



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY AUGUST 19, 2020

Regular Meeting

City Hall Council Chambers

8:00 AM

- I. Call to order
- II. Consider approval of RDA meeting minutes from July 8th
 1. 2020-07-08 RDA meeting minutes
- III. Public Comment
- IV. Update on potential restaurant development (no longer viable at this time) - Tax Increment District (TID) No.3 - East of Park City Credit Union
- V. Update on 1/1/2020 Equalized Valuations - Overall City of Merrill and Tax Increment Districts (TIDs) and 1/1/2020 Assessed Valuations of 2019 TID developments
 1. Equalized Valuation Overview - 2020
- VI. Presentation on and discussion of potential options for single-family home development on former Kienitz parcel (Tax Increment District No. 11)
 1. TID 11 - CSM
- VII. Update on and discussion of potential redevelopment options for former Hurd Windows & Doors parcels (Tax Increment District No. 8)
 1. TID 8 - Former Hurd Overview and then TID 8 - Former Hurd GIS Map
- VIII. Next RDA meeting
- IX. 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 June 17th
 - b. Consider potential negotiation terms for cash development incentive(s) to facilitate single-family home development on former Kienitz Parcel in Tax Increment District (TID) No.11
 - c. Consider potential negotiation terms for cash development incentive(s) to facilitate manufacturing relocation into vacant buildings located in Tax Increment District (TIDs) No. 8
- X. The RDA may reconvene in open session to take action on above closed session items
- XI. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, July 8th, 2020 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Derek Woellner, Tony Kusserow, Steve Sabatke, Sheila Polak, Lori Anderson-Malm, and Val Mindak

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Public Works Director/City Engineer Rod Akey, City Building Inspector/Zoning Administrator Darin Page, Bill Bialecki from Lincoln County Economic Development Corp., Mike Harrigan and Steve Apfelbacher of H&A Advisors, LLC, Chester Kwiesielewicz, several members of the public from Merrill area and Tomahawk, and camera operator from Merrill Productions

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

Consider approval of RDA meeting minutes from June 17th, 2020:

Motion (Polak/Kusserow) to approve the meeting minutes from June 17th. Carried.

Public Comment: None.

Presentation by H&A Advisors, LLC and discussion of potential workforce housing endowment program:

Mike Harrigan and Steve Apfelbacher of H&A Advisors, LLC presented information on potential workforce housing endowment program with specific examples related to Lincoln County household income information. Both emphasized workforce housing as key to economic development in a community. There is an affordability gap with housing often exceeding 30% of household wages.

The proposed housing endowment program could facilitate new construction, as well as existing home rehabilitation. After an initial rent-to-own period of four to eight years, homeowners should be able to obtain traditional home mortgages based upon their home equity. The revolving loan pool would be set up with initial stakeholder investments and then from the interest paid for the rent-to-own participants.

It was noted that Tax Increment District (TID) No. 3 is scheduled to end in 2026. It is possible to extend the TID lifespan an additional year for workforce housing initiatives.

Bill Bialecki from Lincoln County Economic Development Corp. (LEDC) will continue to work on this proposed concept including potential county-wide program. Several individuals from City of Tomahawk attended this presentation.

Attachment: 2020-07-08 RDA Minutes (5204 : 2020-07-08 RDA meeting minutes)

Review and discuss proposed covenants (RDA Commissioner Kusserow):

Kusserow advised that he had further discussions with City staff. With City existing zoning, the Kienitz property as R-1 was limited to single-family homes. Kusserow noted that covenants were likely not needed if home ownership instead of potentially rental properties.

Potential proposal request for residential development on former Kientz parcel (Tax Increment District No. 11):

Chester Kwiesielewicz proposed construction of 1,600 to 2,000 sq. ft. single-family home with about 30' by 40" storage building. He would like to build within the City of Merrill. His proposed location is the 2 ½ acres west of the undeveloped Superior Street. Kwiesielewicz suggested that there might be future sales of vacant lots.

Unertl emphasized that without single-family home construction on West St. Paul Street, there would be inadequate TID No. 11 cash flow to extend utilities and develop the Superior Street infrastructure between West 10th Street and West St. Paul Street. Previous RDA discussions have focused upon workforce housing area with potentially ten to fifteen developable lots.

There was no RDA action. Polak emphasized the need for strategic vision for the site. Woellner recommended issuing a Request for Proposals if the Ryan Ott single-family development did not proceed.

Review FreMarq Innovations quarterly employee count information for 2020 (Tax Increment District No. 7):

RDA Commissioners discussed the employment counts from March and June 2020. City staff will follow-up to obtain further information on why the employment dipped; impacts of COVID-19; and future business directions. A minimum of 50 employees for two years was included in the TID No. 7 development agreement to move from \$100,000 potentially forgivable loan to a TID cash development grant status (i.e. no repayment).

Unertl emphasized that one of the RDA's major policy objectives was to see reoccupation of the former mill property with manufacturing after Graham curtain wall manufacturing shut down. The TID No. 7 development incentive facilitated relocation of FreMarq Innovations equipment and operations from Wausau to Merrill.

Next RDA meeting: Tentatively scheduled for Thursday, August 13th at 8:00 a.m. However, later rescheduled for Wednesday, August 19th at 8:00 a.m.

Adjournment: (Polak/Sabatke) to adjourn at 9:28 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority (RDA)
 Date of Meeting: Wednesday, August 19th, 2020
 Request by: Finance Director/RDA Secretary Kathy Unertl

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

Update on 1/1/2020 Equalized Valuations – Overall City of Merrill and Tax Increment Districts (TIDs) and 1/1/2020 Assessed Valuations of 2019 TID developments:

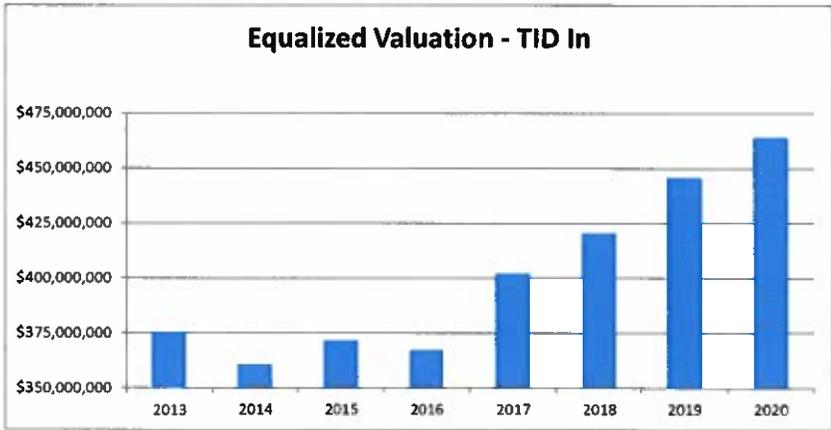
Attached are the following:

- Page 1 - Equalized Valuations – TID In and TID Out
- Page 2 - Equalized Valuations – Tax Increment Districts
- Page 3 – TID Equalized Valuations by Tax Increment District
- Page 4 – Net New Construction % (from 2005 through 2020)
- Page 5 – TID 11 Rock Ridge Apartments – Total Assessed Valuations
- Page 6 – TID 11 Rock Ridge Apartments – Assessment Detail
- Page 7 – TID 11 Rock Ridge Apartments – Property Taxes Historical
- Page 8 – TID 3 State Highway 64 Commercial – Total Assessed Valuations
- Page 9 – TID 3 State Highway 64 Commercial – Assessment Detail
- Page 10 –TID 3 State Highway 64 Commercial – Property Taxes Historical
- Page 11 –TID 3 Dollar Tree Redevelopment – Assessment and Tax Change

Prepared: 8/9/2020

City of Merrill - Equalized Valuations

TID = Tax Increment Districts



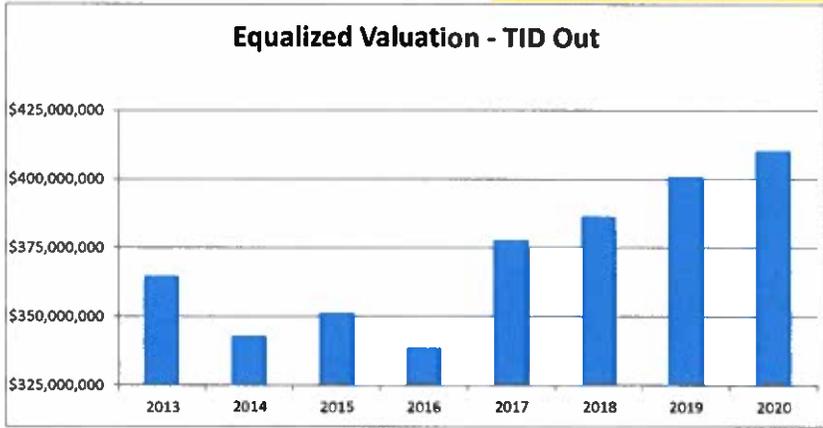
Equalized Valuation - TID In:

		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%
2019	\$445,884,400	\$25,188,600	5.99%
2020	\$464,066,900	\$18,182,500	4.08%

Change 2013 to 2020 23.91%

Source: Wisconsin Department of Revenue

TID = Tax Increment Districts



Equalized Valuation - TID Out:

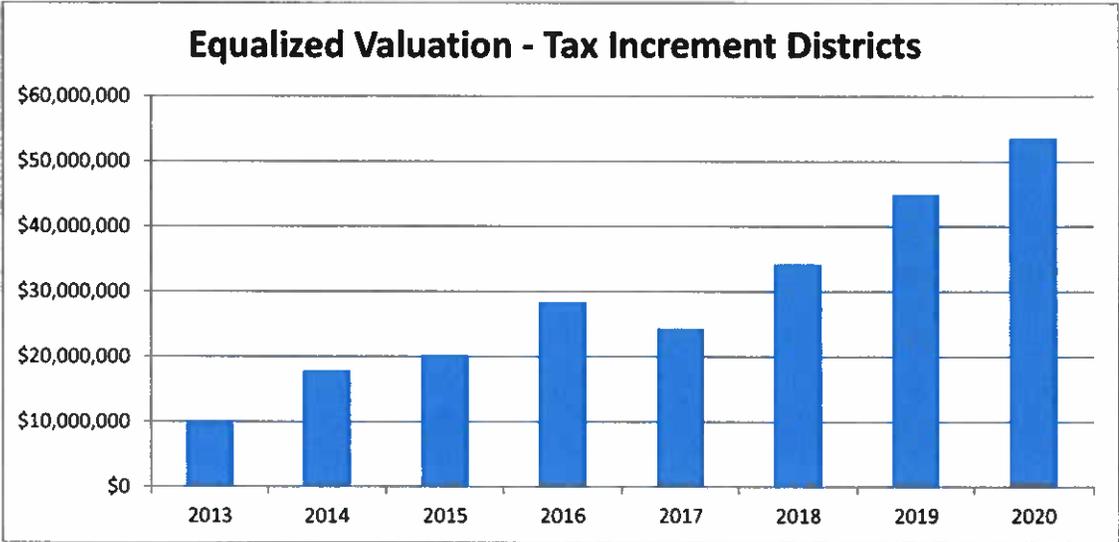
		Difference	% Change
2013	\$364,710,300	(\$20,389,100)	-5.16%
2014	\$342,911,400	(\$21,798,900)	-5.98%
2015	\$351,277,000	\$8,365,600	2.44%
2016	\$338,734,800	(\$12,542,200)	-3.57% Reassessment 1/1/2016
2017	\$377,987,600	\$39,252,800	11.59%
2018	\$386,401,400	\$8,413,800	2.23%
2019	\$400,888,300	\$14,486,900	3.75%
2020	\$410,359,700	\$9,471,400	2.36%

Change 2013 to 2020 12.52%

Equalized - TID In and Out 2020

City of Merrill - Equalized Valuations

TID = Tax Increment Districts



Equalized Valuation - TIDs:

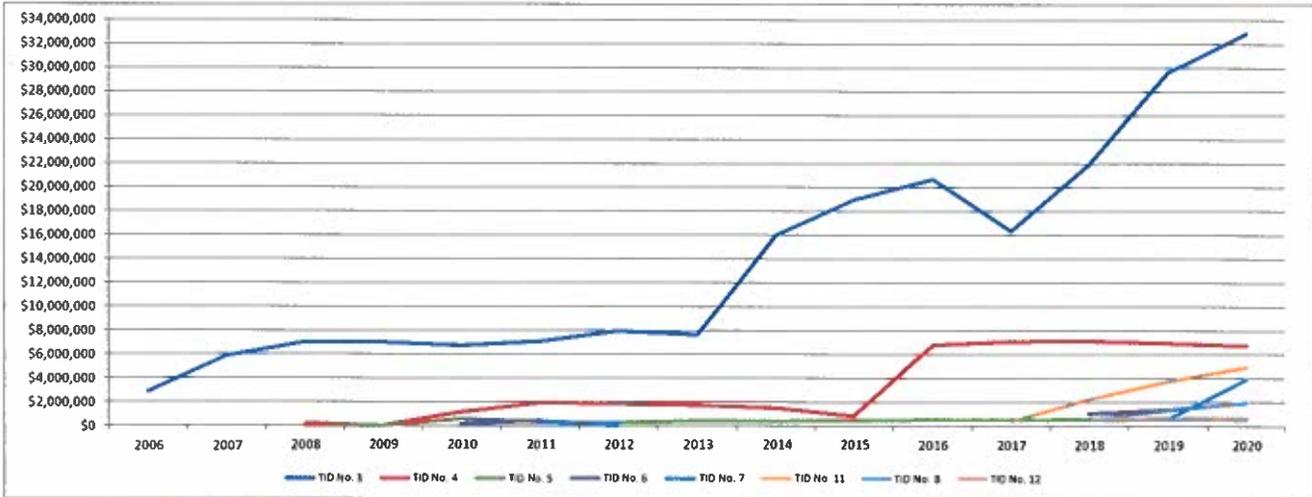
		Difference	% Change	
2013	\$9,819,800	(\$320,200)	-3.16%	
2014	\$17,890,400	\$8,070,600	82.19%	
2015	\$20,233,700	\$2,343,300	13.10%	
2016	\$28,426,400	\$8,192,700	40.49%	Reassessment as of 1/1/2016
2017	\$24,368,600	(\$4,057,800)	-14.27%	Adjustment for 2016 Estimates
2018	\$34,294,400	\$9,925,800	40.73%	
2019	\$44,996,100	\$10,701,700	31.21%	
2020	\$53,707,200	\$8,711,100	19.36%	

Change 2013 to 2020 446.93%

Source: Wisconsin Department of Revenue

Attachment: Equalized Valuations - 2020 Overview (5205 : Equalized Valuation Overview - 2020)

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



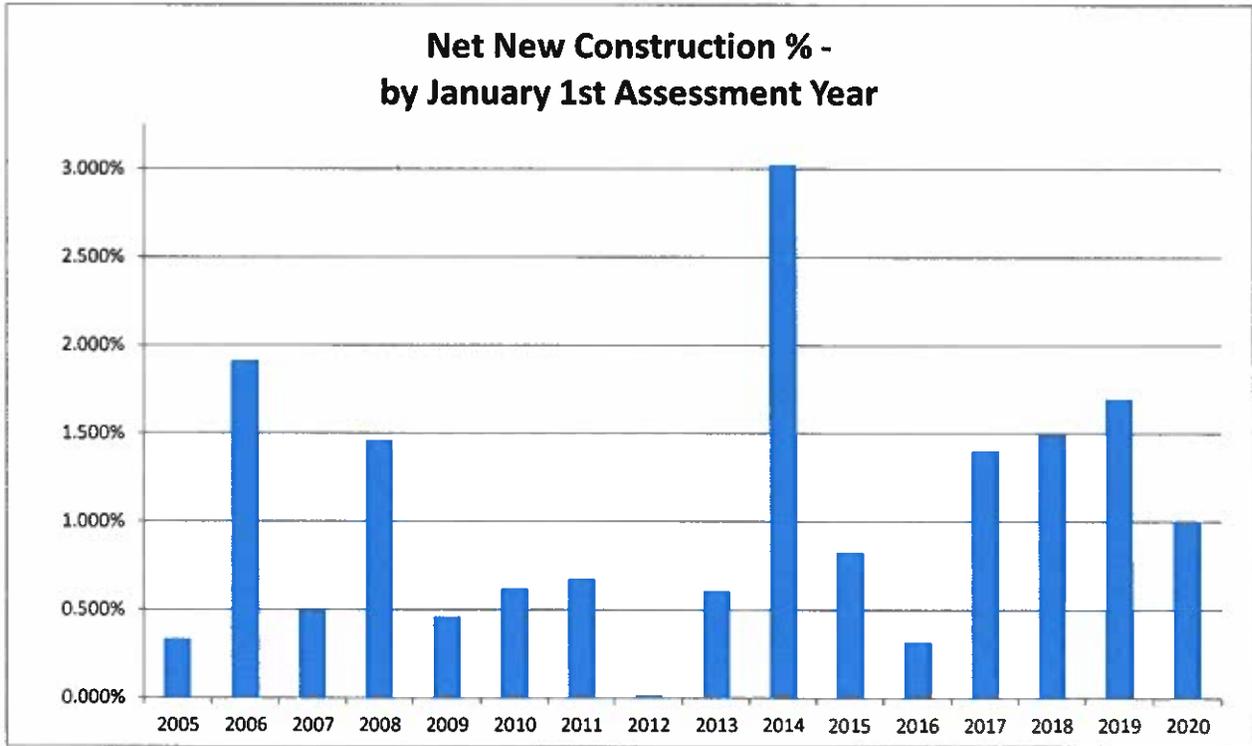
Assessment Year	Budget Year	TID Total Increment	TID No. 3 East Side	TID No. 4 Pine Ridge	TID No. 5 Hwy 107	TID No. 6 Downtown	TID No. 7 N. Center	TID No. 8 West Side	TID No. 9 River/S. Center	TID No. 10 Fox Point	TID No. 11 Rock Ridge	TID No. 12 Weinbrenner
2005	2006	\$0										
2006	2007	\$2,856,600	\$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	\$1,163,800	\$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	\$308,300	\$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	\$20,891,100	\$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
2019	2020	\$44,996,100	\$29,654,200	\$6,942,100	\$577,400	\$1,393,200	\$616,700	\$1,344,900			\$3,768,600	\$699,000
2020	2021	\$53,707,200	\$32,885,900	\$6,717,500	\$592,900	\$1,957,100	\$3,958,300	\$1,977,900			\$4,925,200	\$692,400

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

Net New Construction - Historical



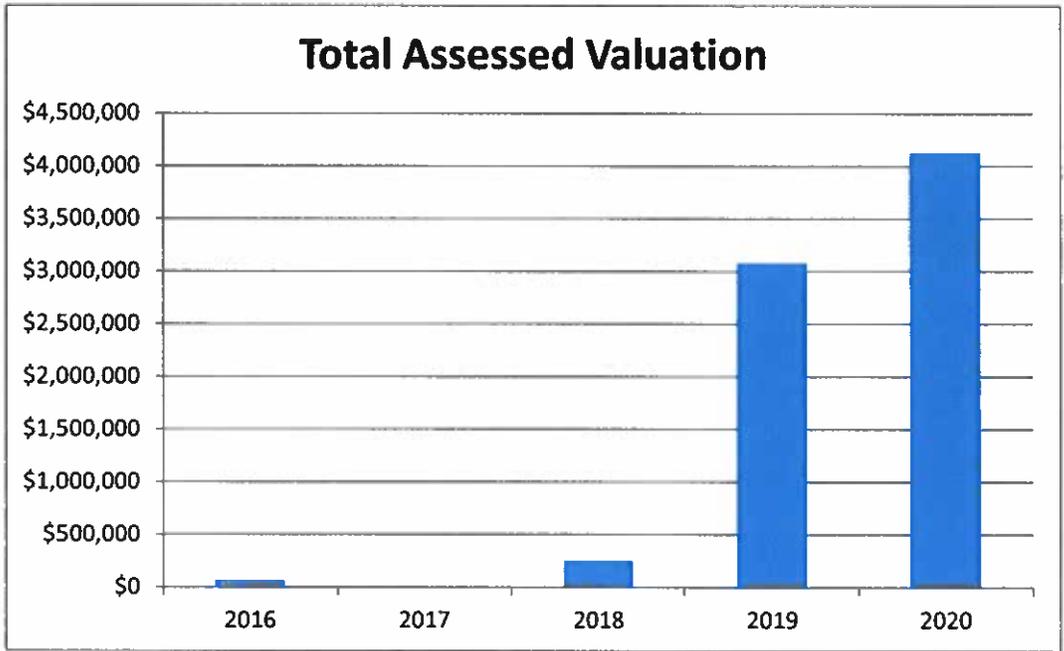
Source: Wisconsin Department of Revenue

Levy Year	City Budget Year	Net New Construction	Developments
2005	2006	0.334%	
2006	2007	1.913%	Church Mutual Addition
2007	2008	0.500%	
2008	2009	1.463%	Lincoln Community Bank, Dave's County Market expansion, etc.*
2009	2010	0.463%	
2010	2011	0.620%	
2011	2012	0.680%	
2012	2013	0.019%	
2013	2014	0.608%	
2014	2015	3.028%	New Wal-Mart - S. Pine Ridge Ave.
2015	2016	0.830%	
2016	2017	0.320%	
2017	2018	1.404%	Nortrax & Eastgate Apartments (by football field)
2018	2019	1.501%	Rock Ridge Apartments - Phase 1
2019	2020	1.700%	One Way Collision & Rock Ridge - Phase 2
2020	2021	1.000%	Partial valuations on Golden Harvest & Nelson's Powerhouse

*Additional 2007 construction: Heritage Ct. 4-plex condos, Jackson St. Apartments, and Mitchell Metal expansion

Attachment: Equalized Valuations - 2020 Overview (5205 : Equalized Valuation Overview - 2020)

**City of Merrill - TID No. 11 (Former Lokemoen field)
Rock Ridge Apartments - Assessment History Summary**



Assessed Valuation Summary:

As of 1/1st	Land	Improvements	Total Assessed	Change Over Base
2016	\$57,000	\$8,000	\$65,000	\$0
2017	\$0	\$0	\$0	(\$65,000)
2018	\$125,400	\$125,000	\$250,400	\$185,400
2019	\$243,400	\$2,838,700	\$3,082,100	\$3,017,100
2020	\$243,400	\$3,881,700	\$4,125,100	\$4,060,100

Attachment: Equalized Valuations - 2020 Overview (5205 : Equalized Valuation Overview - 2020)

**City of Merrill - TID No. 11 (Former Lokemoen Development field)
Rock Ridge Apartments - Assessed Valuations**

	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 - 1/1/2018

	Acres	Land	Improved	Total	
251-3106-101-0210 City of Merrill - Future II	5.545	\$0	\$0	\$0	
251-3106-101-0211 Rock Ridge - Phase I	6.874	\$125,400	\$125,000	\$250,400	Partial - under construction
251-3106-101-0212 City of Merrill - Future III	5.314	\$0	\$0	\$0	
	17.733	\$125,400	\$125,000	\$250,400	

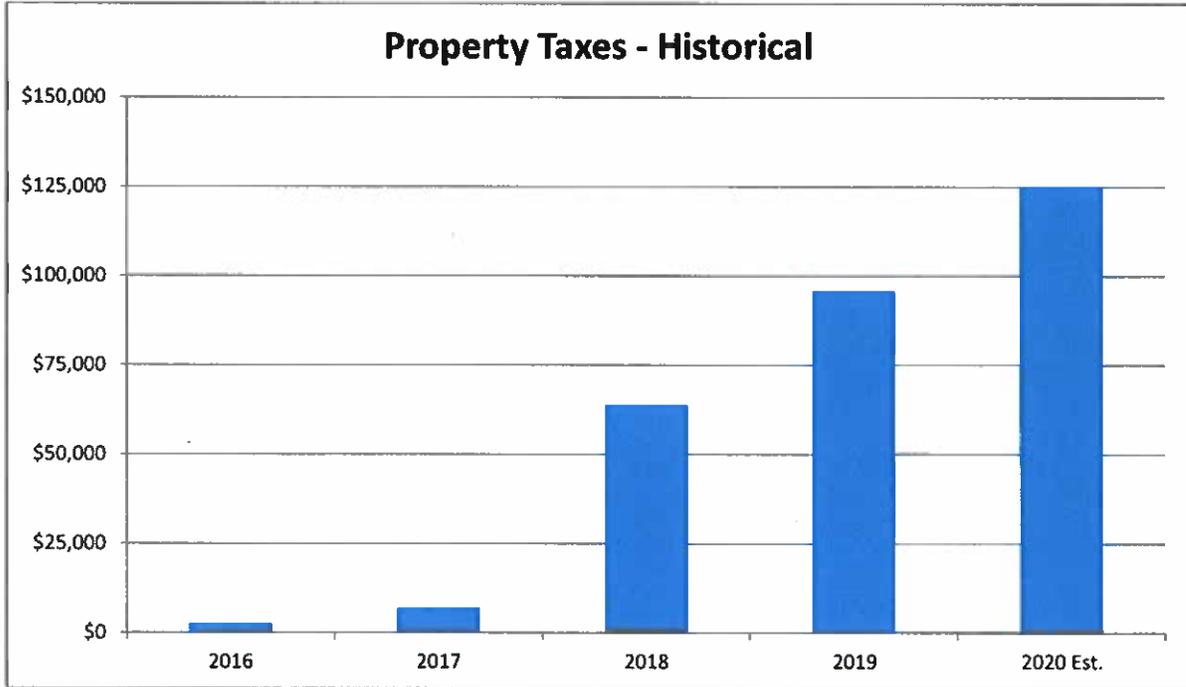
Assessed Valuations - 1/1/2019

	Acres	Land	Improved	Total	
251-3106-101-0210 Rock Ridge - Phase II	5.545	\$118,000	\$865,000	\$983,000	Partial - under construction
251-3106-101-0211 Rock Ridge - Phase I	6.874	\$125,400	\$1,973,700	\$2,099,100	Three 12-unit apartments & rental/maintenance building
251-3106-101-0212 City of Merrill - Future III	5.314	\$0	\$0	\$0	
	17.733	\$243,400	\$2,838,700	\$3,082,100	

Assessed Valuations - 1/1/2020

	Acres	Land	Improved	Total	
251-3106-101-0210 Rock Ridge - Phase II	5.545	\$118,000	\$1,908,000	\$2,026,000	Three 12-unit apartments
251-3106-101-0211 Rock Ridge - Phase I	6.874	\$125,400	\$1,973,700	\$2,099,100	Three 12-unit apartments & rental/maintenance building
251-3106-101-0212 City of Merrill - Future III	5.314	\$0	\$0	\$0	
	17.733	\$243,400	\$3,881,700	\$4,125,100	

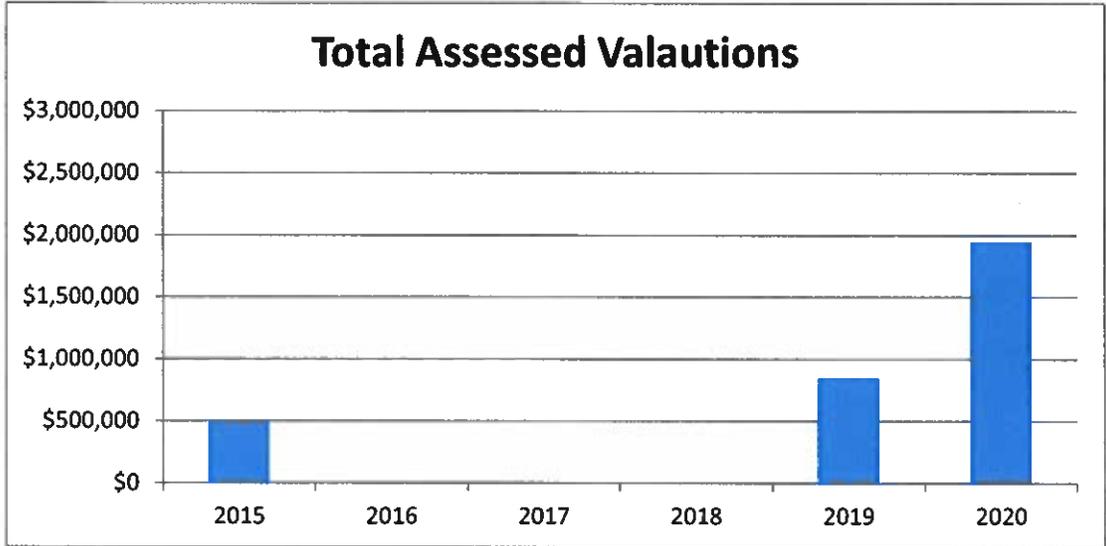
**City of Merrill - TID No. 11 (Former Lokemoen Development field)
Rock Ridge Apartments - Real Estate Property Taxes**



		Tax Bill	Taxes	Change Over Base
	Lokemoen Development	2016	\$2,747	
(Partial for Phase I)	Rock Ridge - Footings	2017	\$7,142	\$4,395
	Rock Ridge - Phase I	2018	\$63,993	\$61,246
(Partial for Phase II)	Rock Ridge - Phase I & II	2019	\$95,897	\$93,150
	Rock Ridge - Phase I & II	2020 Est.	\$125,000 Estimated	\$122,253

Attachment: Equalized Valuations - 2020 Overview (5205 : Equalized Valuation Overview - 2020)

**City of Merrill - State Highway 64 Frontage (to Thielman Street)
Tax Increment District (TID) No. 3 - Assessed Valuations**



Assessed Valuation Summary:

<u>As of 1/1st</u>	Real Estate	Personal Property*	Total Assessments	Change Over Base
2015	\$491,600	\$0	\$491,600	
2016	\$0	\$0	\$0	(\$491,600)
2017	\$0	\$0	\$0	(\$491,600)
2018	\$0	\$0	\$0	(\$491,600)
2019	\$830,200	\$20,730	\$850,930	\$359,330
2020	\$1,923,600	\$25,640	\$1,949,240	\$1,457,640

*Just One Way Park City LLC through 1/1/2020

Attachment: Equalized Valuations - 2020 Overview (5205 : Equalized Valuation Overview - 2020)

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	3.99	\$280,000	\$0	\$280,000	
251-3107-073-0048	Between Pearl/Gem Streets	Badger Portfolio LLC	2.48	\$152,000	\$0	\$152,000	
251-3107-073-0047	2604 E. Main St.	Brandt, Troy (Tennessee)	0.21	\$10,200	\$40,000	\$50,200	
251-3107-073-0046	2606 E. Main St.	Galella, Andre	0.13	\$9,400	\$0	\$9,400	
			6.80	\$451,600	\$40,000	\$491,600	

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

PIN	Location	Ownership	Acres	Land	Improved	Total
251-3107-073-0131	Lot 1 - Nelson's Powerhouse	TSI State Property LLC	2.19	\$83,800	\$0	\$83,800
251-3107-073-0132	Lot 2 - One Way/Brickner's	One Way Park City LLC	1.80	\$95,700	\$650,700	\$746,400
251-3107-073-0133	Lot 3 - Golden Harvest	Conjurske, Timothy/Nicole*	2.71	\$0	\$0	\$0
			6.70	\$179,500	\$650,700	\$830,200

*City of Merrill ownership as of 1/1/2019

The following are 1/1/2020 assessments for Lots 1 thru 3:

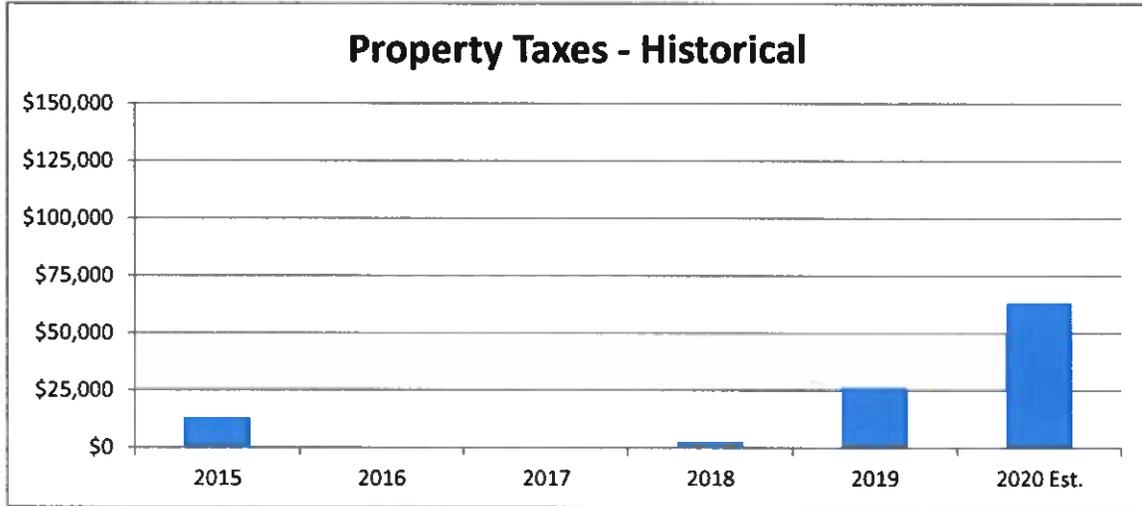
PIN	Location	Ownership	Acres	Land	Improved	Total
251-3107-073-0131	Lot 1 - Nelson's Powerhouse	TSI State Property LLC	2.19	\$112,600	\$392,700	\$505,300
251-3107-073-0132	Lot 2 - One Way/Brickner's	One Way Park City LLC	1.80	\$95,700	\$846,200	\$941,900
251-3107-073-0133	Lot 3 - Golden Harvest	Conjurske, Timothy/Nicole	2.71	\$135,300	\$341,100	\$476,400
			6.70	\$343,600	\$1,580,000	\$1,923,600

TID3 - Lots 1 thru 3

Assessments - Detail
Page 9

Revised: 8/9/2020

**City of Merrill - State Highway 64 Frontage (to Thielman Street)
Tax Increment District (TID) No. 3 - Property Taxes**



Property Tax Summary:

<u>Tax Bill</u>	Real Estate Tax	Personal Property*	Total Taxes	Change Over Base
2015	\$13,243	\$0	\$13,243	
2016	\$0	\$0	\$0	(\$13,243)
2017	\$0	\$0	\$0	(\$13,243)
2018	\$2,920	\$0	\$2,920	(\$10,323)
2019	\$25,581	\$640	\$26,221	\$12,978
2020 Est.	\$62,425	\$795	\$63,220 Estimated	\$49,977

*Just One Way Park City LLC through 2020 Personal Property Taxes

Attachment: Equalized Valuations - 2020 Overview (5205 : Equalized Valuation Overview - 2020)

City of Merrill - Tax Increment District (TID) No. 3

**3201 E. Main St. - Merrill Development Group, LLC (Green Bay)
PIN 251-3106-132-0222 (0.76 Acres)**

	Personal Property	Real Estate Assessment - 2016			Total Valuation	Total Taxes
		Land	Improved	Total		
Business 3s Company	\$10,720	\$65,000	\$138,000	\$203,000	\$213,720	\$5,866

	Personal Property	Real Estate Assessment - 2020			Total Valuation	Projected Total Taxes
		Land	Improved	Total		
Business Dollar Tree	\$130,410	\$65,000	\$564,200	\$629,200	\$759,610	\$23,179

Change in Assessed Valuation and Tax Increment:

PP Change	Real Estate Assessment Change			Total Valuation Change	Total Annual Tax Increment
	Land	Improved	Total		
\$119,690	\$0	\$426,200	\$426,200	\$545,890	\$17,314

Attachment: Equalized Valuations - 2020 Overview (5205 : Equalized Valuation Overview - 2020)



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

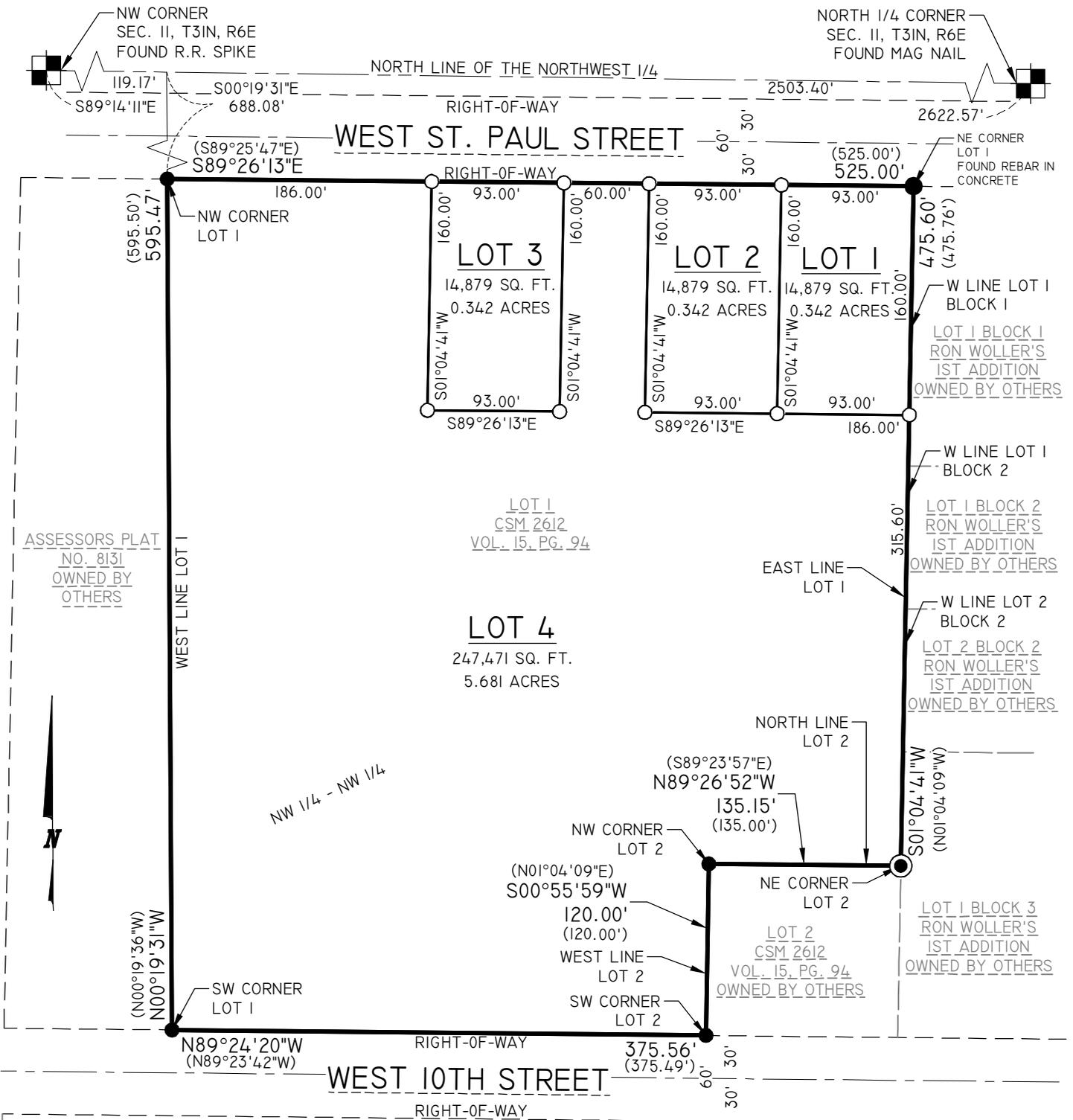
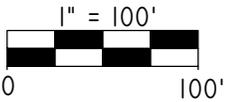
LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2612, RECORDED IN VOLUME 15, PAGE 94, AS DOCUMENT NUMBER 526182 FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION II, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.



Attachment: TID11 - W St Paul - 8842 CSM (5206 : TID 11 - CSM)

NOTES:

1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 89°14'11" EAST.
2. FIELD WORK WAS COMPLETED ON OCTOBER 1ST, 2019.
3. RIGHT-OF-WAY IS BASED ON MONUMENTS FOUND IN FIELD AND SURVEYS OF RECORD.

SHEET 1 OF 2
DRAWING FILE: P:\8800-8899\8842 - City of Merrill - Ott Subdivision\dwg\Survey\8842 CSM.dwg

LEGEND	
	- 1 IN. BAR FOUND UNLESS NOTED
	- 1-1/4 IN. O.D. IRON PIPE FOUND UNLESS NOTED
	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2612, RECORDED IN VOLUME 15, PAGE 94, AS DOCUMENT NUMBER 526182 FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION II, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2612, RECORDED IN VOLUME 15, PAGE 94, AS DOCUMENT NUMBER 526182 FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION II, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 292,108 SQUARE FEET, 6.706 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE CITY OF MERRILL, OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7 AND THE SUBDIVISION REGULATIONS OF THE CITY OF MERRILL.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS _____ DAY OF _____

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

Attachment: TID11 - W St Paul - 8842 CSM (5206 : TID 11 - CSM)

CITY OF MERRILL APPROVAL CERTIFICATE
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IS WITHIN THE CITY OF MERRILL AND IS HEREBY APPROVED.

DATE _____ APPROVED _____

DATE _____ SIGNED _____

REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority (RDA)
Date of Meeting: Wednesday, August 19th, 2020
Request by: Finance Director/RDA Secretary Kathy Unertl

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

Update on and discussion of potential redevelopment options for former Hurd Windows & Doors parcels (TID No. 8):

The main property is owned (and back under legal control) of Merrill Area Development Corp. (MADC) including the following tax parcels:

251-3106-142-0103 211 S. Genesse St. The 2020 Assessed Valuations are:

Land	Improved	Total	Acres
\$101,400	\$761,500	\$861,900	16.90

251-3106-142-0104 205 Stange St. The 2020 Assessed Valuations are:

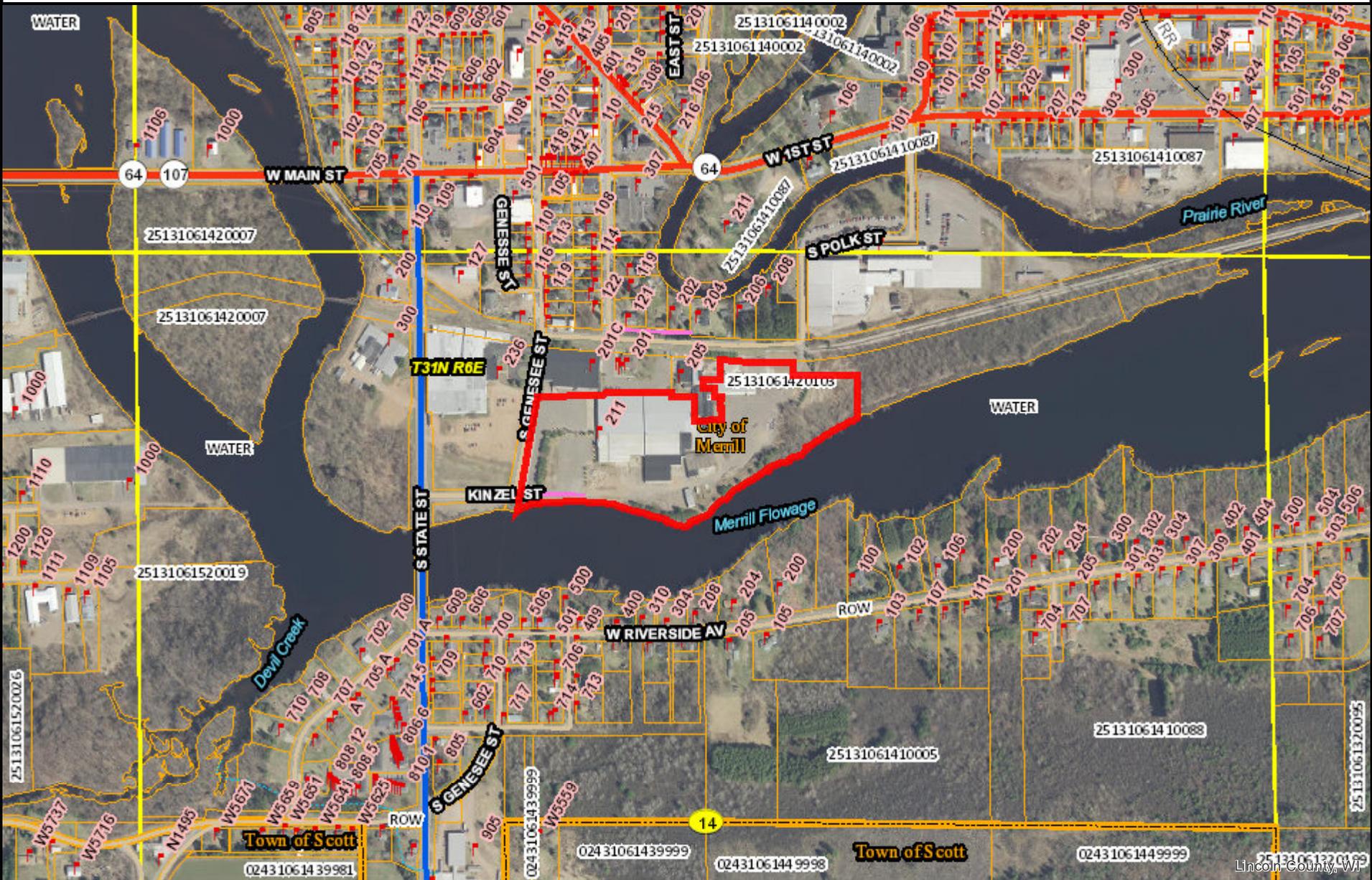
Land	Improved	Total	Acres
\$ 6,700	\$ 0	\$ 6,700	1.12

Please see following GIS Map for parcel locations and aerial photography of overall area.

Prepared: 8/10/2020

Attachment: TID8 - Former Hurd Overview (5207 : TID 8 - Former Hurd Overview and GIS Map)

Lincoln County Public Access Land Records Viewer



Attachment: TID8 - Former Hurd GIS Map (5207 : TID 8 - Former Hurd Overview and GIS Map)

Author: Public
 Date Printed: 8/10/2020



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.