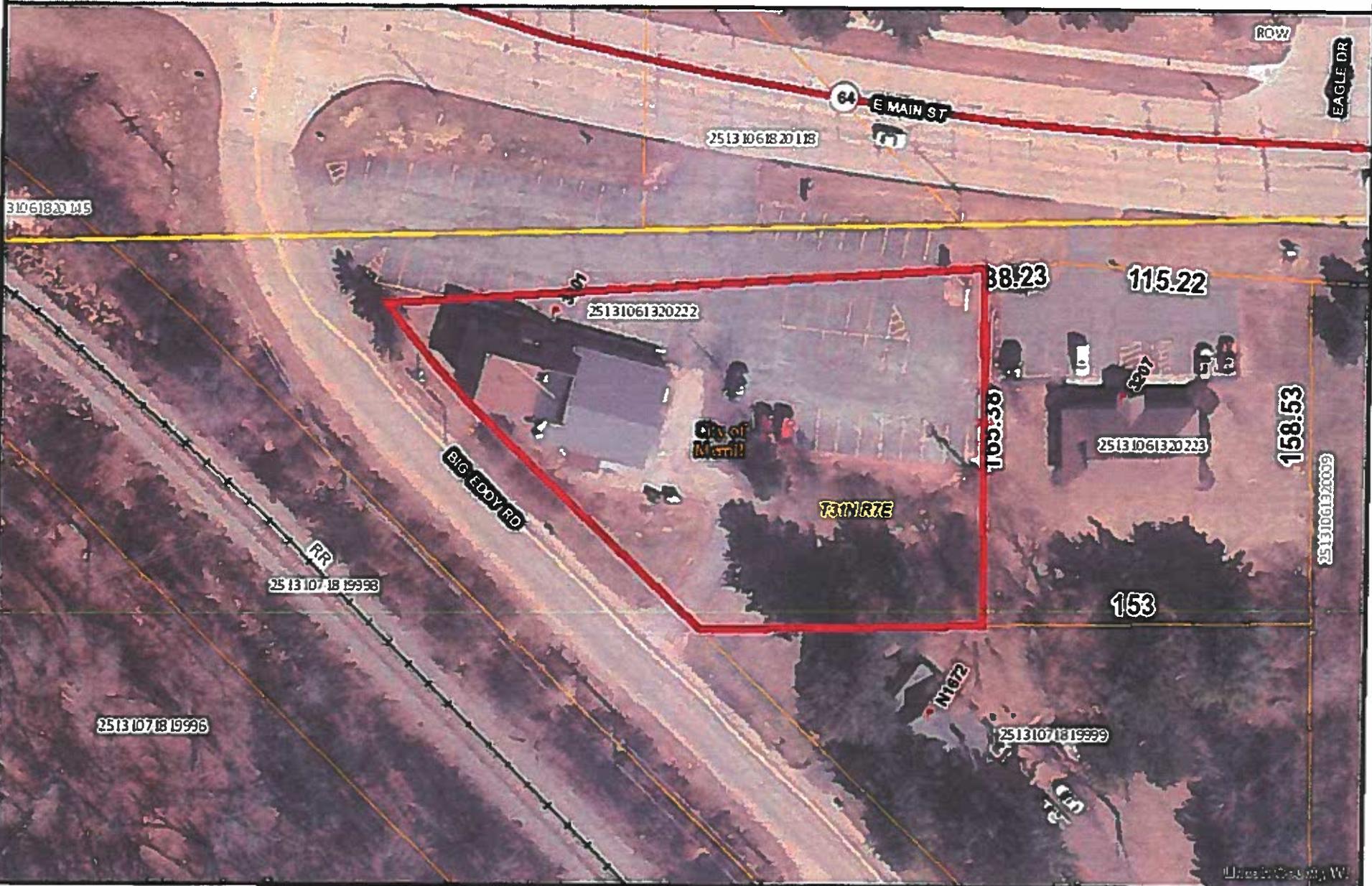

Derek Woellner
Mayor


William N. Heideman
City Clerk

Attachment: TID Dev Paperwork (4292 : TID development overview)

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Lincoln County Public Access Land Records Viewer



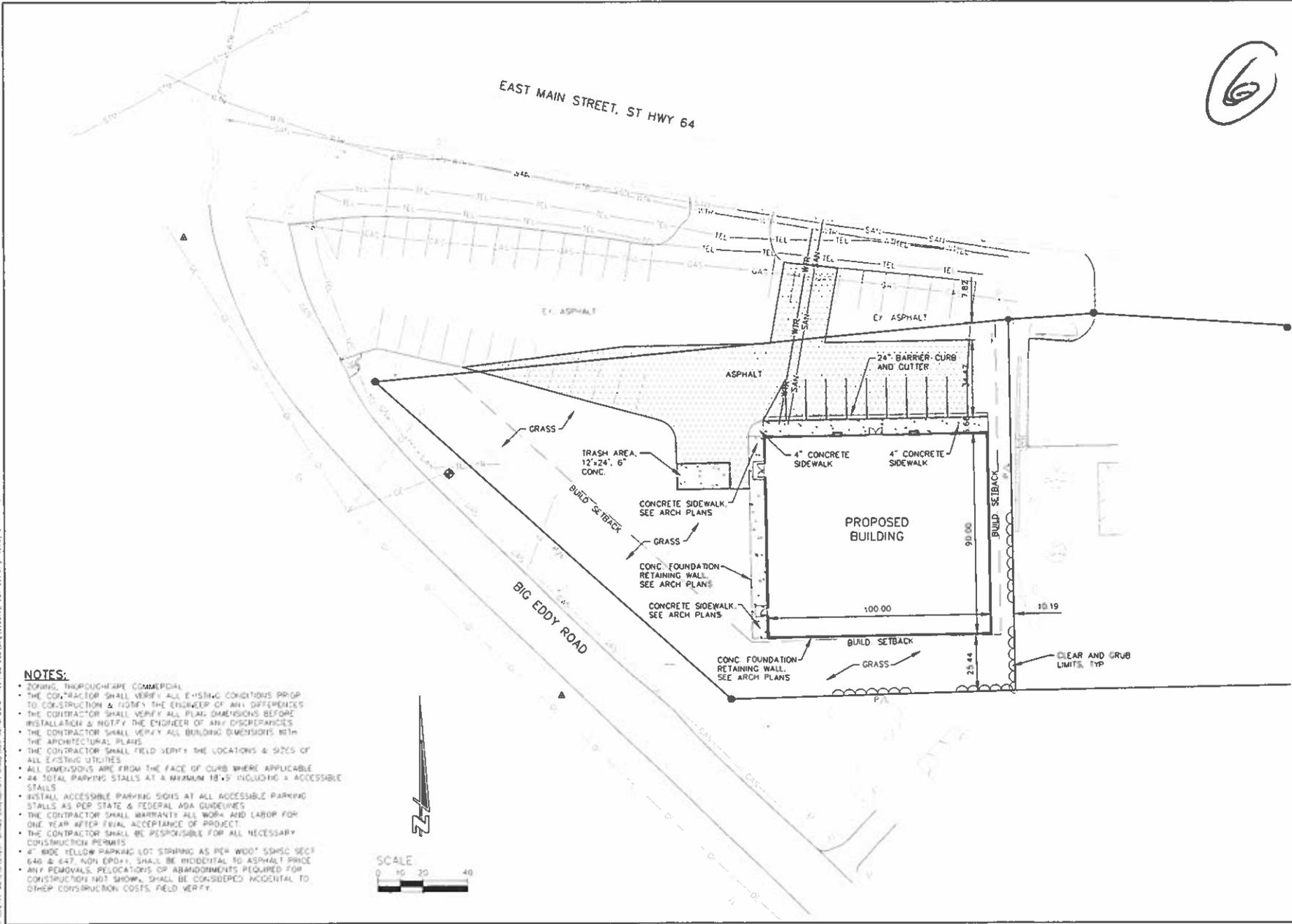
Attachment: TID Dev Paperwork (4292 : TID development overview)

Author: Public
Date Printed: 9/17/2018



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.

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- NOTES:**
- ZONING THOROUGHFARE COMMERCIAL
 - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION & NOTIFY THE ENGINEER OF ANY DIFFERENCES
 - THE CONTRACTOR SHALL VERIFY ALL PLAT DIMENSIONS BEFORE INSTALLATION & NOTIFY THE ENGINEER OF ANY DISCREPANCIES
 - THE CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS
 - THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS & SIZES OF ALL EXISTING UTILITIES
 - ALL DIMENSIONS ARE FROM THE FACE OF CURB WHERE APPLICABLE
 - 44 TOTAL PARKING STALLS AT A MINIMUM 18'x9' INCLUDING 4 ACCESSIBLE STALLS
 - INSTALL ACCESSIBLE PARKING SIGNS AT ALL ACCESSIBLE PARKING STALLS AS PER STATE & FEDERAL ADA REQUIREMENTS
 - THE CONTRACTOR SHALL WARRANT ALL WORK AND LABOR FOR ONE YEAR AFTER FINAL ACCEPTANCE OF PROJECT
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION PERMITS
 - 47' WIDE YELLOW PARKING LOT STRIPING AS PER WDOT 559HC SECT 646 & 647, NON-EDPA'S, SHALL BE INCIDENTAL TO ASPHALT PRICE
 - ANY REMOVALS, RELOCATIONS OR ABANDONMENTS REQUIRED FOR CONSTRUCTION NOT SHOWN, SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION COSTS. FIELD VERIFY.

MERRILL DEVELOPMENT GROUP

MERRILL DOLLAR TREE
E MAIN STREET
MERRILL, WI 54452

JOB NO
U4707-009
DATE BY
D B CAS
DATE
OCTOBER 2018
SET TYPE
PRELIMINARY
SITE PLAN

PART NO
C102

ARCHITECT/ENGINEER
Cedar corporation
429 1172
ARCHITECTS, ENGINEERS, PLANNERS & ENVIRONMENTAL SCIENTISTS
AND SURVEYORS & LANDSCAPE ARCHITECTS & INTERIOR DESIGNERS

Attachment: TID Dev Paperwork (4292 : TID development overview)

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Attachment: TID Dev Paperwork (4292 : TID development overview)

7

City of Merrill - Walgreen's
Minimum Assessed Valuation

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

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

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

ARTICLE I
Exhibits

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

ARTICLE II

Section 2.01 Initial Undertaking of the City of Merrill

The City Has:

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

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

Section 2.02 Initial Undertakings of the Developer

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

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

[Handwritten mark]

Attachment: TID Dev Paperwork (4292 : TID development overview)

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

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

**ARTICLE III
INCENTIVE PAYMENTS TO DEVELOPER**

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

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

Attachment: TID Dev Paperwork (4292 : TID development overview)

FoxCONN - Racine Area

8

failure of cure by the Developer or pursuant to the Developer Affiliate Guaranty, the Municipalities may apply the Developer Advance (and/or proceeds derived from the foreclosure of the Developer Advance Mortgages) to (i) the payment of the Area I Special Assessment and Area II/III Special Assessment; and (ii) the payment of any Makeup Payments. This requirement of the Developer Advance and the Developer Advance Mortgages to serve as security to the Municipalities for purposes of default by the Developer of its obligations under Section V, paragraphs 6, 7 and 8 herein shall terminate at such time as there is sufficient Area I Available Tax Increment to service the principal amount of \$195,000,000 of the 2018 Bonds (as defined in the Developer Affiliate Guaranty) and the pledge of the Developer Advance (and any Developer Advance Mortgages) shall be released at such time. At Developer's and Guarantor's option, upon at least 30 days' advance written notice to the Municipalities, Developer and Guarantor may elect to increase the amount of the Developer Affiliate Guaranty, in which case the amount of the Developer Advance pledged and/or the amount secured by the Developer Affiliate Mortgages shall be reduced commensurate with the increase in the Developer Affiliate Guaranty.

5. **Construction of Facility.** Developer shall establish and operate Developer's Generation 10.5 TFT-LCD Fabrication Facility (the "Facility") in Area I. Within Area I, Developer shall invest approximately \$10 billion to construct and equip the Facility, including approximately \$5.570 billion in direct construction expenditures ("CapEx Expenditures"), and Developer shall complete construction of the Facility within an approximately 7 year period, commencing no later than January 1, 2019. The Developer shall furnish to the Municipalities' Agent the same reports required under the WEDC Contract.

a. CapEx Expenditure includes only an investment in (i) machinery and equipment to be installed and used in Area I (including "finance leases" and "operating leases" (to the extent and in the amount that such operating leases give rise to a "right-of-use asset" on the balance sheet of a Recipient upon lease commencement, but not including "short term" operating leases of such machinery and equipment, and not including consigned machinery and equipment), and (ii) in land and buildings located in Area I that are needed to achieve the specific purpose of completing the Project. Notwithstanding any other provision of this Agreement, investments in residential or commercial, non-industrial property or construction of such property will not be considered to be eligible CapEx Expenditures for purposes of satisfying the test in this paragraph. The terms "finance lease", "operating lease", "right-of-use asset" have the meanings assigned to them under GAAP ASC 842.

b. The Developer shall give to the Municipalities' Agent any report to or conclusion of WEDC regarding WEDC's review of any construction contracts and subcontracts between Developer and affiliates, and leases to confirm that they reflect fair market value in determining Developer's performance under this section.

6. **Minimum Assessed Value.** As of ~~January 1, 2023~~ ^{date}, the Developer agrees to cause the minimum "Value Increment" (as defined in Section 66.1105(2)(m) of the TIF Law) for Area I to be not less than ~~\$1.4 billion~~ (the "Minimum Guaranteed Value"), and to maintain that Minimum Guaranteed Value until ~~December 31, 2047~~ ^{date} (the "Value Guaranty Period"). Developer shall, in any tax year during the Value Guaranty Period that the Value Increment for Area I is less than the Minimum Guaranteed Value, and following thirty (30) days written notice by the ~~Village~~ ^{city} to Developer, pay to the ~~Village~~ ^{city} for deposit into the ~~Area I TIF Account~~ ^{CITY TREASURY}, on or

city

city

CITY TREASURY

Attachment: TID Dev Paperwork (4292 : TID development overview)

FOX CON - Racine Area

before the tax bills for that tax year must be paid, real and personal property taxes assessed for that year, plus the Makeup Payment defined below. The "Makeup Payment" shall be calculated to be the difference between:

- a. The real property and personal property taxes that would have been payable had the property in Area I had a Value Increment equal to the Minimum Guaranteed Value, using the tax rates for the year for which such calculation is to be performed; and
- b. The real and personal property taxes assessed to the actual Value Increment of the property in Area I payable for such tax year.

7. **Area I Special Assessment.**

a. **Levy.** In consideration of the Village conveying to Developer the Area I property acquired by Village, Developer agrees to the levying of a special assessment by the Village, encumbering the Area I property acquired by Developer, in the amount of the Area I Purchase Price plus interest on the debt funding of such Area I Purchase Price, and inclusive of all of the costs of issuance and related, legal and professional fees ("Area I Special Assessment"), and further Developer agrees to pay such Area I Special Assessment to the Village, in 20 equal payments, with the first such payment included in the 2019 real estate tax bill for the Area I property, coming due in 2020, and with each such subsequent payment included in the real estate tax bills for the Area I property, for each year thereafter, with a final assessment included in the 2039 tax bill, payable in 2040, but subject to the provisions of Section IV, paragraph 12(b) above, for reimbursement of this amount from Developer Available Tax Increment.

b. **Waiver.** In consideration of the benefit derived from the Village's acquisition of the Area I property, Developer hereby consents to the imposition of such Area I Special Assessment so levied, and hereby waives pursuant to Section 66.0703(7)(b), Wis. Stats., and any other applicable provision, any and all requirements of the Wisconsin Statutes which must be met prior to the imposition of this Area I Special Assessment including, but not limited to, the notice and hearing requirements of Section 66.0703 and the notice requirements of Section 66.0715(3).

c. **Application of Special Assessment.** The parties agree that the Area I Special Assessment is levied to secure the debt of the Municipalities, for the Area I Purchase Price, and that the annual payments received by the Village from the Area I Special Assessment shall be applied to such debt for the Area I Purchase Price, as shown in the Flow of Funds Chart, but agree that the Village on its behalf shall annually defer in whole or in part the installments of the Area I Special Assessment levied herein to the extent the Developer Available Tax Increment received by the Village is sufficient to pay this amount consistent with the Flow of Funds Chart.

d. **Reimbursement from Developer Available Tax Increment.** As provided in Section IV, paragraph 12(b) above, the amount of any Area I Special Assessment payments made by Developer under this Section 7, shall be repaid to Developer, to the extent of Developer Available Tax Increment, in the manner shown on the Flow of Funds Chart, until any

CITY OF MERRILL

TAX INCREMENT DISTRICTS (TIDs)

2018 ANNUAL REPORTS

Wisconsin Department of Revenue Form PE-300s and
summary 2018 Revenue and Expense information.

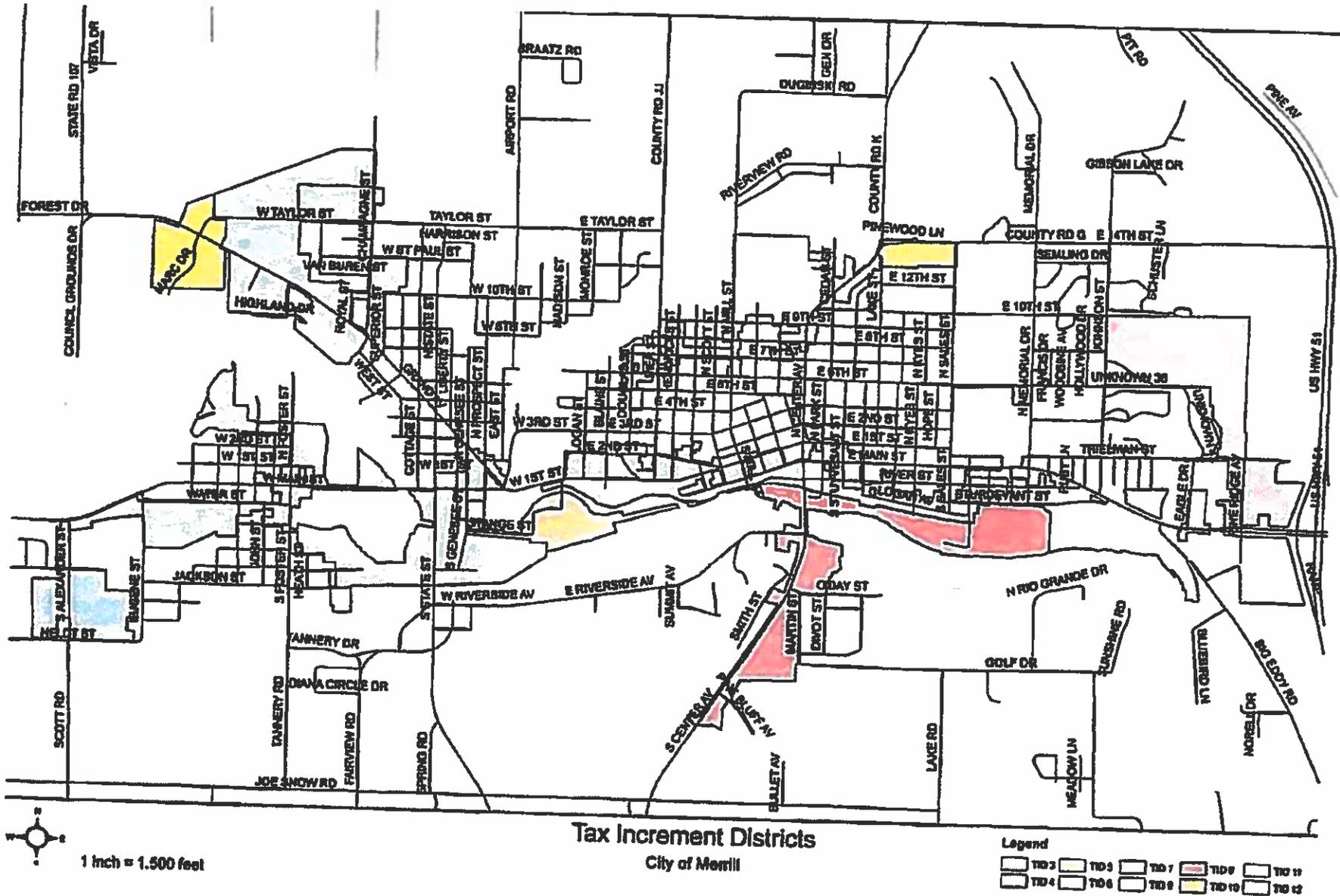
Prepared: 6/17/2019
Finance Director Kathy Unertl

City of Merrill

Tax Incremental Districts (TIDs)

	<u>TID Type</u>	<u>Created</u>	<u>Geographic Area</u>
TID No. 3	Mixed Use	9/13/2005	East side to N. Center Ave.
TID No. 4	Mixed Use	9/11/2007	N. Pine Ridge/Thielman St. Area
TID No. 5	Mixed Use	9/11/2007	Hwy 107/Taylor St. Area (See also TID No. 11)
TID No. 6	"Blighted Area"	5/12/2009	Central Downtown to Prairie River Middle School
TID No. 7	"Blighted Area"	8/11/2009	N. Center Ave. to Douglas St. Area
TID No. 8	"Blighted Area"	9/27/2011	Westside Downtown to Alexander St.
TID No. 9	"Blighted Area"	9/24/2013	Wisconsin Riverfront/S. Center Ave. Area
TID No. 10	"Blighted Area"	9/22/2015	Highway G - former Fox Point Area
TID No. 11	Mixed Use	5/10/2016	Hwy 107/Industrial Park Area
TID No. 12	Mixed Use	8/23/2017	Weinbrenner Factory Area

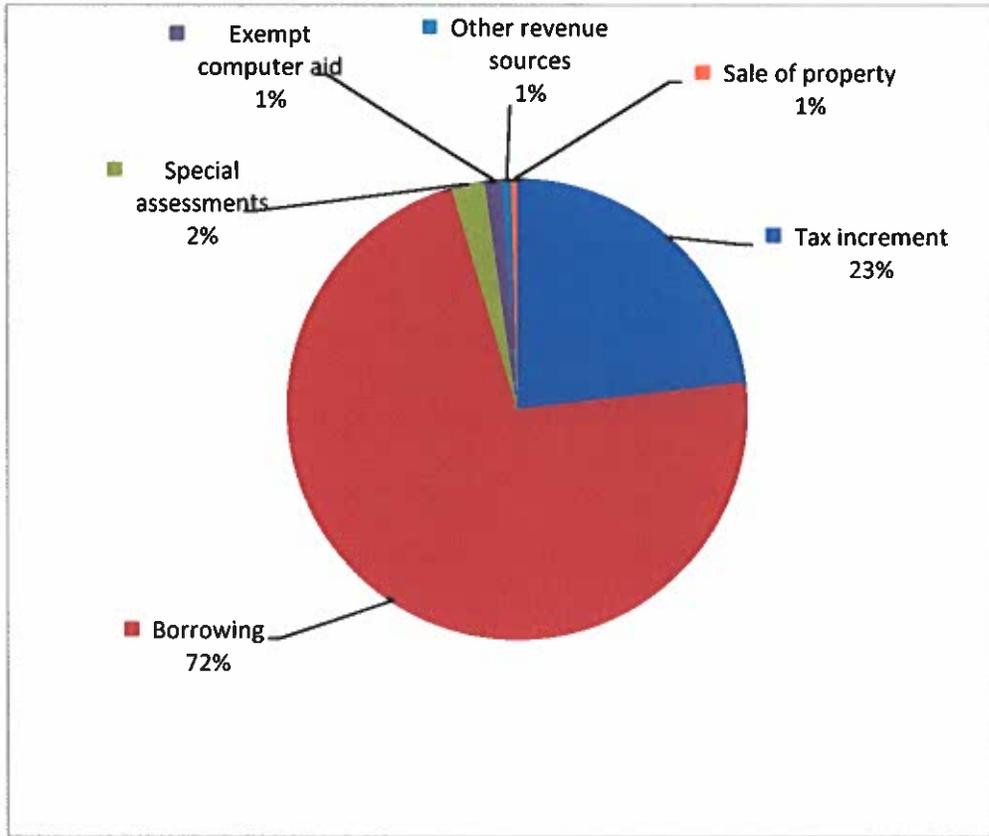
Note: Planning for future Industrial TID for the Highway G Industrial/Business Park



City of Merrill - TID Annual Report Summary

Merrill TIDs No. 3 though TID No. 12

Revenues - 2018



Tax increment	\$735,781	*
Borrowing	\$2,302,530	**
Special assessments	\$74,252	
Exempt computer aid	\$37,937	
Other revenue sources	\$20,561	
Sale of property	\$11,751	
Total Revenues	<u>\$3,182,811</u>	

* Reduced by \$19,120 reflecting GASB Tax Abatement (TID No. 3)

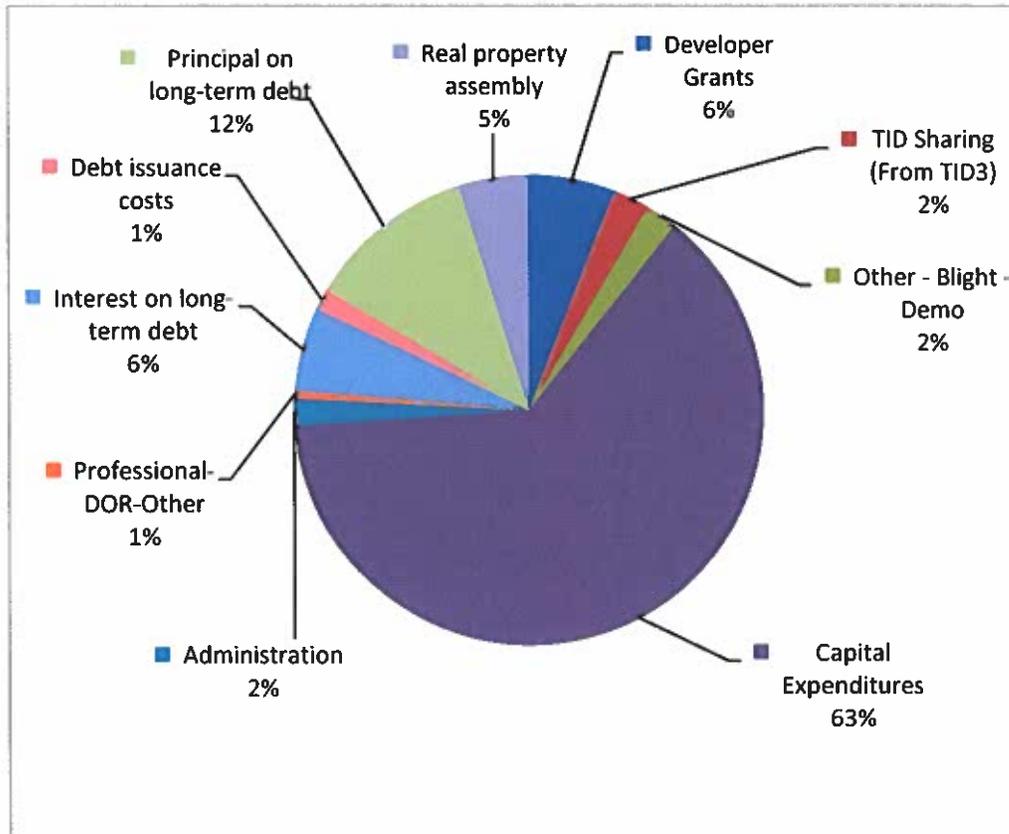
**Balance of \$530,000 as of 12/31/2018 from TID Revenue Bonds 2018C for awarded infrastructure contract work delayed into 2019.

Attachment: Merrill 2018 TID Annual Reports (4293 : Review of Merrill 2018 TID Annual Fiscal Reports)

City of Merrill - TID Annual Report Summary

Merrill TIDs No. 3 though TID No. 12

Expenditures - 2018



Developer Grants	\$174,880
TID Sharing (From TID3)	\$73,069
Other - Blight - Demo	\$65,420
Capital Expenditures	\$1,865,709
Administration	\$53,594
Professional-DOR-Other	\$16,186
Interest on long-term debt	\$169,363
Debt issuance costs	\$42,700
Principal on long-term debt	\$342,501
Real property assembly	\$142,710

Total Revenues \$2,946,133

Attachment: Merrill 2018 TID Annual Reports (4293 : Review of Merrill 2018 TID Annual Fiscal Reports)

City of Merrill - TID Annual Report Summary - 2018

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	Total
Beginning Balance	\$33,228	(\$112,812)	\$3,080	(\$417,887)	(\$45,237)	(\$355,407)	(\$508,599)	(\$7,535)	(\$89,154)	(\$12,056)	(\$1,512,379)
Revenues											
TID allocated from another TID?	No	No	No	No	Yes	Yes	No	No	No	No	
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$28,069	\$45,000	\$0	\$0	\$0	\$0	\$73,069
Tax increment	\$487,269	\$219,256	\$16,645	\$0	\$0	\$0	\$0	\$0	\$12,611	\$0	\$735,781
Borrowing	\$1,724,000	\$0	\$0	\$104,265	\$0	\$474,265	\$0	\$0	\$0	\$0	\$2,302,530
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	\$0	\$0	\$0	\$0	\$0
Other revenue sources	\$0	\$0	\$0	\$735	\$0	\$735	\$1,625	\$0	\$0	\$0	\$3,095
Investment income	\$5,715	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,715
Special assessments	\$74,252	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$74,252
Exempt computer aid	\$12,373	\$12,850	\$134	\$2,777	\$1,441	\$3,581	\$4,780	\$0	\$0	\$0	\$37,937
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$640	\$0	\$640
Sale of property	\$0	\$0	\$0	\$3,138	\$8,013	\$600	\$0	\$0	\$0	\$0	\$11,751
Total Revenues	\$2,303,609	\$232,106	\$16,779	\$110,915	\$37,523	\$524,181	\$6,405	\$0	\$13,251	\$0	\$3,244,769

Notes:

Tax Increment (TID No. 3) reduced by \$19,120 reflecting Tax Abatement expense under GASB

TID No. 3 revenues includes \$530,000 in Series 2018C borrowing for infrastructure project contract work delayed into 2019

Attachment: Merrill 2018 TID Annual Reports (4293 : Review of Merrill 2018 TID Annual Fiscal Reports)

City of Merrill - TID Annual Report Summary - 2018

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	Total
Expenditures											
Developer Grants & Loans	\$130,880	\$0	\$0	\$29,000	\$0	\$0	\$15,000	\$0	\$0	\$0	\$174,880
TID Sharing?	Yes	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	\$73,069										\$73,069
Other - Blight - Demo	\$0	\$0	\$0	\$26,957	\$1,019	\$37,445	\$0	\$0	\$0	\$0	\$65,420
Capital Expenditures	\$1,282,419	\$3,357	\$8,711	\$105,117	\$20,151	\$434,523	\$5,286	\$0	\$6,145	\$0	\$1,865,709
Administration	\$22,371	\$8,603	\$296	\$3,126	\$1,607	\$4,371	\$1,980	\$2,952	\$6,157	\$575	\$52,039
Professional Services	\$3,368	\$2,680	\$500	\$1,105	\$1,350	\$1,693	\$1,875	\$725	\$2,640	\$250	\$16,186
Interest & fiscal charges	\$54,257	\$23,974	\$1,033	\$9,075	\$8,192	\$5,857	\$8,608	\$20,025	\$38,343	\$0	\$169,363
WI DOR Fees	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,500
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$24,102	\$0	\$0	\$3,367	\$0	\$15,231	\$0	\$0	\$0	\$0	\$42,700
Principal on long-term debt	\$212,350	\$66,000	\$1,489	\$17,662	\$5,000	\$5,000	\$10,000	\$0	\$25,000	\$0	\$342,501
Enviromental Costs	\$0	\$0	\$0	\$0	\$55	\$0	\$0	\$0	\$0	\$0	\$55
Real property assembly costs	\$0	\$0	\$0	\$1,959	\$0	\$140,751	\$0	\$0	\$0	\$0	\$142,710
Total Expenditures	\$1,802,966	\$104,765	\$12,178	\$197,518	\$37,523	\$645,021	\$42,899	\$23,852	\$78,435	\$975	\$2,946,133
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	Total
Balance at end of fiscal year	\$533,871	\$14,530	\$7,680	(\$504,490)	(\$45,237)	(\$476,247)	(\$545,093)	(\$31,387)	(\$154,338)	(\$13,031)	(\$1,213,743)
Future project costs	\$6,533,871	\$2,414,530	\$232,680	\$1,245,510	\$404,763	\$773,753	\$1,204,907	\$1,118,613	\$2,095,662	\$661,969	\$16,686,257
Future revenues	\$6,000,000	\$2,400,000	\$225,000	\$1,750,000	\$450,000	\$1,250,000	\$1,750,000	\$1,150,000	\$2,250,000	\$675,000	\$17,900,000
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	Total

Attachment: Merrill 2018 TID Annual Reports (4293 : Review of Merrill 2018 TID Annual Fiscal Reports)

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	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

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$33,228

Section 2. Revenue	
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$487,269
Investment income	\$5,715
Debt proceeds	\$1,724,000
Special assessments	\$74,252
Exempt computer aid	\$12,373
Sale of property	\$0
Total Revenue (deposits)	\$2,303,609

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
Section 3. Expenditures		
Developer grant name	Developer grant amount	
Gateway North-Mex Restaurant	\$6,423	
Pine Dells-Retail Building	\$4,457	
Gateway North-AmericInn Expansion	\$40,000	
Cobblestone-Boarders Inn Rehab	\$30,000	
Badger Portfolio - Maintenance Garage	\$25,000	
One Way - Park City - One Way Collision	\$25,000	
Subtotal developer grant amount	\$130,880	
Does this TID allocate funds to another TID?	Yes	
Allocation to another TID	Allocation amount	
007	\$28,069	
008	\$45,000	
Subtotal allocation to another TID	\$73,069	
Transfer to other fund name	Transfer to other fund amount	
Subtotal transfer to other fund amount	\$0	
Other expenditure name	Other expenditure amount	
Subtotal other expenditures amount	\$0	
Capital expenditures	\$1,282,419	
Administration	\$22,371	
Professional services	\$3,368	
Interest and fiscal charges	\$54,257	
DOR fees	\$150	
Discount on long-term debt	\$0	
Debt issuance costs	\$24,102	
Principal on long-term debt	\$212,350	
Environmental costs	\$0	
Real property assembly costs	\$0	
Total Expenditures	\$1,802,966	

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$533,871
Future costs	\$6,533,871
Future revenue	\$6,000,000
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	06-12-2019 12:56 PM
Confirmation	TIDAR201835251O1560362168725
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	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

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-112,812

Section 2. Revenue	
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$219,256
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$12,850
Sale of property	\$0
Total Revenue (deposits)	\$232,106

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
Section 3. Expenditures		
Developer grant name	Developer grant amount	
None	\$0	
Subtotal developer grant amount	\$0	
Does this TID allocate funds to another TID?	No	
Allocation to another TID	Allocation amount	
N/A	\$0	
Subtotal allocation to another TID	\$0	
Transfer to other fund name	Transfer to other fund amount	
Subtotal transfer to other fund amount	\$0	
Other expenditure name	Other expenditure amount	
Subtotal other expenditures amount	\$0	
Capital expenditures	\$3,358	
Administration	\$8,603	
Professional services	\$2,880	
Interest and fiscal charges	\$23,974	
DOR fees	\$150	
Discount on long-term debt	\$0	
Debt issuance costs	\$0	
Principal on long-term debt	\$66,000	
Environmental costs	\$0	
Real property assembly costs	\$0	
Total Expenditures	\$104,765	
Section 4. Ending Balance		
TID fund balance at end of fiscal year	\$14,529	
Future costs	\$2,414,529	
Future revenue	\$2,400,000	
Surplus or deficit	\$0	

Form PE-300	TID Annual Report	2018 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	004
Recording time	06-04-2019 02:02 PM
Confirmation	TIDAR201835251O1559674946361
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	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

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$3,080

Section 2. Revenue	
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$16,645
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$134
Sale of property	\$0
Total Revenue (deposits)	\$16,779

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
None	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Subtotal other expenditures amount	\$0
Capital expenditures	\$8,711
Administration	\$296
Professional services	\$500
Interest and fiscal charges	\$1,033
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
Total Expenditures	\$12,179

Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$7,680
Future costs	\$232,680
Future revenue	\$225,000
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2018 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	005
Recording time	06-04-2019 01:46 PM
Confirmation	TIDAR201835251O1559673998100
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	Report type ORIGINAL	
TID number 006	TID type 2	TID name 06	Creation date 05-12-2009	Mandatory termination date 05-12-2036	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-417,887

Section 2. Revenue	
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Debt Premium	\$735
Subtotal other revenue source amount	\$735
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$104,265
Special assessments	\$0
Exempt computer aid	\$2,777
Sale of property	\$3,138
Total Revenue (deposits)	\$110,915

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
Section 3. Expenditures		
Developer grant name	Developer grant amount	
One Way Collision (424 E. 1st St.)	\$4,000	
Alamsa - Kindhearted Home Care	\$25,000	
Subtotal developer grant amount	\$29,000	
Does this TID allocate funds to another TID?	No	
Allocation to another TID	Allocation amount	
N/A	\$0	
Subtotal allocation to another TID	\$0	
Transfer to other fund name	Transfer to other fund amount	
Subtotal transfer to other fund amount	\$0	
Other expenditure name	Other expenditure amount	
Del Tax - Raze -211 Cleveland St.	\$26,957	
Subtotal other expenditures amount	\$26,957	
Capital expenditures	\$105,117	
Administration	\$3,126	
Professional services	\$1,105	
Interest and fiscal charges	\$9,075	
DOR fees	\$150	
Discount on long-term debt	\$0	
Debt issuance costs	\$3,367	
Principal on long-term debt	\$17,662	
Environmental costs	\$0	
Real property assembly costs	\$1,959	
Total Expenditures	\$197,518	
Section 4. Ending Balance		
TID fund balance at end of fiscal year	\$-504,490	
Future costs	\$1,245,510	
Future revenue	\$1,750,000	
Surplus or deficit	\$0	

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information	
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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	006
Recording time	06-12-2019 11:18 AM
Confirmation	TIDAR201835251O1560356298685
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	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

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-45,237

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	Yes
Allocation from another TID	Allocation amount
003	\$28,069
Subtotal allocation from another TID amount	\$28,069
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$1,441
Sale of property	\$8,013
Total Revenue (deposits)	\$37,523

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
Section 3. Expenditures		
Developer grant name	Developer grant amount	
None	\$0	
Subtotal developer grant amount	\$0	
Does this TID allocate funds to another TID?	No	
Allocation to another TID	Allocation amount	
N/A	\$0	
Subtotal allocation to another TID	\$0	
Transfer to other fund name	Transfer to other fund amount	
Subtotal transfer to other fund amount	\$0	
Other expenditure name	Other expenditure amount	
Blight - Delinquent Tax Foreclosures	\$1,019	
Subtotal other expenditures amount	\$1,019	
Capital expenditures	\$20,150	
Administration	\$1,607	
Professional services	\$1,350	
Interest and fiscal charges	\$8,192	
DOR fees	\$150	
Discount on long-term debt	\$0	
Debt issuance costs	\$0	
Principal on long-term debt	\$5,000	
Environmental costs	\$55	
Real property assembly costs	\$0	
Total Expenditures	\$37,523	
Section 4. Ending Balance		
TID fund balance at end of fiscal year	\$-45,237	
Future costs	\$404,763	
Future revenue	\$450,000	
Surplus or deficit	\$0	

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information

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Co-muni code	35251
TID number	007
Recording time	06-04-2019 02:22 PM
Confirmation	TIDAR201835251O1559676155940
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	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

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-355,407

Section 2. Revenue	
Does this TID receive allocated funds from another TID?	Yes
Allocation from another TID	Allocation amount
003	\$45,000
Subtotal allocation from another TID amount	\$45,000
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Debt Premium	\$735
Subtotal other revenue source amount	\$735
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$474,265
Special assessments	\$0
Exempt computer aid	\$3,581
Sale of property	\$600
Total Revenue (deposits)	\$524,181

Attachment: Merrill 2018 TID Annual Reports (4293 : Review of Merrill 2018 TID Annual Fiscal Reports)

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Section 3. Expenditures	
Developer grant name	Developer grant amount
None	\$0
Subtotal developer grant amount	\$0
Does this TID allocate funds to another TID?	No
Allocation to another TID	Allocation amount
N/A	\$0
Subtotal allocation to another TID	\$0
Transfer to other fund name	Transfer to other fund amount
Subtotal transfer to other fund amount	\$0
Other expenditure name	Other expenditure amount
Del Tax - Raze - 206 N Thomas St.	\$11,062
Del Tax - Raze - 220 Grand Ave.	\$23,446
Del Tax - Raze - 508 Grand Ave.	\$2,937
Subtotal other expenditures amount	\$37,445
Capital expenditures	\$434,523
Administration	\$4,371
Professional services	\$1,693
Interest and fiscal charges	\$5,857
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$15,231
Principal on long-term debt	\$5,000
Environmental costs	\$0
Real property assembly costs	\$140,751
Total Expenditures	\$645,021
Section 4. Ending Balance	
TID fund balance at end of fiscal year	\$-476,247
Future costs	\$773,753
Future revenue	\$1,250,000
Surplus or deficit	\$0

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Preparer/Contact Information

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Submission Information

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Co-muni code	35251
TID number	008
Recording time	06-12-2019 10:05 AM
Confirmation	TIDAR201835251O1560351909445
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	Report type ORIGINAL	
TID number 009	TID type 2	TID name 09	Creation date 09-24-2013	Mandatory termination date 09-24-2040	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-508,599

Section 2. Revenue	
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Loan Repayment - Former Club Modern	\$1,625
Subtotal other revenue source amount	\$1,625
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$4,780
Sale of property	\$0
Total Revenue (deposits)	\$6,405

Form PE-300	TID Annual Report		2018 WI Dept of Revenue
Section 3. Expenditures			
Developer grant name	Developer grant amount		
Neuman Lot 2-Burgener Contract Carriers	\$15,000		
Subtotal developer grant amount	\$15,000		
Does this TID allocate funds to another TID?	No		
Allocation to another TID	Allocation amount		
N/A	\$0		
Subtotal allocation to another TID	\$0		
Transfer to other fund name	Transfer to other fund amount		
Subtotal transfer to other fund amount	\$0		
Other expenditure name	Other expenditure amount		
Subtotal other expenditures amount	\$0		
Capital expenditures	\$5,286		
Administration	\$1,980		
Professional services	\$1,875		
Interest and fiscal charges	\$8,608		
DOR fees	\$150		
Discount on long-term debt	\$0		
Debt issuance costs	\$0		
Principal on long-term debt	\$10,000		
Environmental costs	\$0		
Real property assembly costs	\$0		
Total Expenditures	\$42,899		
Section 4. Ending Balance			
TID fund balance at end of fiscal year	-\$545,093		
Future costs	\$1,204,907		
Future revenue	\$1,750,000		
Surplus or deficit	\$0		

Attachment: Merrill 2018 TID Annual Reports (4293 : Review of Merrill 2018 TID Annual Fiscal Reports)

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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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	009
Recording time	06-12-2019 02:02 PM
Confirmation	TIDAR201835251O1560366121848
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	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

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-7,535

Section 2. Revenue	
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Total Revenue (deposits)	\$0

Form PE-300	TID Annual Report		2018 WI Dept of Revenue
Section 3. Expenditures			
Developer grant name	Developer grant amount		
None	\$0		
Subtotal developer grant amount	\$0		
Does this TID allocate funds to another TID?	No		
Allocation to another TID	Allocation amount		
N/A	\$0		
Subtotal allocation to another TID	\$0		
Transfer to other fund name	Transfer to other fund amount		
Subtotal transfer to other fund amount	\$0		
Other expenditure name	Other expenditure amount		
Subtotal other expenditures amount	\$0		
Capital expenditures	\$0		
Administration	\$2,952		
Professional services	\$725		
Interest and fiscal charges	\$20,025		
DOR fees	\$150		
Discount on long-term debt	\$0		
Debt issuance costs	\$0		
Principal on long-term debt	\$0		
Environmental costs	\$0		
Real property assembly costs	\$0		
Total Expenditures	\$23,852		
Section 4. Ending Balance			
TID fund balance at end of fiscal year	\$-31,387		
Future costs	\$1,118,613		
Future revenue	\$1,150,000		
Surplus or deficit	\$0		

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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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	010
Recording time	06-04-2019 01:01 PM
Confirmation	TIDAR201835251O1559671266414
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	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

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-89,154

Section 2. Revenue	
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 amount
Focus on Energy - Streetlight Heads	\$640
Subtotal other grant source amount	\$640
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$12,611
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	
Total Revenue (deposits)	\$13,251

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
Section 3. Expenditures		
Developer grant name	Developer grant amount	
None	\$0	
Subtotal developer grant amount	\$0	
Does this TID allocate funds to another TID?	No	
Allocation to another TID	Allocation amount	
N/A	\$0	
Subtotal allocation to another TID	\$0	
Transfer to other fund name	Transfer to other fund amount	
Subtotal transfer to other fund amount	\$0	
Other expenditure name	Other expenditure amount	
Subtotal other expenditures amount	\$0	
Capital expenditures	\$6,145	
Administration	\$6,157	
Professional services	\$2,640	
Interest and fiscal charges	\$38,343	
DOR fees	\$150	
Discount on long-term debt	\$0	
Debt issuance costs	\$0	
Principal on long-term debt	\$25,000	
Environmental costs	\$0	
Real property assembly costs	\$0	
Total Expenditures	\$78,435	
Section 4. Ending Balance		
TID fund balance at end of fiscal year	\$-154,338	
Future costs	\$2,095,662	
Future revenue	\$2,250,000	
Surplus or deficit	\$0	

Attachment: Merrill 2018 TID Annual Reports (4293 : Review of Merrill 2018 TID Annual Fiscal Reports)

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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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	011
Recording time	06-12-2019 10:49 AM
Confirmation	TIDAR201835251O1560354589554
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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Municipality/TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date 07-01-2019	Report type ORIGINAL	
TID number 012	TID type 6	TID name 12	Creation date 08-23-2017	Mandatory termination date 08-23-2037	Expected termination date N/A

Section 1 : Beginning Balance	
TID fund balance at beginning of fiscal year	\$-12,056

Section 2. Revenue	
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 amount
Subtotal other grant source amount	\$0
Other revenue sources	Other revenue amount
Subtotal other revenue source amount	\$0
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Total Revenue (deposits)	\$0

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
Section 3. Expenditures		
Developer grant name	Developer grant amount	
None	\$0	
Subtotal developer grant amount	\$0	
Does this TID allocate funds to another TID?	No	
Allocation to another TID	Allocation amount	
N/A	\$0	
Subtotal allocation to another TID	\$0	
Transfer to other fund name	Transfer to other fund amount	
Subtotal transfer to other fund amount	\$0	
Other expenditure name	Other expenditure amount	
Subtotal other expenditures amount	\$0	
Capital expenditures	\$0	
Administration	\$575	
Professional services	\$250	
Interest and fiscal charges	\$0	
DOR fees	\$150	
Discount on long-term debt	\$0	
Debt issuance costs	\$0	
Principal on long-term debt	\$0	
Environmental costs	\$0	
Real property assembly costs	\$0	
Total Expenditures	\$975	
Section 4. Ending Balance		
TID fund balance at end of fiscal year	\$-13,031	
Future costs	\$661,969	
Future revenue	\$675,000	
Surplus or deficit	\$0	

Form PE-300	TID Annual Report	2018 WI Dept of Revenue
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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	012
Recording time	06-04-2019 01:14 PM
Confirmation	TIDAR201835251O1559672091640
Submission type	ORIGINAL

CITY OF MERRILL

TAX INCREMENT DISTRICTS (TIDs)

FISCAL STATUS - 12/31/2018

The following information supplements the 2018 Wisconsin Department of Revenue Form PE-300s.

Prepared: 6/18/2019
Finance Director Kathy Unertl

**CITY OF MERRILL
TAX INCREMENT DISTRICTS (TIDs)**

KEY FISCAL POINTS:

There has been significant growth in Merrill's Equalized Valuation. There were some 2017 adjustments related to the 1/1/2016 City of Merrill Revaluation estimates. (Please see Page 2)

TID Tax Increment was over \$34 million as of 1/1/2018 and it is projected to increase over \$40 million as of 1/1/2019 once Wisconsin Department of Revenue Equalized Valuations are finalized in mid-August 2019. (Please see Page 3)

TID No. 3 and TID No. 4 continue as the two major revenue generating City of Merrill TIDs.

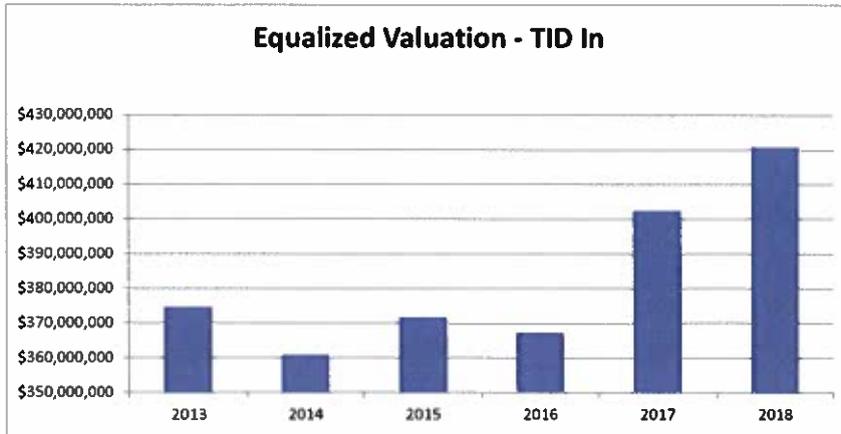
As of 1/1/2018, seven of the ten TIDs were generating Tax Increment. Exceptions are TID No. 7 (North Center Ave. area), TID No. 9 (South Center Ave. area), and TID No. 10 (Fox Point).

TID Tax Increment Revenues for 2019 is \$1,065,721. (Please see Page 4) Major infrastructure investments are underway. There will be significant additional TID Revenue growth for 2020.

There has been successful major tax base growth in TID No. 11 and TID No. 3 after City of Merrill investment in property acquisition to facilitate redevelopment projects. For example, TID No. 11's Rock Ridge Apartments has had over \$ 3 million in Tax Increment growth as of 1/1/2019. The One Way Collision valuation alone exceeds the 2015 assessment total for the almost seven acre East Main Street (State Highway 64) frontage in TID No. 3. Please see Pages 5 & 6)

Although now fiscally able to issue Tax Increment District (TID) Revenue Bonds, the City advanced funding for "blighted" area TIDs in the past (such as TID No. 6 - Downtown, TID No. 8 - West Side, and TID No. 9 - South Center Ave.). (Please see Page 7) Additional TID Sharing Transfers will be required.

City of Merrill - Equalized Valuations

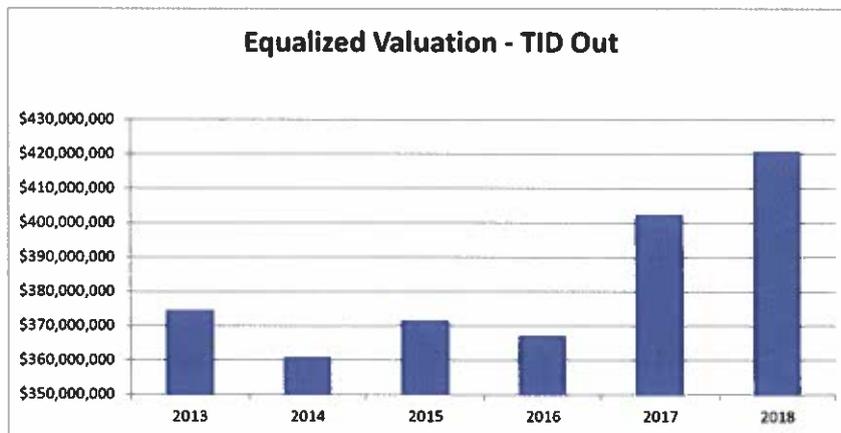


Equalized Valuation - TID In:

		Difference	% Change	
2013	\$374,530,100	(\$20,709,300)	-5.24%	
2014	\$360,801,800	(\$13,728,300)	-3.67%	
2015	\$371,510,700	\$10,708,900	2.97%	
2016	\$367,161,200	(\$4,349,500)	-1.17%	Reassessment 1/1/2016
2017	\$402,356,200	\$35,195,000	9.59%	
2018	\$420,695,800	\$18,339,600	4.56%	

Change 2013 to 2018 12.33%

Source: Wisconsin Department of Revenue



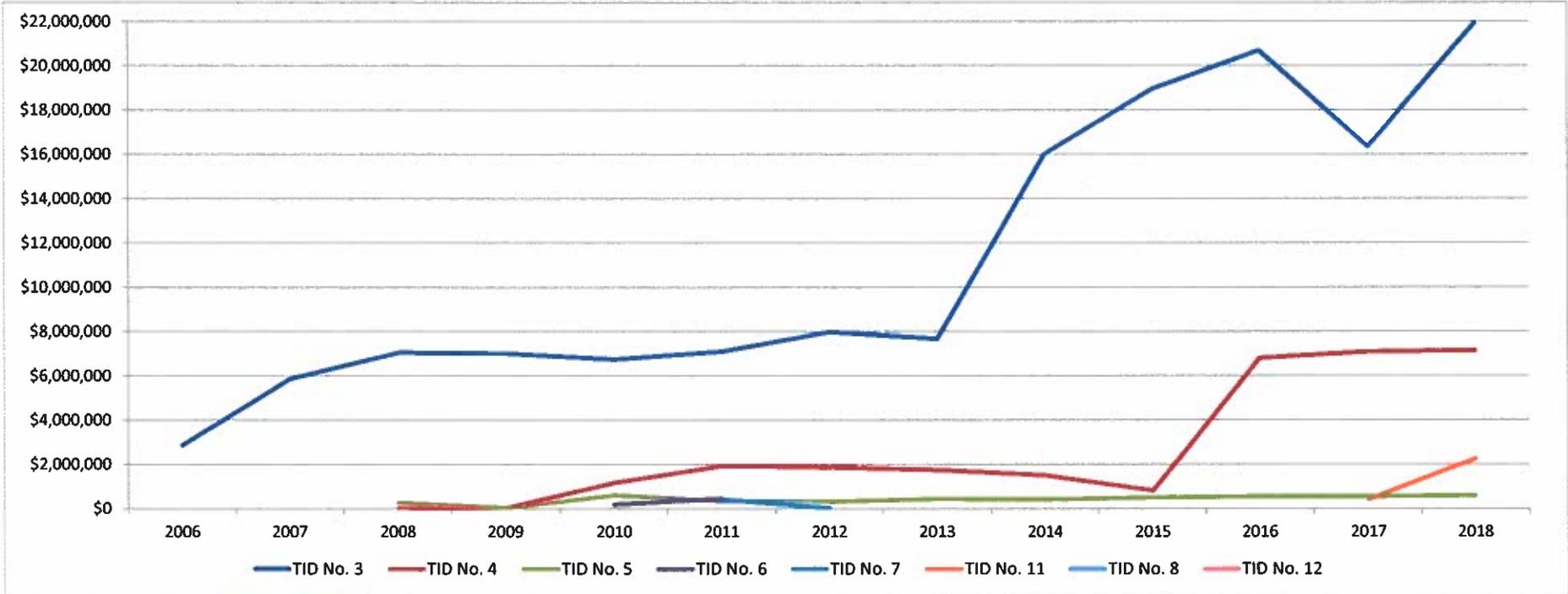
Equalized Valuation - TID Out:

		Difference	% Change	
2013	\$364,710,300	(\$20,389,100)	-5.16%	2013
2014	\$342,911,400	(\$21,798,900)	-5.98%	2014
2015	\$351,277,000	\$8,365,600	2.44%	2015
2016	\$338,734,800	(\$12,542,200)	-3.57%	2016
2017	\$377,987,600	\$39,252,800	11.59%	2017
2018	\$386,401,400	\$8,413,800	2.23%	2018

Change 2013 to 2018 5.95%

Source: Wisconsin Department of Revenue

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

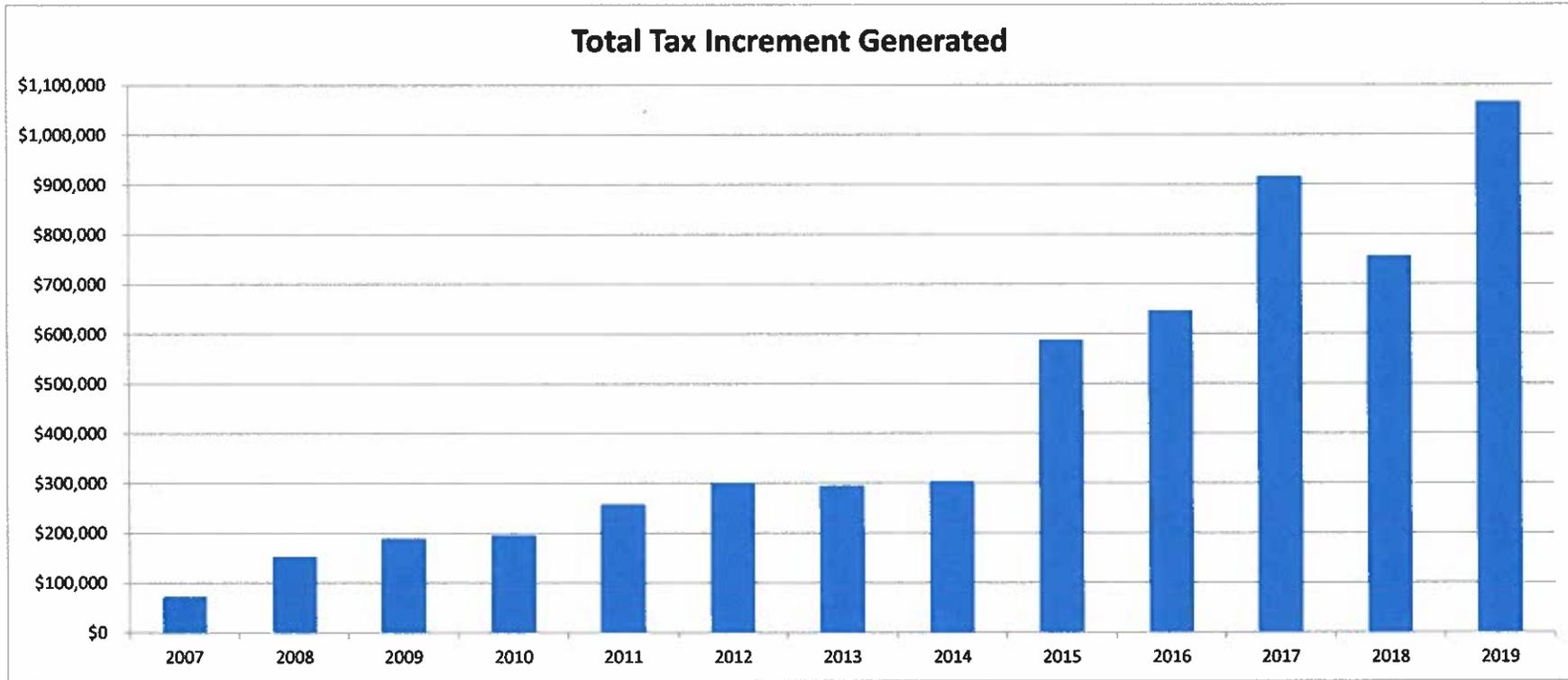


Assessment Year	Budget Year	TID Total Increment	TID No. 3 East Side	TID No. 4 Pine Ridge	TID No. 5 Hwy 107	TID No. 6 Downtown	TID No. 7 N. Center	TID No. 8 West Side	TID No. 9 River/S. Center	TID No. 10 Fox Point	TID No. 11 Rock Ridge	TID No. 12 Weinbrenner
2005	2006	\$0										
2006	2007	\$2,856,600	\$2,856,600									
2007	2008	\$5,853,400	\$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.

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	TID No. 12 Weinbrenner
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	
2018	2019	\$1,065,721	\$681,175	\$221,852	\$17,645	\$32,863		\$20,221			\$69,961	\$22,005

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

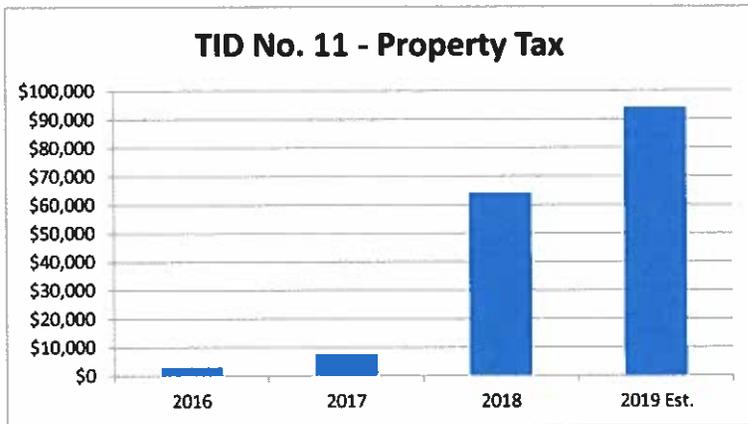
City of Merrill - TID No. 11 (Former Lokemoen Development field)

	Acres	Land	Improved	Total
251-3106-101-0203 Lokemoen Development sold to City of Merrill for \$200,000 (6/6/2016)	17.800	\$57,000	\$8,000	\$65,000
1/1/2016 Assessments				

Assessed Valuations - 1/1/2019

	Acres	Land	Improved	Total
251-3106-101-0210 Rock Ridge - Phase II	5.545	\$118,000	\$865,000	\$983,000
251-3106-101-0211 Rock Ridge - Phase I	6.874	\$125,400	\$1,973,700	\$2,099,100
251-3106-101-0212 City of Merrill - Future III	5.314	\$0	\$0	\$0
	17.733	\$243,400	\$2,838,700	\$3,082,100

	Land	Improved	Total
TID No. 11 Tax Increment	\$186,400	\$2,830,700	\$3,017,100



Property Tax Comparison	Property Tax Bill
Lokemoen Development 2016	\$2,747
Rock Ridge - Footings 2017	\$7,142
Rock Ridge - Phase I 2018	\$63,993
Rock Ridge - Phase I & II 2019 Est. (Partial assessment for II)	\$94,004 Estimated

City of Merrill - Property Acquisitions for Commercial Redevelopment Tax Increment District No. 3 State Highway 64 frontage to Thielman Street

The following properties were purchased by City of Merrill for \$686,668 (including demolition expense).

Former PIN	Location	Ownership	Acres	Assessed Valuation - 2015			Total
				Land	Improved		
251-3107-073-0128	East of O'Reilly Auto	Badger Portfolio LLC	3.989	\$280,000	\$0	\$280,000	
251-3107-073-0048	Between Pearl/Gem Streets	Badger Portfolio LLC	2.479	\$152,000	\$0	\$152,000	
251-3107-073-0047	2604 E. Main St.	Brandt, Troy (Tennessee)	0.207	\$10,200	\$40,000	\$50,200	
251-3107-073-0046	2606 E. Main St.	Galella, Andre	0.126	\$9,400	\$0	\$9,400	
			6.801	\$451,600	\$40,000	\$491,600	

Total 2015 property taxes = \$13,243

The following were 1/1/2019 assessments for Lots 1 thru 3:

New PIN	Location	Ownership	Acres	Land	Improved	Total
251-3107-073-0131	Lot 1 - Vacant Site	TSI State Property LLC	2.19	\$83,800	\$0	\$83,800
251-3107-073-0132	Lot 2 - One Way Collision	One Way Park City LLC	1.80	\$95,700	\$650,700	\$746,400
251-3107-073-0133	Lot 3 - Pending sale/development	City of Merrill	2.70	\$0	\$0	\$0
			6.69	\$179,500	\$650,700	\$830,200

One Way Collision - Personal Property **\$20,730**

The following were 1/1/2019 assessments for Lots 1 thru 3:

Tax Increment Increase \$359,330

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

TID No. 3 2018 Transfers & Future Plans
Revised by Finance Director Kathy Unertl 5/9/2019

Deficits in Tax Increment Districts (TIDs) are being funded by General Fund Advances

Tax Increment Sharing Plan authorization includes: TID No. 3 to TID No. 6, No. 7, and No. 8. Amendments are planned in 2019 to include sharing with TID No. 9.
Also planned for 2019, TID No. 4 Sharing Plan with TID No. 6, No. 7, No. 8, and No. 9.

	12/31/2015 Fiscal Status	12/31/2016* Fiscal Status	12/31/2017 Fiscal Status	12/31/2018 Fiscal Status	2018 Transfer	12/31/2018 Final Status	Tax Increment 2019	Comments
TID No. 3	\$21,280	\$935	\$33,228	\$76,939 Adjusted Capital**		\$3,870	\$681,175	Mixed Use - created 9/2005 - Additional tax increment transfers anticipated to "Blighted" Area TIDs
TID No. 4	(\$264,838)	(\$273,264)	(\$112,812)	\$14,529		\$14,529	\$221,852	Mixed Use - created 9/2007 (Future tax increment sharing)
TID No. 5	\$13,914	(\$6,602)	\$3,080	\$7,680		\$7,680	\$17,645	Mixed Use - created 9/2007 See also TID No. 11 overlay created 5/2016
TID No. 6	(\$715,831)	(\$623,003)	(\$417,887)	(\$504,491)		(\$504,491)	\$32,863	Blighted Area - created 5/2009
TID No. 7	(\$86,833)	(\$143,033)	(\$45,237)	(\$73,306)	\$28,069	(\$45,237)	\$0	Blighted Area - created 8/2009 Deferred \$45,237 DERF State of WI reimbursement in about 2020
TID No. 8	(\$620,112)	(\$557,577)	(\$355,407)	(\$521,247)	\$45,000	(\$476,247)	\$20,221	Blighted Area - created 9/2011
TID No. 9	(\$103,893)	(\$416,590)	(\$508,599)	(\$545,093)		(\$545,093)	\$0	Blighted Area - created 9/2013 Pending Idle Sites (WEDC) reimbursement M30 Need Plan Amendment to allow sharing from TID No. 3 & No. 4
TID No. 10	(\$8,491)	(\$38,538)	(\$7,535)	(\$31,387)		(\$31,387)	\$0	Blighted Area - created 9/2015 Seeking development proposals for former Fox Point site
TID No. 11	N/A	(\$187,456)	(\$89,154)	(\$154,338)		(\$154,338)	\$69,961	Mixed Use - created 5/2016 Expanded Tax increment generation for 2020 from Rock Ridge Apt
TID No. 12	N/A	N/A	(\$12,056)	(\$13,031)		(\$13,031)	\$22,005	Mixed Use - created 9/2017
Total	(\$1,764,804)	(\$2,245,129)	(\$1,512,380)	(\$1,743,746)	\$73,069	(\$1,743,746)	\$1,065,721	

* \$426,754 in NAN Series 2016C Draw No. 2 borrowing proceeds received 3/16/2017

**\$530,000 from Series 2018C

TAX INCREMENT DISTRICT (TID) No. 11

At the Wednesday, July 10th RDA meeting, there will be a presentation from J. Steve Fuste (J. Mason Builders) and Ryan Ott (Ryan Ott Development & Construction) on potential **construction of new single-family homes** on the former Kientz property (between W. 10th St. and W. St. Paul St.).

Through TID No. 11, the former Kienitz property (6.707 acres) was acquired by the City of Merrill in 2016 for \$9,741 (i.e. equivalent of W. 10th St. special assessments and 2015 property taxes).

Key development issues:

- There are City utility services (i.e. water and sanitary sewer) available on W. St. Paul St. frontage
- The W. 10th St. frontage cannot be developed until City sanitary sewer service is extended south from W. St. Paul St.
- There will also need to be extension of City water to service the interior of the site and curb/gutter & paving of new City street between W. St. Paul St. and W. 10th St.
- W. St. Paul St. is currently gravel and there will need to be future curb/gutter & paving.

Note: Western side of the parcel is adjacent to City-owned Champagne St. stormwater drainage.

526182
LINCOLN COUNTY, WI
08/24/2017 01:56:35PM

PAGES: 2

CERTIFIED SURVEY MAP

LINCOLN COUNTY NO. #2612 VOL. 15 PAGE 94

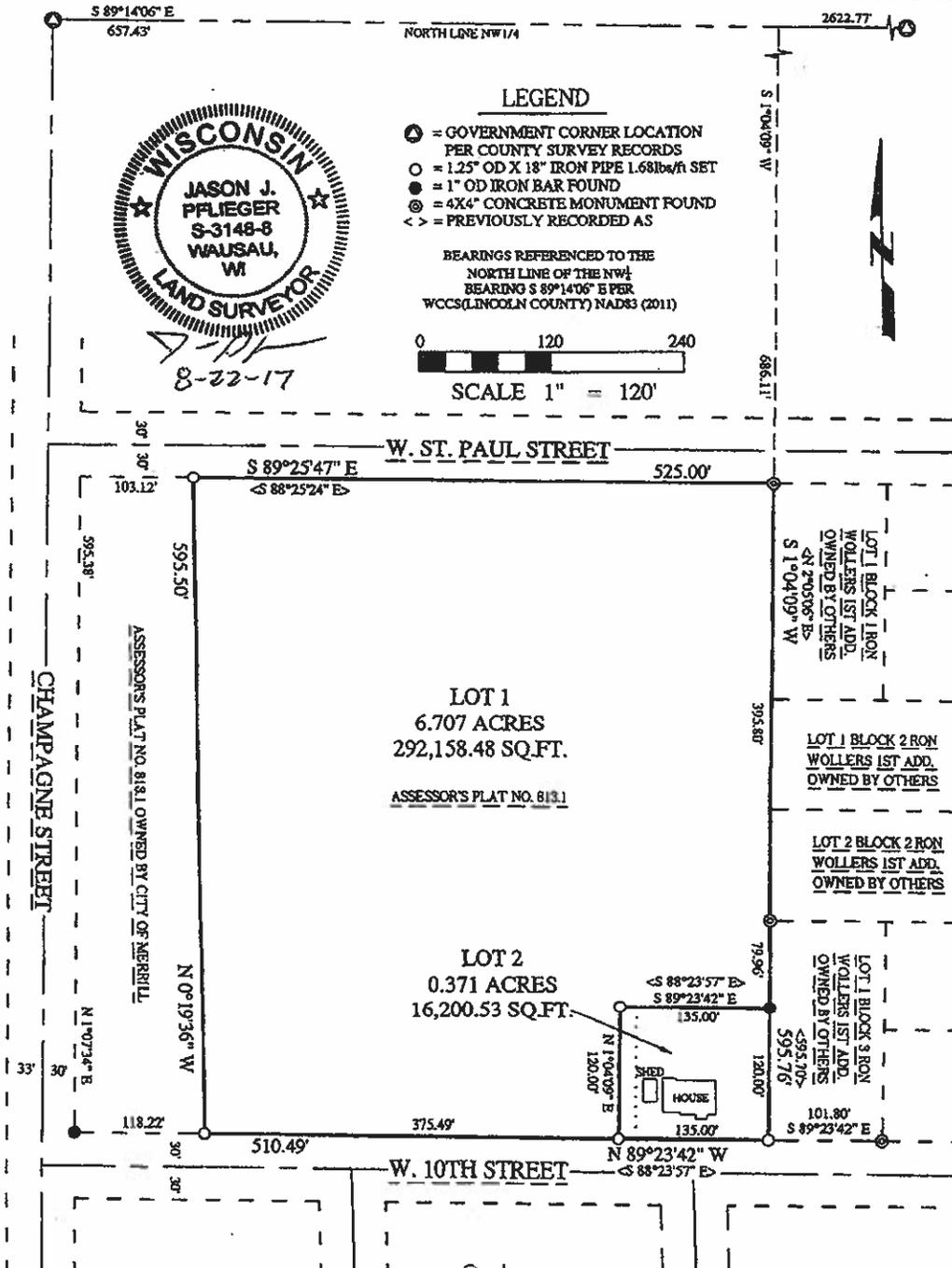
NORTHCENTRAL LAND SURVEYING, LLC
9703 TOWER ROAD WAUSAU, WI. 54403
PHONE: 715-297-8343
EMAIL: JASONPFLIEGER@GMAIL.COM
DRAFTED & DRAWN BY: JASON J. PFLIEGER
OWNER OF PROPERTY: CITY OF MERRILL / FRAVERT
SURVEY PREPARED FOR: FRED FRAVERT
FILE NUMBER: 2017021 FRAVERT

PART OF ASSESSOR'S PLAT NO. 813.1 AND
PART OF THE NW1/4 NW1/4 SECTION 11,
TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY
OF MERRILL, LINCOLN COUNTY, WISCONSIN.

PAGE 1 OF 2

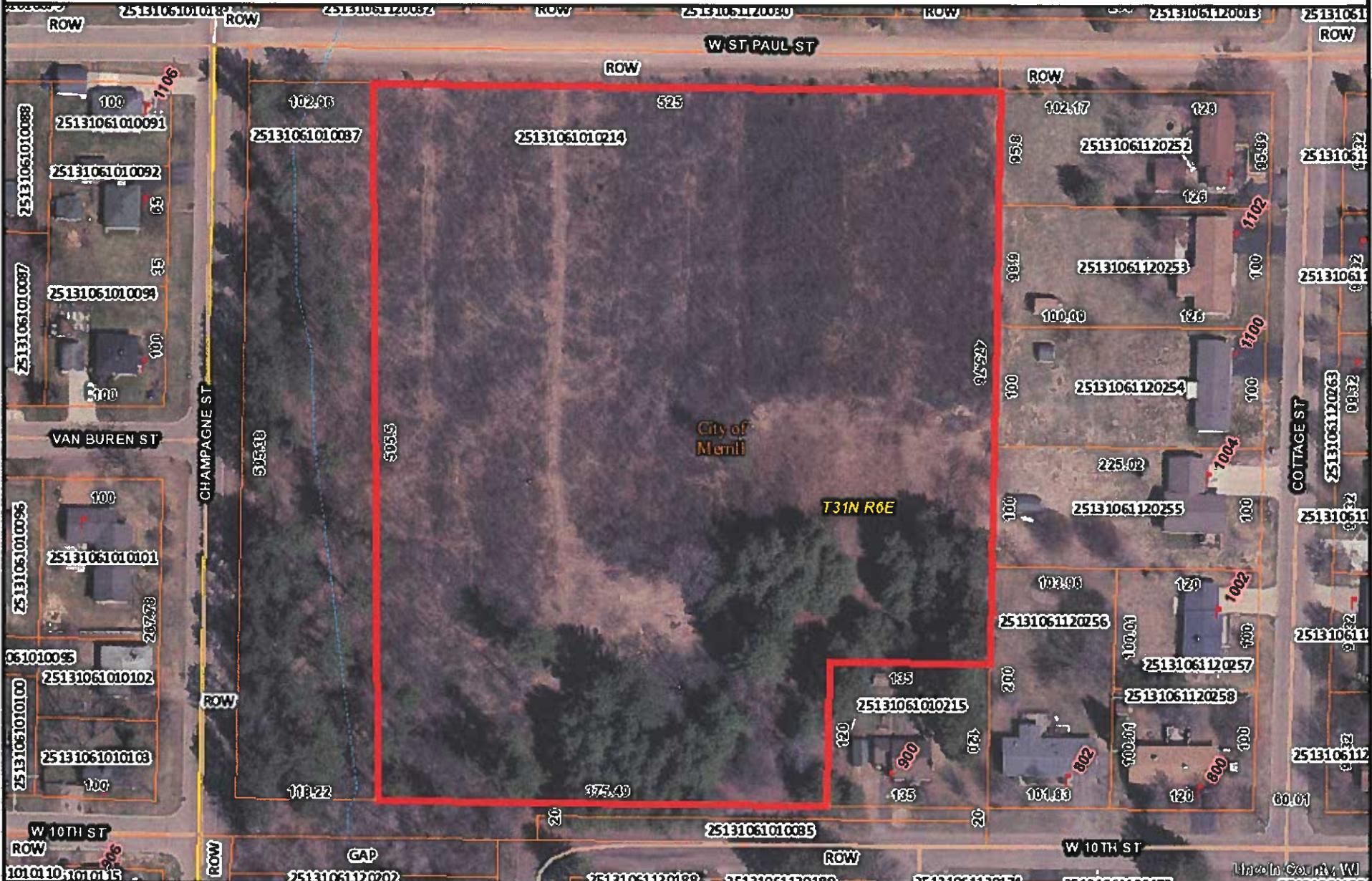
NW CORNER
SECTION 11-31N-6E
R.R. SPIKE FOUND

N1/4 CORNER
SECTION 11-31N-6E
MAG SPIKE FOUND



Attachment: TID No. 11 - Single-Family Homes (4294 : Update and presentation on residential development on former Kienitz property)

Lincoln County Public Access Land Records Viewer



Author: Public
 Date Printed: 7/1/2019



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Attachment: TID No. 11 - Single-Family Homes (4294 : Update and presentation on residential

City of Merrill - TID No. 11 (Hwy 107/MARC Area)

DRAFT - For discussion purposes only

**Projected Tax Increment for single-family home development
 PIN 251-3106-101-0214 - City-owned property (former Kienitz family)
 - between W. 10th St. and W. St. Paul St. (6.707 acres - Lot 1)**

Projected assessments for new single-family home:

Land Valuation	Improved Valuation	Total RE Valuation
\$5,000	\$150,000	\$155,000

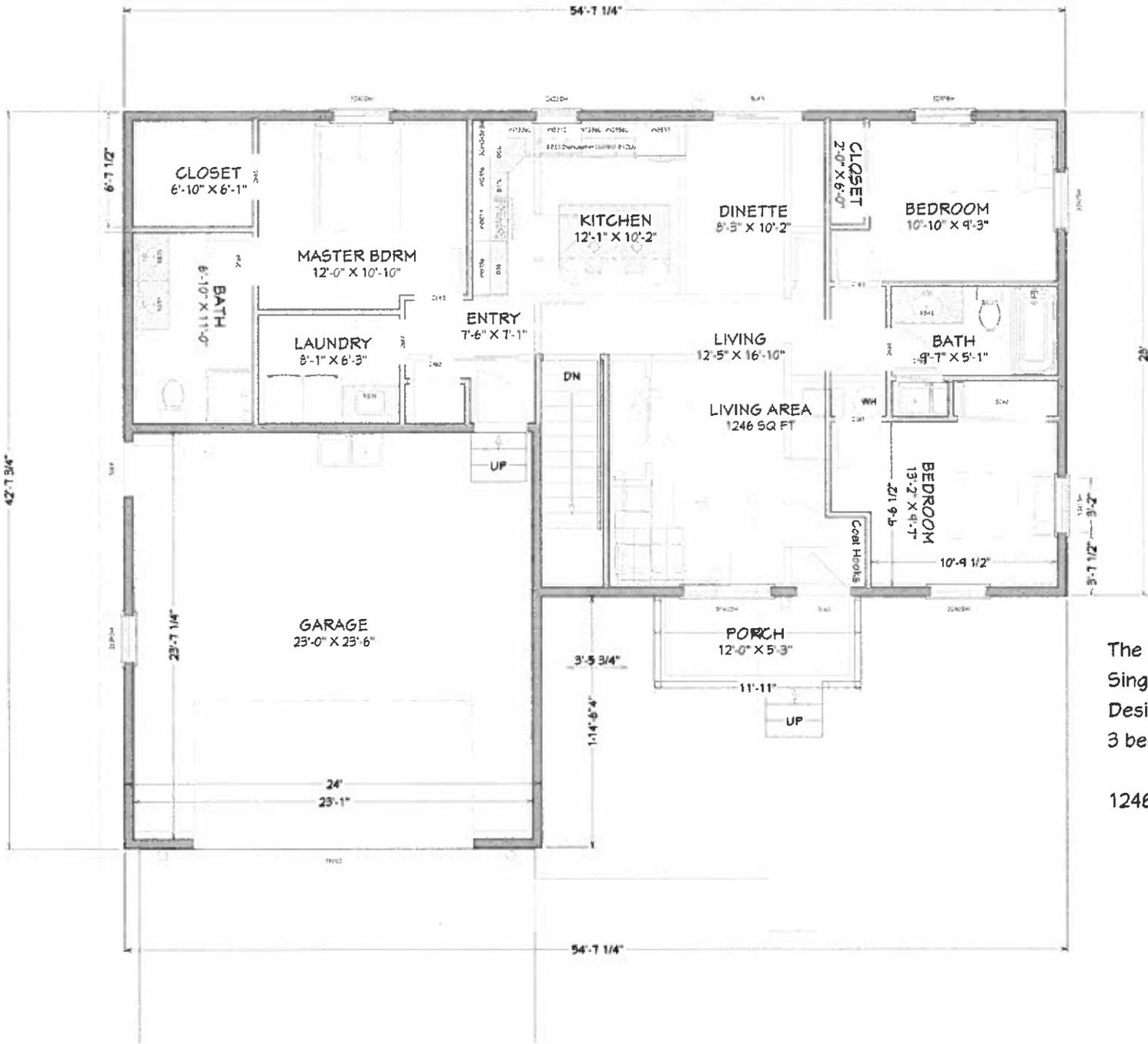
Projected Tax Increment and TID No. 11 Cash Flow:

Const. Year	Value Year	Revenue Year	TID Value Increment	Tax Rate	1 new home	Phase 1 - three new homes on St. Paul St. frontage	TID Value Increment	Projected Tax Increment
					Projected Tax Increment	Projected Tax Increment		
2019	2020	2022	\$50,000	\$31.08	\$1,554	Footings	\$150,000	\$4,662
2020	2021	2023	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2021	2022	2024	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2022	2023	2025	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2023	2024	2026	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2024	2025	2027	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2025	2026	2028	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2026	2027	2029	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2027	2028	2030	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2028	2029	2031	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2029	2030	2032	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2030	2031	2033	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2031	2032	2034	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2032	2033	2035	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2033	2034	2036	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2034	2035	2037	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
2035	2036	2038	\$155,000	\$31.08	\$4,817		\$465,000	\$14,452
					Total	\$78,632	Total	\$235,897

TID11 - Potential Houses

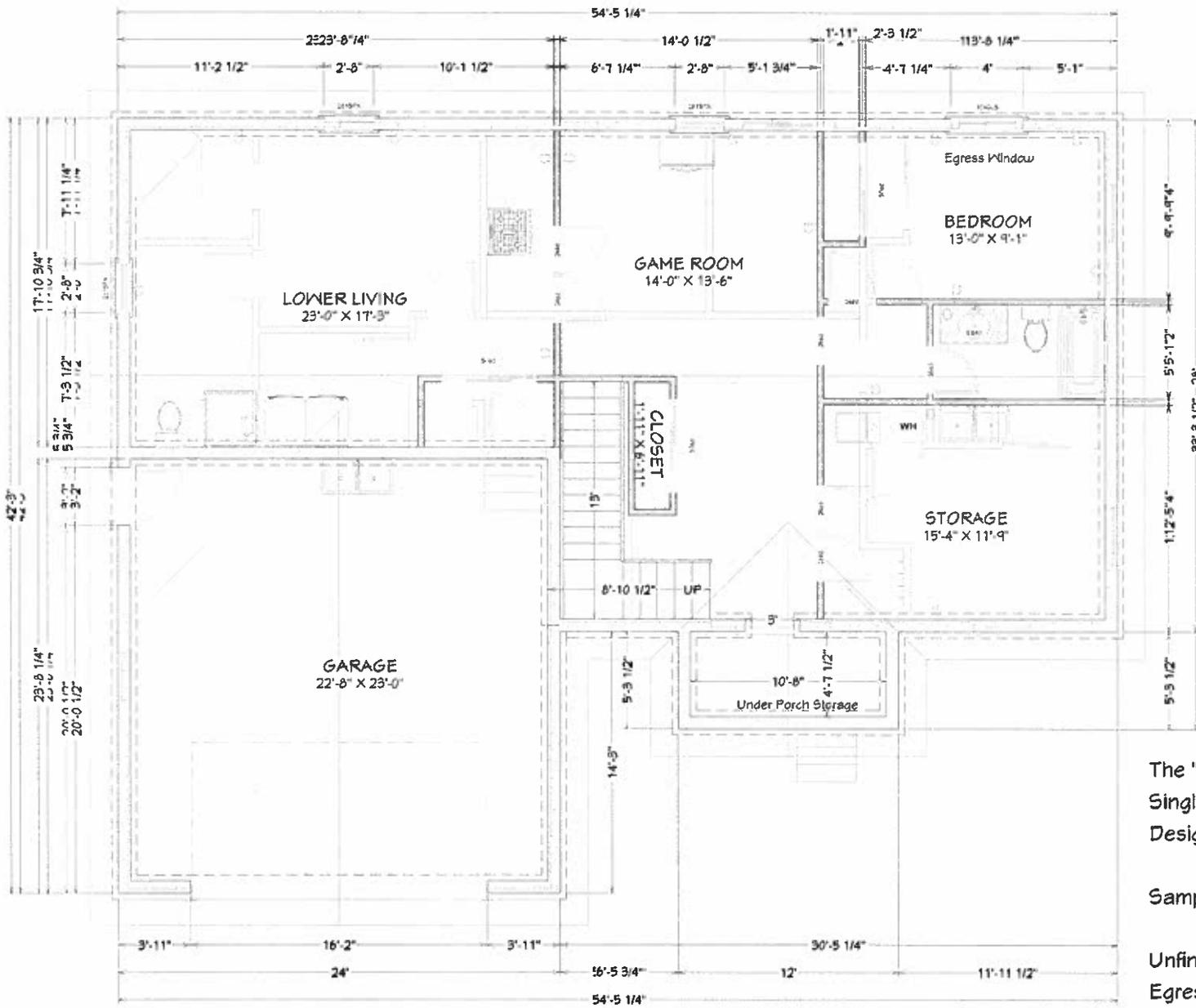
Revised: 7/1/2019

Attachment: TID No. 11 - Single-Family Homes (4294 : Update and presentation on residential



The "Neenah" Floor Plan Updated 6/12/20
 Single Family Proposed New Construction
 Designed by J. Mason Builders
 3 bedroom 2 full baths

1246 SQFT



The "Neenah" Floor Plan Updated 6/12/20
 Single Family Proposed New Construction
 Designed by J. Mason Builders

Sample Finished Lower Level

Unfinished basement with rough in bath
 Egress window 48x48

Attachment: TID No. 11 - Single-Family Homes (4294 : Update and presentation on residential

Tax Increment District (TID) No. 10 – Former Fox Point Site

Impact Seven (Rice Lake, WI) representatives have advised City staff that an offer to purchase will be submitted prior to the Wednesday, 7/10/2019 RDA meeting from

OUR MISSION – Impact Seven

To impact communities and lives through socially-motivated investment and service

We are a certified Community Development Financial Institution, manage several Small Business Administration (SBA) and U.S. Department of Agriculture (USDA) loan programs, provide venture capital, and are part-owner of a community development bank, started in conjunction with a partner CDC.

We are also one of the largest non-profit developers of affordable housing in Wisconsin, the only state-wide Certified Housing Development Organization (CHDO) in Wisconsin and manage over 1,500 units, most of which we own. Impact Seven has a long history of managing housing projects financed by Rural Development (Formerly FmHA) and the U.S. Department of Housing and Urban Development (HUD). Impact Seven further specializes in the management of Low-Income Housing Tax Credits (LIHTC) projects and Market Rate housing.

As a consultant, lender, investor and developer, we have helped numerous communities make significant strides toward revitalizing distressed housing and diminishing economies. Impact Seven has a number of programs, loan pools, properties, resources, and ideas which may interest you. We take pride in our track record of outcomes and especially those related to projects generally thought to be too complex or challenging to succeed.

HISTORY

Impact Seven, Inc. was founded in 1970 by Wisconsin residents in a seven-county area who were concerned with a waning economy, outmigration of youth, and high poverty. Since then, the organization has grown into a well-established statewide CDC that organizes the resources and capacities of low-income communities to provide affordable housing and employment opportunities for residents. Over our 45-year history, Impact Seven has provided quality, affordable housing for tens of thousands of low-income households throughout the state, assisted thousands of successful business ventures throughout Wisconsin, and created thousands of jobs. Impact Seven's extensive job creation record is due in large part to the successful receipt and implementation of fifteen CED grant awards in the past twenty years, in diverse projects ranging from manufacturing, to Native American businesses, to assisted living facilities.

Impact Seven builds capacity for communities by providing services and development in business, housing, and property management. With a vision to serve as a trusted partner for develop, building, and maintaining communities, Impact Seven is guided by the belief that local engagement is essential to successful community development. Impact Seven is incorporated as a Wisconsin non-stock corporation and recognized as exempt from taxation under Section 501c (3) of the Internal Revenue Code.

In 2013, Impact Seven had total assets of \$102 million, including \$44 million in net assets. Impact Seven currently maintains a loan portfolio of \$30.6 million, primarily placed in loans for job-creating business development projects. The organization also owns or manages more than 1,400 units of affordable housing throughout the state, most of which it developed.

Impact Seven is a participant in national community and economic development initiatives that are important to meeting its mission:

- Impact Seven is certified by the U.S. Department of the Treasury as a Community Development Financial Institution (CDFI), a unique type of nongovernmental entity established to provide credit, financial services, and other development services to underserved markets or populations.
- As a certified Community Housing Development Organization (CHDO) in Milwaukee and for Wisconsin's "balance of state" communities, Impact Seven is eligible for specially-designated HOME funds to develop affordable housing.
- Impact Seven is one of 235 charter NeighborWorks America member organizations across the country, which provides grants, programmatic support, training and technical assistance for a broad range of community development initiatives.
- Impact Seven is a minority equity owner in Community Development Bank (CDB), owned in conjunction with two other mission-based organizations. CDB is a federally-insured, FHLB member institution that leverages deposits and earned revenue to make investments in the owners' community development projects.
- In 2002, Impact Seven became the first New Markets Tax Credits (NMTC) allocated in the state of Wisconsin, with an initial allocation of \$20.6 million. Through its partnership with Wisconsin Housing and Economic Development Authority (WHEDA) and other member institutions in the Greater Wisconsin Opportunity Fund, Impact Seven has brokered the placement of more than \$200 million in NMTCs since 2005, with \$195 million in tax credit allocation under management.

Lincoln County Public Access Land Records Viewer



Attachment: TID No. 10 - Impact Seven (4295 : Update on former Fox Point site)

Author: Public
Date Printed: 6/26/2019



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“SPOT BLIGHT” Legal Authority

Board or Committee: Redevelopment Authority (RDA)

Date of Meeting: Wednesday – July 10th2019

Request by: Finance Director/RDA Secretary Kathy Unertl

Closed Session 10 – d: Potential purchase of properties for new restaurant development(s) in TID No. 3 and TID No. 4

Background Information – “Spot Blight” legal authority

The Redevelopment Authority (RDA) and Merrill Common Council used “spot blight” legal authority related to abandoned former dry cleaners at 806 N. Center Ave. to facilitate environmental remediation and site redevelopment.

Attached is Merrill Common Council Resolution No. 1995 which was adopted on June 13th, 2006. Redevelopment Authority (RDA) meeting minutes that led up to this Council action is also provided.

It is possible that this redevelopment tool might be discussed as potential option related to several properties with existing buildings in TID No. 3 and TID No. 4.

Date: 7/1/2019



0606264

RESOLUTION NO. 1995

**A RESOLUTION DECLARING PROPERTY TO BE BLIGHTED AND
AUTHORIZING THE REDEVELOPMENT AUTHORITY TO ACQUIRE OR
ASSIST THE PRIVATE REDEVELOPMENT OF THE PROPERTY**

WHEREAS, Section 66.1333 of the Wisconsin Statutes, as amended (the "Act"), states that it is the policy of this State to protect and promote the health, safety and general welfare of the people of the State in which blighted areas exist by the elimination and prevention of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provisions of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and

WHEREAS, this Common Council has heretofore created the Redevelopment Authority of the City of Merrill (the "Authority") to eliminate or prevent substandard, deteriorated, obsolete and blighted areas in the City of Merrill, Wisconsin (the "City"); and

WHEREAS, the Act authorizes the Authority to undertake certain activities within the City, for the purpose of carrying out redevelopment, blight elimination, blight prevention and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination, and urban renewal programs and projects; and

WHEREAS, the property in the City described in Exhibit A attached hereto (the "Property") has been proposed as the site for various public improvements and private development projects; and

WHEREAS, the Property has been determined by City staff to be "blighted property" as defined in Section 66.1333 of the Wisconsin Statutes based various reports previously prepared in connection with proposed redevelopment of the Property, including (i) environmental reports prepared by Mead and Hunt, Inc. and RMT, Inc., respectively, as further described in a letter to the City from the Department of Natural Resources, dated March 13, 2006; and (ii) grant application narratives prepared by STS Consultants, Ltd., regarding contamination at and potential uses of the Property (collectively, the "Report"); and

WHEREAS, this body is advised by the staff of the City that the blight conditions described in the Report have continued; and

WHEREAS, blight elimination, slum clearance, and urban renewal and redevelopment projects on the Property will protect and promote the health, safety and general welfare of citizens of the City, and

WHEREAS, the Authority proposes to acquire and assist the private redevelopment of the Property and to carry out blight elimination and urban renewal projects on the Property; and

WHEREAS, Section 5(c)1g. and 5(c)1r. of the Act provides that the Authority may acquire or assist the private redevelopment of blighted property without designating a redevelopment area or adopting a redevelopment plan if the Authority obtains advance approval of the Common Council by at least a two-thirds vote; and

WHEREAS, on May 23, 2006 the Authority conducted a duly-noticed public hearing at which all interested parties were afforded a full opportunity to express their views respecting the determination of blight for the Property; and

WHEREAS, after the public hearing on May 23, 2006, the Authority (i) found the Property to be a "blighted property" within the meaning of Section 66.1333(2m)(bm) of the Wisconsin Statutes, and (ii) submitted the blight determination and proposed acquisition and redevelopment of the Property for the purpose of carrying out blight elimination and urban renewal projects to this Common Council for approval; and

WHEREAS, in accordance with the Act, this Common Council now finds it necessary and in the public interest that the Authority undertake activities to eliminate and prevent blight, obsolescence, and the deterioration of the Property and to promote redevelopment and urban renewal on the Property; and

WHEREAS, this Common Council has studied the facts and circumstances relating to the Property and the proposed acquisition of the Property, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section (2m)(bm) of the Act, (ii) the Report with respect to the existence of blight on the Property in the context of the Act, (iii) the past and existing condition of, and the proposed uses of, the Property, (iv) the goals and objectives of the proposed acquisition of the Property, (v) visual inspections of the Property and surrounding areas by various members of the Authority and by various staff of and consultants to the City, and (vi) reports and recommendations to the Common Council by the Authority.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 13th day of June, 2006, as follows:

1. The Common Council hereby finds, determines and declares that the Property is a blighted property with the meaning of Section (2m)(bm) of the Act which substantially impairs or arrests the sound growth of the community.

2. The Common Council hereby approves the Authority's proposal to acquire and assist the private redevelopment of the Property for the purpose of carrying out blight elimination and urban renewal projects without designating a redevelopment area or adopting a redevelopment plan. The Common Council finds that a comprehensive redevelopment plan is not necessary to determine the need for the redevelopment of the Property, the uses of the Property after redevelopment and the relation of the redevelopment to other property redevelopment by the Authority.

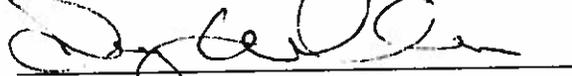
3. This Resolution shall take effect immediately upon its adoption and approval.

Recommended by Redevelopment Authority

Moved: Alderman Hass

Passed: June 13, 2006 8-0

CITY OF MERRILL, WISCONSIN



Douglas C. Williams
Mayor



William N. Heideman
City Clerk

Attachment: Spot Blight - Background - Background (4299 : Review and discussion of properties for new restaurant development(s))

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

MATHEW & MC CORDS ADD'N LTS 13 & 14 BLK 15 EX V404 P51 LCR,
City of Merrill, Lincoln County, Wisconsin

Attachment: Spot Bligth - Background (4299 : Review and discussion of properties for new restaurant development(s))

**City of Merrill
Redevelopment Authority (RDA)**

**Wednesday, April 19, 2006 at 7:30 P.M.
City Hall Conference Room**

Present: Doug Williams, Jeremy Thompson, John Zulliger, Sharon Schmidt, Wally Smith, and Rick Hargrave

Absent: Bill Johnston

Others: Finance Director Kathy Unertl, City Administrator Tony Chladek, City Attorney Tom Hayden, Dewcy Pfister, and John Lenz from Foto News

Call to Order: Mayor Williams called the meeting to order at 7:30 p.m. Members introduced themselves to new City Administrator Tony Chladek and new Alderperson Jeremy Thompson. Alderperson Thompson replaced former Alderperson Bob Colclasure whose term of office ended on April 18th.

Approval of Meeting Minutes: Motion (Zulliger/Smith) to approve the meeting minutes from November 16th, 2005. Motion carried.

Update on Brownfield Site – 806 North Center Ave.:

Williams provided an update on the Wisconsin DNR Brownfield Site Assessment Grant (SAG) that has been awarded to the Redevelopment Authority. There is a one-year timeframe to complete the \$30,000 grant work. Once the potential level of contamination is determined, there potentially will be additional funding (up to \$500,000) available from the Dry Cleaner Remediation Fund.

Wisconsin DNR has provided a LGU General Liability Clarification Letter for the site to the RDA and Lincoln County. This was an essential item for Lincoln County to consider proceeding with delinquent tax foreclosure on the property. It will probably take another two months for Lincoln County to complete the foreclosure process.

RDA Resolution 2006-01 – Resolution Tentatively Identifying Blighted Property and Calling for a Public Hearing on Blight Determination:

Unertl distributed a revised resolution that reflected modifications recommended by Bond Counsel from Quarles & Brady related to “spot blight” determination. The RDA is tentatively identifying blight that will be reviewed at a public hearing. After the public hearing, the RDA will forward a recommendation to the Common Council for consideration.

RDA members set the public hearing for 6:00 p.m. on Tuesday, May 23rd. **Motion (Schmidt/Smith) to Adopt RDA Resolution 2006-01 - Resolution Tentatively Identifying Blighted Property.** Motion carried.

Attachment: Spot Blight - Background (4299 : Review and discussion of properties for new restaurant development(s))

RDA Resolution 2006-02 – Resolution Indicating RDA Interest in Obtaining Title from Lincoln County (Upon Completion of Delinquent Tax Process) for the Property at 806 North Center Avenue:

City Attorney Tom Hayden has discussed the potential title transfer process with Lincoln County Corporation Counsel Nancy Bergstrom. Lincoln County will transfer title to the City of Merrill. Then, the City will transfer title to the Merrill Redevelopment Authority. Lincoln County has begun the process of delinquent tax foreclosure.

City Administrator Tony Chladek asked if this would be the RDA's first project? Based upon his experience in Minnesota, Chladek recommended documenting the property and building conditions – both exterior and interior. Future redevelopment of the site will also be documented for historical and marketing purposes.

Motion (Thompson/Schmidt) to adopt RDA Resolution 2006-02 – Resolution Indicating RDA Interest in Obtaining Title from Lincoln County (Upon Completion of Delinquent Tax Process) for the Property at 806 North Center Avenue. Motion carried.

Request to Personnel & Finance Committee and Common Council for General Fund Advance:

In addition to the DNR environmental clarification letter, there will be title search and transfer fee expenses to obtain title for the former dry cleaner property at 806 N. Center St. from Lincoln County. Mayor Williams advised that the Site Assessment Grant (SAG) local match should be met through the in-kind delinquent taxes that Lincoln County will be forgiving at foreclosure. There would be a \$10,000 local match for future environmental clean-up.

Finance Director Unertl also noted that there would be Tax Increment District (TID) planning expenses although she did not have consultant costs finalized.

Future tax increment would be used to repay the General Fund Advance.

Motion (Williams/Schmidt) to request a General Fund Advance of \$15,000 for environmental clean-up of the property at 806 N. Center St.

Preliminary Discussion of Potential Tax Incremental Financing District (TID) Planning:

RDA members discussed potential properties to include in a future TID surrounding 806 North Center Avenue. These potential parcels include the Lincoln County Annex, Wisconsin DNR Ranger Station, along the Prairie River to the former Ward Paper Mill now owned by F & M Enterprises, and the Fox Point Sportswear metal building located across from Merrill High School.

Williams requested RDA members review the area and pass along any ideas to City staff or him. City staff will be analyzing the assessed valuation of the area and making suggestions at a future RDA meeting.

**City of Merrill
Redevelopment Authority (RDA)**

**Tuesday, May 23, 2006 at 6:00 P.M.
City Hall Council Chambers**

Present: Doug Williams, Jeremy Thompson, Sharon Schmidt, Wally Smith, Rick Hargrave and Bill Johnston (who arrived at 6:25 p.m.)

Absent: John Zulliger

Others: Alderperson Steve Hass, Finance Director Kathy Unertl, City Administrator Tony Chladek, City Attorney Tom Hayden, Community Development Director Mike Martin, Dewey Pfister, and John Lenz from Foto News

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

Approval of Meeting Minutes: Motion (Schmidt/Smith) to approve the meeting minutes from April 19th, 2006. Motion carried.

Update on Delinquent Tax Foreclosure Process – 806 North Center Ave.:

Williams reported that the Lincoln County Board of Supervisors adopted Resolution 2006-05-03 – Authorization to Take Tax Deed and Transfer Property to the City of Merrill on May 17th. Upon foreclosure, the property title would first go to the City of Merrill and then be transferred to the Merrill Redevelopment Authority.

Unertl advised that the base valuation for a future Tax Incremental Financing District would likely be the current land value of \$37,800 and improved value of \$10,900 (i.e. total valuation of \$48,700). The City of LaCrosse and LaCrosse County have used intergovernmental agreements when seeking redevelopment of tax forfeited environmentally contaminated property. This type of model is something that the RDA might want to consider if encountering any higher-valued tax forfeited potential redevelopment sites.

Public Hearing Under Wisconsin Statute Section 66.1333 – “Blighted Property” Described as Mathew & McCords Add’n LTS 13 & 14 EX V404 P51 LCR (Physical Address – 806 North Center Avenue): City Attorney Hayden read the public hearing notice.

Williams opened the public hearing on 806 North Center Avenue at 6:07 p.m. There were no individuals interested in providing testimony. RDA members reviewed the site pictures and the Wisconsin DNR LGU environmental clarification letter. The blighted property includes two lots measuring 100' x 120'.

Motion (Smith/Schmidt) to close the public hearing at 6:09 p.m.

Attachment: Spot Blight - Background (4299 : Review and discussion of properties for new restaurant development(s))

 **RDA Resolution 2006-03 – Resolution Determining Property to be Blighted and Submitting Proposed Acquisition and Redevelopment to the Common Council for Approval (806 North Center Ave.):** City Attorney Hayden read the “spot blight” resolution.

Motion (Schmidt/Smith) to adopt Resolution 2006-03 – Resolution Determining Property to be Blighted and Submitting Proposed Acquisition and Redevelopment to the Common Council for Approval (806 North Center Avenue). Motion carried.

Williams advised that this recommendation will go the June 13th Common Council meeting. If approved by the Council, the next steps will involve the legal title transfers. Once the RDA has obtained legal title, it will then be possible to proceed with the Site Assessment Grant (SAG) work including building demolition and assessment of the scope and level of the environmental contamination.

Update on Amendment of TID No. 3/Redevelopment Area No 1 Boundaries and Project Plan: The Common Council authorized hiring Vierbicher Associates on May 9th to amend the TID No. 3/Redevelopment Area No. 1 boundaries to facilitate redevelopment of the former Burger King site.

Unertl and Williams highlighted the two proposed amendment areas including the former Burger King site and the vacant parcels along Thielman Street. Unertl also suggested two additional areas to consider for inclusion are the former flower shop/greenhouse across from Kwik Trip and the Woodward parcel east of the Oak Park Dental strip mall. All four areas can be connected to the existing TID No. 3/Redevelopment Area No. 1 boundaries.

Motion (Johnston/Smith) to include the four proposed sites within the TID No. 3/Redevelopment Area No. 1 boundary amendment. Motion carried.

Unertl reviewed the timeframe for the TID No. 3/Redevelopment Area No. 1 planning and approval processes. Consensus to schedule the public hearing on the amended boundaries and project plan for Tuesday, June 20th at 6:00 p.m. The final RDA meeting needed to certify the boundaries is tentatively scheduled for Tuesday, July 11th about 8:15 p.m. after the Common Council meeting.

Preliminary Discussion of Additional Tax Incremental Financing District (TID) Planning: Williams and Unertl briefly highlighted preliminary planning for a TID around the former dry cleaners on North Center Avenue. Potential sites to consider including are the Lincoln County Annex and Wisconsin DNR ranger station. Williams encouraged RDA members to review the area and provide input in the planning effort.

There are several potential industrial expansions in the 6th Ward, as well as planned 2007 Hwy 107 improvements. Nothing to report at this point.

Chladek suggested that the RDA might want to consider targeted redevelopment areas. For the next meeting, a list and map of potential environmental contaminated sites could be reviewed to assist in identifying priority areas.