



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY OCTOBER 7, 2020

Regular Meeting

City Hall Council Chambers

8:00 AM

- I. Call to order
- II. Consider approval of RDA meeting minutes from September 2nd
 1. 2020-09-02 RDA
- III. Consider approval of Joint RDA/Committee of Whole meeting minutes from September 23rd
 1. 2020-09-23 RDA
- IV. Public Comment
- V. Follow-up information to Joint Meeting discussion on potential single-family development on Lot 3 (Edgewater Dr. - Tax Increment District No. 11 - State Highway 107)
 1. TID - 11 Background Info
- VI. Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and JJ Premier LLC (Tax Increment District No. 11 - State Highway 107)
 1. TID - 11 JJ Premier LLC
- VII. Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and RC-N-DI Investments LLC (Tax Increment District No. 6 - Downtown Area)
 1. TID - 6 Wixson
- VIII. Review Project Plan for the Project Plan Amendment of Tax Increment No. 3 in Order to Share Increment with Tax Incremental Districts No. 6, 7, & 8
 1. TID - 3 Project Plan
- IX. Review and consider Finance Director's recommendation for Tax Increment Transfers in 2020 and 2021
- X. Review and consider 2021 Tax Increment Districts (TIDs) Budget Requests
 1. TID Map
 2. TID Budgets
- XI. Next RDA meeting(s)
- XII. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, September 2nd, 2020 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Tony Kusserow, Steve Sabatke, Sheila Polak, Lori Anderson-Malm, and Derek Woellner (via phone)

RDA Excused: Val Mindak

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl (via phone), Public Works Director/City Engineer Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Heath Tappe of Denyon Homes and Ryan Ott of Ryan Ott Development & Construction, Jim Jaworski from JJ Premier Investments and Travis Carlson from CMO Building Services

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

Consider approval of RDA meeting minutes from August 19th, 2020:

Motion (Sabatke/Kusserow) to approve the meeting minutes from August 19th. Carried.

Public Comment: None

Presentation on and discussion of potential options for single-family home development on former Kienitz parcel (Tax Increment District No. 11):

Denyon Homes and Ryan Ott Development & Construction, LLC:

Heath Tappe of Denyon Homes highlighted his firm's housing developments in central Wisconsin communities with a PowerPoint presentation. Tappe was involved in the Nicholas Subdivision in Merrill. Denyon Homes will be the primary financing partner and has connections for building materials and construction contractors. Ryan Ott Development & Construction will be the primary building contractor.

Their plan is construction of three new homes on W. St. Paul St. starting in September 2020. Timing of Wisconsin Public Service utility installation was discussed, as well as need for high speed internet service. City of Merrill would plan for potential 2021 utility and Superior Street infrastructure construction in 2021 (i.e. extension between W. 10th St. and W. St. Paul St.).

Unertl reported that Merrill Common Council authorized the three single-family home development project with Ryan Ott Development & Construction LLC on 9/9/2019. City Attorney Tom Hayden concurred that just a revised development agreement would be needed with both Denyon Homes and Ryan Ott included.

Presentation on and discussion of potential options for single-family home development on former Kienitz parcel (Tax Increment District No. 11) - Continued:

JJ Premier Investments, LLC and CMO Building Services, LLC:

Bialecki introduced Jim Jaworski from JJ Premier Investments and Travis Carlson from CMO Building Services. JJ Premier has built new affordable housing on Sherman Street in Wausau.

There were building concept drawings in the RDA agenda packet. Typical homes are three bedrooms and two bathrooms (i.e. about 1,400 sq. ft.). JJ Premier Investments is interested in starting construction on up to three homes yet in Fall 2020. These would be stick built homes, so the recent building material pricing increases were mentioned as a concern.

RDA Commissioner Discussion and Motion:

Timing of City infrastructure improvements were discussed. Public Works Director/City Engineer Rod Akey suggested preliminary timeframe of July 31st, 2021 for curb, gutter, and paving of W. St. Paul St. Extension of Superior St. would involve both utility and street improvements.

Nelson verified that the transfer of three (3) City-owned lots was possible now. City Building Inspector/Zoning Administrator Darin Pagel advised that the Certified Survey Map (CSM) allows for transfer of three lots. A City Plan Commission public hearing and recommendation to the Common Council is still needed on the formal Plat to facilitate future development of the rest of the parcel. Anderson-Malm asked about right-of-first-refusal for the entire property if the three new homes constructed as Phase 1 in 2020. The right-of-first-refusal is in the draft revised development agreement included in the RDA agenda packet.

Motion (Woellner/Anderson-Malm) to continue finalizing a revised development agreement with Denyon Homes and Ryan Ott Construction and proceed with the platting approval process. Motion carried.

RDA Commissioners requested Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC) and City staff to work with JJ Premier Investments on potential other City-owned property that could be developed for single-family home development.

Update on redevelopment of former Hurd Windows & Doors parcels (Tax Increment District No. 8):

Johnson reported that Merrill Area Development Corp. (MADC) has accepted an offer to sell the site and the two buildings to Weinbrenner Shoe Company. The sale closing will occur in early 2021. Weinbrenner plans to invest about \$3 million in improvements. Bialecki commented that Weinbrenner Shoe Company plans to add new jobs to facilitate their business expansion.

Before end of 2020, City staff will be preparing draft Common Council resolution and development agreement for Weinbrenner Shoe Company redevelopment of the former Hurd Windows & Doors property and buildings.

Follow-up on FreMarq Innovations quarterly employee count information (Tax Increment District No. 7):

Renea Frederick has requested potentially restart the two-year fifty employee retention period as of mid-December 2020 due to the impacts of COVID-19 on their curtain wall manufacturing business. RDA Commissioner consensus to consider this request in closed session at the November RDA meeting.

Unertl also reported that the City of Merrill will not be extending water and sanitary sewer to the northern most building in 2020. This infrastructure project will be considered in the future.

Next RDA meetings: Joint meeting with Committee of Whole scheduled for 6:00 p.m. on Wednesday, September 23rd. Regular RDA meeting scheduled for Wednesday, October 7th at 8:00 a.m.

Adjournment: (Woellner/Sabatke) to adjourn at 9:15 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

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

Wednesday, September 23rd, 2020 at 6:00 p.m.
City Hall Common Council Chambers

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

Additional Committee of Whole Present: Alderpersons Steve Hass, Rick Blake, Steve Osness, John Van Lieshout, Mike Rick, Mark Weix, and Paul Russell (via phone)

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Jim Jaworski from JJ Premier Investments and Travis Carlson from CMO Building Services, Brian Reilly from Ehlers & Associates, and Merrill Productions camera operator

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

Public Comment: None

RDA Chair Nelson facilitated the rest of the joint meeting.

Consider potential housing development concept for Lot 3 CSM 2554 of former Lokemoen Development parcel (Tax Increment District No. 11):

Bialecki and Johnson reported that JJ Premier Investments and CMO Building Service representatives remain interested in constructing single-family homes in Merrill. Per the September 2nd RDA direction, another potential City-owned development site was reviewed. Several potential concept layouts were prepared for the 5.3 acre Lot 3 of former Lokemoen Development parcel. The land option for Rock Ridge Apartments (potential Phase III) has expired. There has been no response from the developers when City representatives have called in recent months.

Johnson distributed Concept #2 map which would split the property and with a new City of Merrill street running between Rock Ridge Court and Edgewater Drive. There is potential for 15 lots. First priority is the three lots fronting on Edgewater Drive. Bialecki and Jim Jaworski expressed interest in construction of two to three single-family homes starting in Fall 2020.

Osness asked about costs of construction materials. Jaworski responded that CMO Building Services and JJ Premier Investments believe that prices will stabilize and their firms are looking for work over the winter months. Sabatke asked for clarification on potential Tax Increment District (TID) incentives. Johnson and Bialecki reported that requesting the same terms as the Denyon Homes/Ryan Ott Construction single-family home development (i.e. land for \$1 per lot and \$10,000 TID cash development incentive upon completion of each new home).

Sabatke asked about zoning. Since the former Planned Unit Development (PUD) concept from Rock Ridge Apartments isn't being constructed, Hayden and Johnson reported that City zoning reverted back to the original R-1 zoning (which allows for single-family home development). What is needed is a Certified Survey Map (CSM) to split off three lots on Edgewater Drive and then a future Plat. Sabatke requested cost information for the survey work.

Consider potential housing development concept for Lot 3 CSM 2554 of former Lokemoen Development parcel (Tax Increment District No. 11) - Continued:

Woellner expressed concerns about where the potential River Bend Trail crosses Lot 3. Johnson will follow-up and provide an update at future meetings regarding the proposed single-family home development project.

Motion (Woellner/Kusserow) to proceed with the development concept, contingent upon resolving potential location of River Bend trail easement and following the Denyon Homes/Ott Construction TID development incentive terms. Motion carried.

Unertl advised that a formal resolution and draft development agreement would be provided for consideration at the Wednesday, October 7th RDA meeting and then at the Tuesday, October 13th Common Council meeting.

Review and discussion of Tax Increment Districts (TIDs) status and future plans:

Unertl emphasized that fifteen years ago, Tax Increment District (TID) No. 3 had just been created and had zero tax increment and zero TID funds. The objectives of this joint RDA/COW meeting is to provide everyone with detail on fiscal status and planning future fiscal directions.

Unertl highlighted the significant equalized valuation growth within the City of Merrill and within Tax Increment Districts (TIDs). Total TID equalized valuation is \$53,707,200 as of 1/1/2020. Reilly noted that City of Merrill TID equalized valuation is at 11.57% of the tax base. The State of Wisconsin TID limit restricting when new TIDs can be created is 12.0%.

The City has now had four straight years of Net New Construction of 1.0% or higher. The TID 2019 Annual Reports were provided, including a pie chart showing Revenues (such as Tax Increment, new borrowing, State Aids, and other). TID expenses in 2019 included investments of almost \$2.5 million in utility and street infrastructure.

Unertl's background information also included fund balance comparison between 2018 and 2019 year-end from the CLA 2019 audit management communications report. Due to the timing of construction completion, there will be about \$325,000 in reimbursements credited to the 2020 fiscal year related to 2019 infrastructure improvements.

Tax Increment District (TID) No. 3 has a TID Share Plan with TID No. 6 (Downtown), No. 7 (North Center Avenue Area), and TID No. 8 (West Side Area). During 2016 through 2018, \$858,069 was transferred from TID No. 3 to "blighted area" TIDs. No transfer occurred in 2019,

Brian Reilly from Ehlers & Associates presented detailed information on the fiscal status of each of the Merrill TIDs. TID No. 3 can no longer make new expenditures as of 9/13/2020. The future TID No. 3 tax increment will be used for debt service and TID cash development incentives, per existing development agreements, over the next six years (i.e. 2021 through 2026 revenue years). It is possible for the City of Merrill to keep the TID open for one additional year for housing improvements throughout the community. Reilly noted that 75% of the TID increment amount needs to be dedicated for "affordable housing"

Review and discussion of Tax Increment Districts (TIDs) status and future plans (Continued):

Due to Wisconsin Statutes changes, TID No. 6 would have an additional revenue year than shown on Reilly's presentation materials. There are several TIDs that could donate tax increment to "blighted area" TIDs that have existing General Fund Advances. Minimizing additional General Fund Advances is one of the fiscal concerns of bond rating firms (such as Standard & Poor's).

Due to annual cash flow to support debt service, additional transfers from TID No. 3 to TID No. 8 (West Side Area) were recommended. With a new TID Share Plan, TID No. 4 could transfer positive tax increment balances to TID No. 9 (Wisconsin River frontage and South Center Avenue). Depending upon future developments, it is also possible to extend the life of a TID another three years. This might be a potential option for TID No. 9.

Unertl will bring TID Share recommendations and 2021 proposed TID budgets to the Wednesday, October 7th RDA meeting for consideration. Reilly recommended formal Common Council action on TID Sharing to address Standard & Poor's bond rating comments.

Adjournment: (Osness/Rick) to adjourn at 7:50 p.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, October 7th, 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)

Follow-up information to Joint Meeting discussion on potential single-family home development on Lot 3 (Edgewater Dr. – TID No. 11):

Attached are the following:

- Survey Mapping – estimates of probable cost (CSM \$1,500 - \$2,000)
- River Bend Trail easement update (from City Administrator Dave Johnson's report to 9/29/2020 Personnel & Finance Committee)
- Proposed Certified Survey Map (CSM) – with three lots on Edgewater Dr.
- Request has been submitted to Public Works Director/City Engineer for probable cost estimates for future extension of utility and new street infrastructure (i.e. between Edgewater Dr. and Rock Ridge Ct.).

Prepared: 9/29/2020

Unertl, Kathy

From: Johnson, David
Sent: Thursday, September 24, 2020 2:24 PM
To: Sabatke, Steve
Cc: Unertl, Kathy
Subject: FW: Merrill subdivision

FYI

David Johnson, City Administrator
City of Merrill
1004 E. 1st St.
Merrill WI 54452
715-536-5594

From: Joshua Prentice [mailto:jprentice@reiengineering.com]
Sent: Thursday, September 24, 2020 11:40 AM
To: Johnson, David
Subject: RE: Merrill subdivision

Good morning Dave,
I would estimate the CSM in the range of \$1500-2000 and the state plat would be in the estimated range of \$6500 not including the application, recording and printing fees. Our fees are estimated on 3 trips to the site for topo and staking efforts and one CSM map, preliminary plat and final plat.

Thank you,

Josh Prentice - PLS
Land Surveying Department Manager

REI Engineering

Confidentiality Notice: This message is intended for the recipient only. If you have received this e-mail in error please disregard.

Attachment: TID11-Background Info (5331 : TID - 11 Background Info)

City Administrator's Report - 8/30/2020 - 9/24/2020
River Bend Trail Easement

5.1.a

4.5.a

had 125 participants tested and on September 18 they brought 250 test kits and we had 248 participants tested.

Since Governor's mask mandate we still have not had real issues with people entering City Hall without masks, very few individuals have been entering the building without masks. The Governor has now renewed his mask mandate through November 21.

I continued sending information and updates to Aldermen and Department Heads on almost a daily basis, whenever the COVID-19 numbers change or other new information becomes available. We have seen a significant increase in confirmed COVID-19 cases in Lincoln County over the past month.

Probation & Parole on the second floor of City Hall still have not re-opened for full in-person services.

On September 18, I was interviewed by Channel 7 concerning the impact of COVID-19 on the City of Merrill.

On September 22, Merrill-Go-Round service was suspending pending the return to work of quarantined drivers after one of them test positive for COVID-19 and the other full-time drivers were exposed to him.

At the combined RDA/COW meeting on September 23 the issue of the River Bend Trail easement came up. In researching the easement the next morning we found that the easement would impact the lots and reduce their number. As an alternative we can run the trail along the new street for the one block and still connect to the trail easement through Rock Ridge Apartments. As originally envisioned the trail was to follow the river to Council Grounds. It is now acknowledged that it will not be possible to get easements from all the individual property owners along the river so the trail will run from the Lincoln Wood property along the river then turn north up to Highway 107 and proceed on the wide sidewalk to Edgewater Dr. then turn west on the new street to Rock Ridge Court before proceeding west through the apartment property to the MARC. We spoke with John Krohn, President of the River Bend Trail Foundation and he has no problem with the trail using the new street through the new subdivision since there will be very limited traffic. We also spoke to Jim Jaworski and he has no problem with this concept. I spoke with the Mayor and he was OK with the change. REI is proceeding with the CSM on the three lots on Edgewater,

Dept. Head Meeting

Sept. 8 Dept. Head Meeting

- COVID-19
 - ✓ Status of events – basically all City events are cancelled through end of 2020.
 - ✓ LCHD recommendations – continuation of no events with more than 50 people.
 - ✓ We have seen a more rapid rise in confirmed cases in September.
 - ✓ After State mask mandate expires Sept. 30 – continue with Health Dept. recommendations
- Budget
 - ✓ Meeting schedule and structure
 - ✓ Council guidance – target
- By Department what services and amenities do we provide that justify our tax level over other cities?
Provide for marketing effort.
Examples:
 - ✓ Enrichment Center – building, programs, craft shop.
 - ✓ Merrill-Go-Round's door to door service is unique.

Attachment: Monthly Report - City Administrator (5299 : City Administrator Johnson)
Attachment: TID11-Background Info (5331 : TID - 11 Background Info)

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 6080 W. 30TH AVENUE, WAUKESHA, WI 54401
 (715) 875-8784

LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

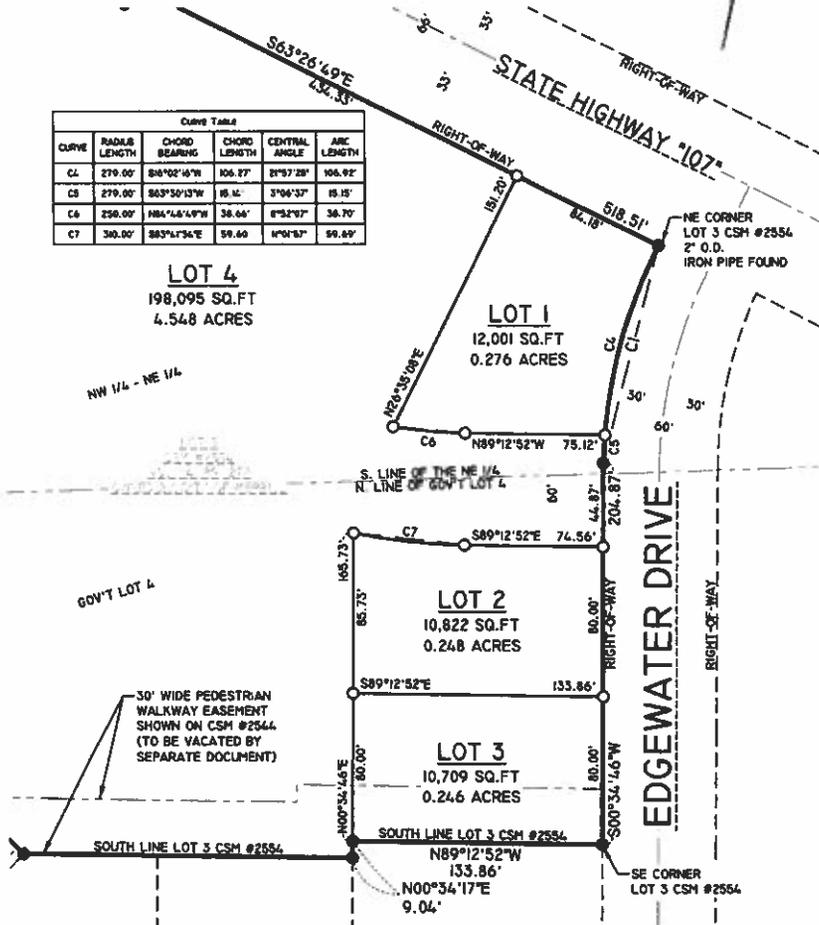
PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2554, RECORDED IN VOLUME 4, ON PAGE 272, AS DOCUMENT NUMBER 519505, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.



Curve Table				
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C4	279.00'	S84°02'16"W	106.87'	21°57'28" 106.92'
C5	279.00'	S63°30'13"W	15.14'	3°04'37" 15.15'
C6	258.00'	N84°14'19"W	38.64'	8°32'47" 38.70'
C7	340.00'	S83°14'54"E	59.60'	1°01'57" 59.69'



Attachment: TID11-Background Info (5331 : TID - 11 Background Info)



LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. _____ VOLUME _____ PAGE _____

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2554, RECORDED IN VOLUME 14, ON PAGE 272, AS DOCUMENT NUMBER 619605, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, 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 3 OF CERTIFIED SURVEY MAP NUMBER 2554, RECORDED IN VOLUME 14, ON PAGE 272, AS DOCUMENT NUMBER 619605, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 251,627 SQUARE FEET, 5.318 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF 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 256.34 OF THE WISCONSIN STATUTES 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 25TH DAY OF SEPTEMBER 2000

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


I, _____ (CITY CLERK) BEING DULY APPOINTED BY THE CITY OF MERRILL, HEREBY CERTIFY THAT THE ABOVE CERTIFIED SURVEY WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN AT ITS REGULAR

MEETING ON _____ BY RESOLUTION NO. _____

CITY CLERK _____ DATE _____



Attachment: TID11-Background Info (5331 : TID - 11 Background Info)

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND JJ PREMIER LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 11 on May 10, 2016 and the development site is within TID No. 11; and,

WHEREAS, JJ Premier LLC has proposed construction of up to fifteen new single-family homes through a phased construction timeframe; 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 and new residential homes created from this development project; and,

WHEREAS, JJ Premier LLC has negotiated the development agreement to provide for transfer of property ownership of three lots on Edgewater Drive and an incentive payment not to exceed \$30,000 to facilitate Phase 1 of the single-family home development project;.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 13th day of October, 2020, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and JJ Premier LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: _____

Derek Woellner
Mayor

Passed: _____

William N. Heideman
City Clerk

Attachment: TID11-JJ Premier Housing (5332 : TID - 11 JJ Premier LLC)

TAX INCREMENT DISTRICT (TID) No. 11 – Rock Ridge Lot 3

Through TID No. 11, the former Lokemoen Development property (17.8 acres) was acquired by the City of Merrill in 2016 for \$200,000. Phases I and II of Rock Ridge Apartments were constructed with total of six apartment buildings (i.e. 72 units) with total assessed valuation of \$4,125,100 as of 1/1/2020.

Undeveloped Lot 3 is about 5.314 acres and is adjacent to the Edgewater Drive single-family home neighborhood.

Key development background:

- Existing City utility services (i.e. water and sanitary sewer) are available on Edgewater Drive and Rock Ridge Court frontage. Three new lots will be created through Certified Survey Map (CSM) process for Phase 1 housing development on Edgewater Drive.
- A Plat is needed for the rest of the development site. City has contracted with REI for the survey and Plat development work (i.e. Concept #2 discussed at 9/23/2020 Joint RDA-Committee of Whole meeting)
- There will need to be extension of City water and sanitary sewer to service the interior of the site and curb/gutter & paving of proposed new City street between Edgewater Dr. and Rock Ridge Ct.

Phased Development:

Phase 1 – three new homes on Edgewater Dr. (Certified Survey Map – CSM pending)

City utility and street infrastructure improvements would be planned for 2022 construction to facilitate future housing phases. Public Works Director/City Engineer probable cost estimates are pending.

Conceptual Development Fiscal – Phase 1:

Preliminary development fiscal spreadsheet is provided on following spreadsheet.

Overall development project of fifteen (15) new single-family homes cash flows and would allow for the proposed TID No. 11 infrastructure investments debt service payments. There potentially could be tax increment transfers to “blighted area” TIDs after additional single-family housing phases constructed.

City of Merrill - TID No. 11 (Hwy 107/MARC Area)								
Projected Tax Increment for single-family home development							Phase 1	
PIN 251-3106-101-0212 - City-owned property (former Lokemoen Development)								
- between Edgewater Dr. and Rock Ridge Ct. along State Highway 107 (5.314 acres - Lot 3)								
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:								
					1 new home		If three (3) new homes on Edgewater Dr. frontage	
Const. Year	Value Year	Revenue Year	TID Value Increment	Tax Rate	Projected Tax Increment		TID Value Increment	Projected Tax Increment
2020	2021	2022		\$30.00	\$777	Footings		\$2,331
2021	2022	2023	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2022	2023	2024	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2023	2024	2025	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2024	2025	2026	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2025	2026	2027	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2026	2027	2028	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2027	2028	2029	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2028	2029	2030	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2029	2030	2031	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2030	2031	2032	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2031	2032	2033	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2032	2033	2034	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2033	2034	2035	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2034	2035	2036	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
2035	2036	2037	\$155,000	\$30.00	\$4,650		\$465,000	\$13,950
					Total	\$70,527	Total	\$211,581

TID11 - Edgewater Dr Homes

Revised: 9/25/2020

Attachment: TID11-JJ Premier Housing (5332 : TID - 11 JJ Premier LLC)

**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
AND JJ PREMIER, LLC (PHASE 1)**

THE DEVELOPMENT AGREEMENT (the “Agreement”) is entered into as of _____, 2020 by and between the City of Merrill, Wisconsin, (the “City”) a political subdivision of the State of Wisconsin and JJ Premier, 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. The City of Merrill has acquired and will be selling to the Developer land described below for \$1 per lot.

Edgewater Drive:

Lots 1, 2 and 3 of Certified Survey Map No. 2554, recorded in Volume 14, on Page 272, as Document No. 519505, being part of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) and part of Government Lot Four (4), located in Section Ten (10), Township Thirty-one (31) North, Range Six (6) East, City of Merrill, Lincoln County, Wisconsin.

City may grant the Developer an option for land purchase for future phases after verification by the City Engineer or Building Inspector that construction of 3 homes is substantially completed. This option shall continue for a period of one hundred eighty (180) days.

E. As an inducement to Developer to undertake the Development in TID 11 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 three single-family homes within TID 11.

F. The City will construct, at City’s sole cost and expense, a new City Street, to facilitate access to future phases within the Development Area and extend municipal water and sanitary sewer mains, at City’s sole cost and expense, to service the Development Area. The City will permit the developers to connect to the extended water and sanitary sewer mains, for the benefit and servicing of the Project.

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.

I. If the development construction is not underway by June 1, 2021, lot ownership shall revert to the City of Merrill and Developer agrees to sign the necessary documents therefore.

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/will:

- a. Included the Development Area within TID #11, which was created by the Merrill Common Council on May 10, 2016.
- b. Purchased the property and arranged for necessary survey services and preparation of certified survey maps and future plat.
- c. Will hold a City Plan Commission Public hearing on the future plat.

Attachment: TID11-JJ Premier Housing (5332 : TID - 11 JJ Premier LLC)

- d. Will begin engineering design work for construction of new City Street and extension of municipal water and sanitary sewer service to serve the Development Area.
- e. Will plan for 2022 extension of City utilities and new street construction.

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

Section 1.02 Initial Undertakings of the Developer

- a. Will raise equity and arrange for financing necessary for the Project.
- b. File site plan and permit applications with the City and/or State.
- c. Contract for construction of three single-family home and related infrastructure improvements with occupancy planned by August 31, 2021. The new tax increment would be generated beginning with 2021 (to the extent of improvements completed as of January 1, 2021) property tax (2022 collection).
- d. Shall pay all Real Estate Taxes when due.

ARTICLE II INCENTIVE PAYMENT TO DEVELOPER

This development incentive is to facilitate development of the Project, three (3) single-family homes in Phase 1.

The City shall pay a Cash TIF development incentive to the Developer in the aggregate amount of Ten Thousand Dollars (\$10,000) per home upon its completion/occupancy permit.

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 Development and the Development Area) shall be no less than ninety percent (90%) 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 Thirty and 00/100 Dollars (\$30.00) per Thousand Dollars (\$1,000) of assessed valuation.

Section 2.04 Warranties and Representations of JJ Premier, LLC. JJ Premier, LLC hereby warrants and represents the following: JJ Premier, LLC will expend at least One Hundred Fifty Thousand Dollars (\$150,000) for each new single-family home relating to the construction of the Development within the Development Area. Further, the 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

Four Thousand and 00/100 Dollars (\$4,000) in incremental taxes from each house in the Development and the Development Area, commencing with the first calendar year occurring after Developer's substantial completion of the Development.

ARTICLE III MISCELLANEOUS

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2037 or the date TID #11 is dissolved, JJ Premier, LLC 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.

JJ Premier, LLC, its successors and assigns shall indemnify and save harmless and defend the City 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 Developer'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.

The City, its successors and assigns, to the extent permitted under Wisconsin law, shall indemnify and save harmless and defend the Developer and its respective officers, agents and employees from any and all liabilities, suits, action 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 accessioned wholly or in part by any act or omission on the City'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.

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 the Developer in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developer specifically agrees that no representation, statements, assurances or guarantees will be made by the Developer to any third-party contrary to this provision. Notwithstanding anything aforesaid to the contrary, the Developer may assign the payments due it under this agreement to the Developer's lender, for collateral purposes only.

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 3.08 Amendment.

No modification, alteration, or amendment of this Agreement shall be binding upon any party hereto until such modification, alteration, or amendment is reduced to writing and executed by all parties hereto.

Section 3.09 Governing Law.

The laws of the State of Wisconsin shall govern this Agreement.

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 adopted on October 13, 2020, by the Common Council

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND RC-N-DI-INVESTMENTS LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 6 on May 12th, 2009 and the development site is within TID No. 6; and,

WHEREAS, RC-N-DI-Investments LLC has proposed rehabilitation of an existing vacant commercial building and construction of two new storage unit buildings; 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 and new residential homes created from this development project; and,

WHEREAS, RC-N-DI-Investments LLC has negotiated the development agreement to provide for an incentive payment not to exceed \$10,000 for the commercial redevelopment and new storage unit building development project;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 13th day of October, 2020, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and RC-N-DI-Investments LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: _____

Derek Woellner
Mayor

Passed: _____

William N. Heideman
City Clerk

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

City of Merrill – TIF Development Incentive Overview

TID No. 6 (Downtown Area)

Property Owner: DC-N-DI-Investments LLC will be purchasing the existing building and development site from Fastenal Company if Conditional Use Permit (CUP) approved.

There is CUP public hearing before the Merrill City Plan Commission – Wednesday, 10/7th at 6:00 p.m.

Location: 305 E. 1st St. (0.551 acre site west of City Street Garage)

Development: Rehab and expansion of existing building (i.e. retail and six storage units) and proposed construction of two new storage unit buildings. Removal and replacement of paved surfaces.

Investment: In addition to site acquisition, developer estimating \$265,000 to \$280,000 for rehabilitation of existing building and for new storage building construction.

Infrastructure: None

TID Development Incentive:

City staff recommendation:

Total of \$10,000 with the following payment schedule:

- Upon completion of existing building improvements \$5,000
- Upon completion of new storage building #1 \$2,500
- Upon completion of new storage building #2 \$2,500

TID Lifespan Tax Increment:

Spreadsheet provided – projected at over \$81,000 and likely to be higher than conservative estimates.

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

Previous rehabilitation and new construction project:

RC-N-DI-Investments LLC (i.e. Randy and Diane Wixson) purchased 1106 W. Main St. (TID No. 8) in 2012.

The Lighthouse Storage development project over the next several years\ included:

- Rehabilitation of existing vacant building
- Construction of three (3) new storage unit buildings

The TID No. 8 development incentive included:

- \$10,000 for rehabilitation of the existing building
- \$ 7,500 for each of the first two (2) storage unit buildings

Total TID No. 8 cash development incentive of \$25,000

The tax increment generated from the Lighthouse Storage development:

As of	Land	Improved	Total	Tax Bill
1/1st 2012	\$20,000	\$24,500	\$44,500	\$1,194
2019	\$27,700	\$333,000	\$360,700	\$11,080
Change	\$7,700	\$308,500	\$316,200	\$9,886

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

City of Merrill - Tax Increment District (TID) No. 6 (Downtown Area)											
Projected Tax Increment for Existing Building Rehabilitation & Future Storage Buildings											
RI-N-DI-Investments LLC (Randal and Diane Wixson)											
PIN 251-3106-114-0137 305 E. 1st St. (Former Fastenal)											
Real Estate											
Valuations											
1/1/2020											
Land											
Improved											
Total											
Projected Valuation											
Land											
Rehab - 2020											
Storage #1											
Storage #2											
New Total											
Projected Tax Increment: This analysis uses phased timeframe for new construction.											
Const. Year	Value Year	Revenue Year	Existing - Rehab.	Future Storage #1	Future Storage #2	Total Tax Increment	Tax Rate	Existing Building	Future Storage #1	Future Storage #2	Total New Increment
2020	2021	2022	\$15,000			\$15,000	\$30.00	\$450			\$450
2021	2022	2023	\$55,000			\$55,000	\$30.00	\$1,650			\$1,650
2022	2023	2024	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400		\$4,050
2023	2024	2025	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400		\$4,050
2024	2025	2026	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2026	2027	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2027	2028	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2028	2029	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2029	2030	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2030	2031	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2031	2032	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2032	2033	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2033	2034	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2034	2035	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
	2035	2036	\$55,000	\$80,000	\$80,000	\$215,000	\$30.00	\$1,650	\$2,400	\$2,400	\$6,450
Projected Tax Increment								\$23,550	\$31,200	\$26,400	\$81,150
								Rehab	New #2	New #2	Total

TID6-Wixson Storage 2020-09-26

Revised: 9/29/2020

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

Lincoln County Public Access Land Records Viewer



Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

Author: Public
Date Printed: 9/26/2020



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, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phone (715) 539-1049.

CITY OF MERRILL
 1004 EAST FIRST STREET
 MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Wednesday, October 7, 2020**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

- 1.) Randy Wixson, requesting a Conditional Use per M.M.C. Sec. 113-97 through 113-106 for the development of storage buildings at 305 E 1st Street within the City of Merrill. Pin# 251-3106-114-0137.

Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 536-4880.

Dated: September 15, 2020

CITY OF MERRILL, WISCONSIN

By: _____
 William N. Heideman
 City Clerk

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

**APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF MERRILL**

DATE 9-15-20

APPLICANT'S NAME: Randy & Diane Wixson
 BUSINESS NAME: RC-N-DI Investments
 PHONE #: 715-536-6394 EMAIL: RandallC&D@TDS.NET
 PROPERTY ADDRESS: 305 E 1st St, Merrill
 PROPERTY OWNER'S NAME: Fosteral Co.
 TAX ROLL#: 34- PIN #: 251-
 EXISTING USE: Empty
 PROPOSED USE: Retail & add self storage
 REASON FOR REQUESTING A USE PERMIT CHANGE: To comply
with City Zoning

**PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE
TO EACH OF THE FOLLOWING ITEMS**
 (Required per Section 113-100 of the Zoning Code)

1. A statement, in writing by applicant, that describes how the proposed conditional use(s) shall conform to the standards set forth in Section 113-103 hereinafter.
 - a) The establishment, maintenance or operation of the conditional use will not be detrimental or endanger public health, safety, morals, comfort or general welfare.
 - b) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with use of adjacent land (describe mitigating features to be part of the operations of the proposed use).
 - c) Describe how the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Zoning District.
 - d) Describe if adequate utilities, access roads, drainage, and other required site improvements have been or will be provided.
 - e) Describe what adequate measures have been taken to provide ingress and egress and how designed as to minimize traffic congestion in public streets.

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

- f) Explain how the conditional use shall conform to all applicable regulations of the district in which it is located.
- g) Explain how the conditional use will not violate flood plain regulations governing the site.
- h) That when applying the above standards to any new construction or placing an addition on an existing building, the Plan Commission and Common Council shall bear in mind the statement of purposes for the zoning district such that the proposed building or addition at the proposed location, does not defeat the purpose and objective of the Zoning District.
- i) In addition to passing the Conditional use Permit, the Plan Commission and Common Council shall also evaluate the effect of the proposed use upon:
 - I) The maintenance of safe and healthful conditions;
 - II) The prevention of water pollution including sedimentation;
 - III) Existing topography, drainage features and vegetative cover on the site;
 - IV) The location of the site with respect to floodplains and floodways of rivers and streams;
 - V) The erosion potential of the site based upon the degree and direction of slope, soil type, and vegetative cover;
 - VI) The location of the site with respect to existing or future access roads;
 - VII) The need of the proposed use for a shoreline location;
 - VIII) The compatibility with uses on adjacent land;
 - IX) The amount of liquid waste to be generated and the adequacy of the proposed disposal system.
- 2. Include the Names and Addresses of the architect, professional engineer, and contractor (if appropriate), and all property owners of record within 100 feet of the applicant. Note: Zoning Administrator will provide list of property owners to be included in the submittal.
- 3. Description of the subject site by lot, block, and recorded subdivision or by metes and bounds description address of the subject site; type of structure; proposed operation or use of the structure of site; number of employees and the Zoning District within which the subject site lies.
- 4. Plat of Survey prepared by a registered land surveyor showing property lines, buildings, improvements, landscaping, and all of the information required for a building permit.
- 5. Additional information as may be required by the Plan Commission of Common Council, or Officers of the City.
- 6. A fee of \$175.00 must accompany the application.
- 7. A copy of Deed is required of proposed property.

The information submitted with this application is true and accurate to the best of my knowledge and belief.

Randy Wixson
Signature of Applicant

Steve L. Wixson
Signature of Applicant

9-15-20

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

Central City Lighthouse

Sub: Application for conditional use.

Scope of the project: At the address of 305 E 1st street, Merrill, WI. Add 25 self-storage units. 20 10x20 and 5 10x24. Obtain state plans to convert a portion of existing building to cold storage, adding 6 10x24 units. Re pave the entire lot.

Randy and Diane Wixson

RC-N-DI Investments

715-536-6394 Randallc03@tds.net

Parcel ID. 251-25131061140137 Document # 424534

Retail

Retail and self storage

Existing property is zoned commercial and we need conditional use to add self-storage units.

- (a) Adding more storage units in the downtown area will make it easier for people to store items with less travel.
- (b) The property all ready backs up to the city garage and City storage area and we have position the new building to create the least impact on the neighbor to the West.
- (c) Adding the storage building will not impede other commercial properties uses.
- (d) We will continue to use existing drainage pattern and no additional utilities are required
- (e) There are two existing drive way entrances and we are requesting that you allow us to egress from the property too the alley directly to the south.
- (f) The property is already zoned commercial and self-storage is allowed with a conditional use.
- (g) We will not change the existing drainage from the property.
- (h) The property to the east and south is the city of Merrill and the property owner to the west is Heather J Karaba at 303 E 1st street, Merrill

There are no Architects at this time. We are in the process of making and offer. Obtaining the conditional use is required by us to make this a viable investment.

Randall C Wixson

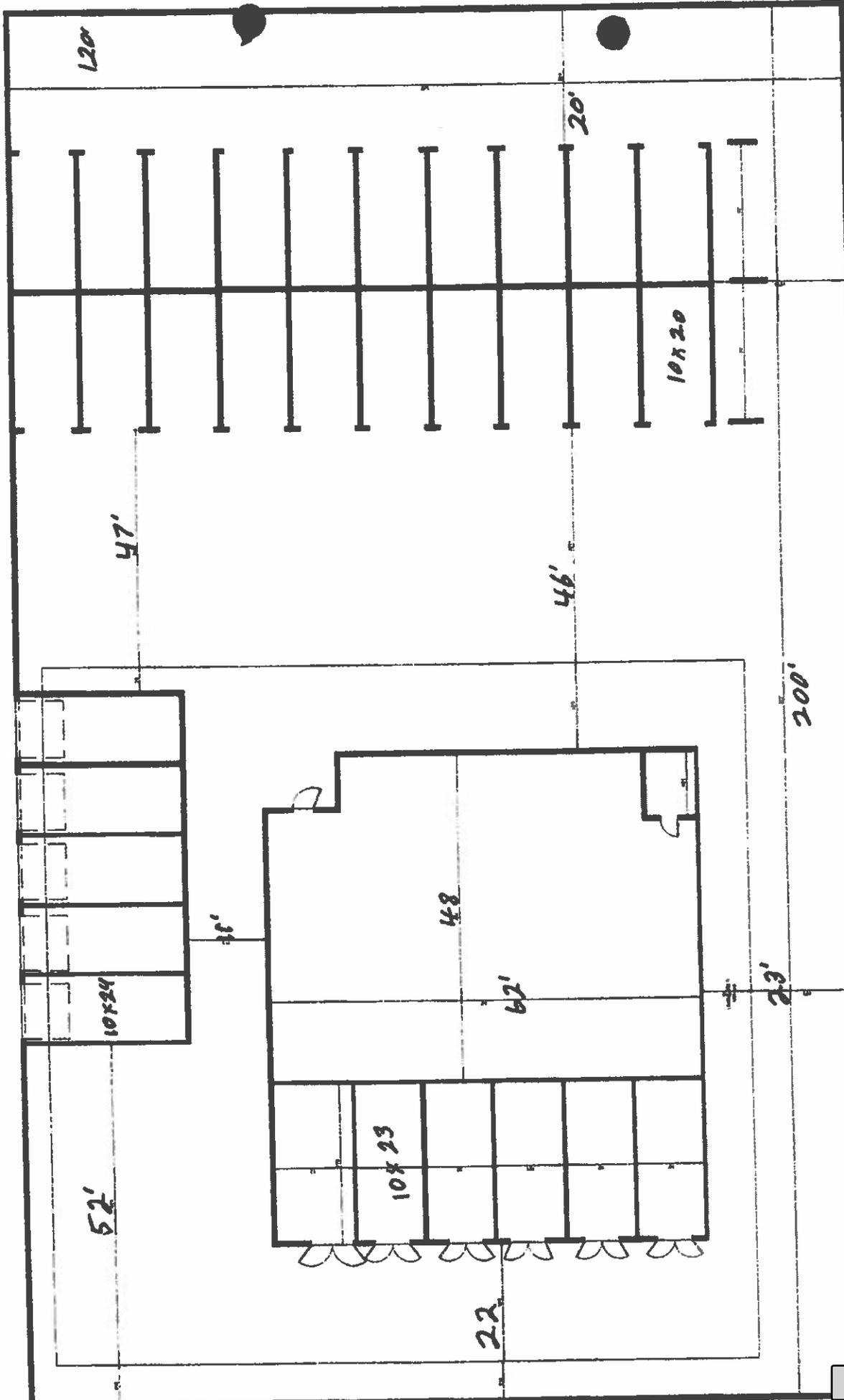

9-15-20

Diane L Wixson



Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

Kandy & Diane v.
715-536-6394



305 E 1st Street, Merrill

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
AND RC-N-DI INVESTMENTS, LLC**

THE DEVELOPMENT AGREEMENT (the “Agreement”) is entered into as of _____, 2020 by and between the City of Merrill, Wisconsin, (the “City”) a political subdivision of the State of Wisconsin and RC-N-DI Investments, 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. RC-N-DI Investments, LLC owns a development area described as:
TB Scott Lbr Co Add'n Lts 3-4-5-6 Blk 9
Located at: 305 E. 1st Street, Merrill, Wisconsin
- E. The Developer proposes to remodel existing building and construct two new storage unit buildings located within the Development Area.
- F. As an inducement to Developer to undertake the Development in TID 6 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 remodel existing building and construct two new storage unit buildings within TID 6.

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 #6, created May 12, 2009 and amended the district boundary and plan on September 22, 2015.
- 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. Acquired all necessary real estate interests.
- b. Raised equity and financing necessary for the development.
- c. File site plan and permit applications with the City and/or State.
- d. Contract for remodeling of existing building and construction of two new storage unit buildings.
- e. Developer will commence construction, with occupancy planned by September 30, 2021. The new tax increment would be generated beginning with 2021 property tax (2022 collection).
- f. This development incentive is to facilitate remodeling of existing building and construction of two new storage unit buildings.
- g. Shall pay all Real Estate Taxes when due.

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 Ten Thousand Dollars (\$10,000). This incentive shall be paid to RC-N-DI Investments, LLC per the following schedule as new property tax increment is generated and property taxes paid:

PAYMENT TIME FRAMEDEVELOPMENT INCENTIVES

RC-N-DI Investments, LLC

Upon completion of existing building improvements	\$5,000
Upon completion of new storage building #1	\$2,500
Upon completion of new storage building #2	\$2,500

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 Development and the Development Area) shall be no less than ninety percent (90%) 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 Thirty and 00/100 Dollars (\$30.00) per Thousand Dollars (\$1,000) of assessed valuation.

Section 2.04 Warranties and Representations of RC-N-DI Investments, LLC. RC-N-DI Investments, LLC hereby warrants and represents the following: RC-N-DI Investments, LLC will expend at least Two Hundred Thousand Dollars (\$200,000) for existing building remodeling and construction of two new storage unit buildings relating to the construction of the Development within the Development Area. Further, the 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 Five Thousand and 00/100 Dollars (\$5,000) in incremental taxes from the new construction in the Development and the Development Area, commencing with the first calendar year occurring after Developer's substantial completion of the Development.

ARTICLE III
MISCELLANEOUS

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2036 or the date TID #6 is dissolved, RC-N-DI Investments, 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.

RC-N-DI Investments, 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.

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 Parting 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.

No modification, alteration, or amendment of this Agreement shall be binding upon any party hereto until such modification, alteration, or amendment is reduced to writing and executed by all parties hereto.

Section 3.09 Governing Law.

The laws of the State of Wisconsin shall govern this Agreement.

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. _____ adopted on October 13, 2020, by the Common Council.

IN WITNESS WHEREOF:

The parties have executed this Agreement as of _____, 2020

CITY OF MERRILL, WISCONSIN

Derek Woellner, Mayor

William N. Heideman, Clerk

Approved:

Approved as to Form:

Katherine G. Unertl, Finance Director

Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

Personally came before me this ____ day of _____, 2020, 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.

Notary Public, State of Wisconsin
My commission _____

RC-N-DI Investments, LLC

By _____
Randall C. Wixson, President

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

Personally appeared before me this ____ day of _____, 2020, the above named Randall C. Wixson of RC-N-DI Investments, LLC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission _____

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)



September 8, 2015

Project Plan for the Project Plan Amendment of Tax Incremental District No. 3 In Order to Share Increment with Tax Incremental Districts No. 6, 7 & 8

CITY OF MERRILL, WISCONSIN

Organizational Joint Review Board Meeting Held:	September 2, 2015
Public Hearing Held:	September 2, 2015
Consideration for Adoption by Redevelopment Authority:	September 2, 2015
Consideration for Adoption by Common Council:	September 22, 2015
Consideration for Approval by the Joint Review Board:	October 6, 2015



Tax Incremental District No. 3 Project Plan Amendment

City of Merrill Officials

Common Council

William Bialecki	Mayor
Chris Malm	Aldersperson
Pete Lokemoen	Aldersperson
Ryan Schwartzman	Aldersperson
Kandy Peterson	Aldersperson
John Burgener	Aldersperson
Dave Sukow	Aldersperson
Rob Norton	Aldersperson
Tim Meehean	Aldersperson

City Staff

William Heideman	City Clerk
Kathy Unertl	City Finance Director/RDA Secretary
Dave Johnson	City Administrator
Thomas Hayden	City Attorney

Redevelopment Authority

Bill Bialecki, President	Jill Laufenberg
Karen Karow	Ryan Schwartzman
Amanda Kostman	Wally Smith
Tony Kusserow	

Joint Review Board

Mayor Bill Bialecki	City Representative
Bob Weaver	Lincoln County
Jane Kittel	Northcentral Technical College District
Brian Dasher & Wally Leipart	Merrill Area School District
Amanda Kostman	Public Member

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)



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Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

SECTION 1: Executive Summary

Description of District

Type of District, Size and Location – Donor District

Tax Incremental District (“TID”) No. 3 (the “TID” or “Donor District” or “District”) is an existing mixed-use district, created by a resolution of the City of Merrill (“City”) Common Council adopted on September 13, 2005 (the “Creation Resolution”).

Type of District, Size and Location – Recipient Districts

Tax Incremental District (“TID”) No.6 (“Recipient District No. 6”) is an existing blighted area district, created by a resolution of the Common Council adopted on May 12, 2009.

Tax Incremental District (“TID”) No.7 (“Recipient District No. 7”) is an existing blighted area district, created by a resolution of the Common Council adopted on August 11, 2009.

Tax Incremental District (“TID”) No.8 (“Recipient District No. 8”) is an existing blighted area district, created by a resolution of the Common Council adopted on September 27, 2011

Amendments

The Donor District was previously amended on May 23, 2006, whereby a resolution was adopted to add additional territory to the District, and to amend the list of projects to be undertaken. This amendment was the first of four territory amendments permitted for this District.

The Donor District was previously amended on September 24, 2013 whereby a resolution was adopted to add additional territory to and remove territory from the District, and to amend the list of projects to be undertaken. This amendment was the second of four territory amendments permitted for this District.

Purpose of this Amendment

The purpose of this Amendment is to allow for the Donor District to share surplus increments with the Recipient Districts under the provisions of Wisconsin Statutes Section 66.1105(6)(f).

The Donor District is simultaneously being amended in a separate Amendment to add projects and territory to the District.

Estimated Total Project Expenditures.

The additional project costs to be incurred under this amendment are limited to the sharing of surplus increment with the Recipient Districts. It is expected that the Donor District will generate approximately \$10,040,000 in increment that can be shared with the Recipient Districts during the eligible sharing period. Current projections indicate that approximately \$4,763,000 in increment will be shared with the Recipient Districts. Actual sharing will depend on the amount of development and other project costs in the Donor and Recipient Districts.

Economic Development

Authorizing the Donor District to share increments with the Recipient Districts will provide additional resources needed to assist the Recipient Districts in accomplishing the economic development goals set forth in their Project Plans. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the Donor District’s surplus increment, as

permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

Expected Termination of District

The Donor District has a maximum statutory life of 20 years, and must close not later than September 13, 2025, resulting in a final collection of increment in budget year 2026. Pre-amendment cash flow projections indicate that the District currently has sufficient resources to retire all outstanding liabilities. However, the District has not completed the goals of its Project Plan and Amendments and is in a position to provide assistance to the Recipient Districts in the completion of the goals of their Project Plans. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would result in closure in 2025 with a final revenue collection in 2026.

Summary of Findings

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

1. **That “but for” amendment of the Donor District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - Current and projected tax increment collections for the Recipient Districts will be insufficient to pay for project costs already incurred and the additional projects that need to be completed in those Districts to achieve the objectives of their Project Plans.
 - **That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient Districts, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor District and the Recipient Districts, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient Districts are not likely to recover their Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*
2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.

- Approval of the ability to share increment with the Recipient Districts is necessary to enable those Districts to fully realize the economic benefits projected in their Project Plans. Since the Donor District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient Districts, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
- Given that it is likely that the Recipient Districts will not achieve all of the objectives of their Project Plans or in the same manner without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
4. The boundaries of the District are not being amended.¹ At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a mixed-use district based on the identification and classification of the property included within the District.
6. The project costs will not change as a result of this amendment.
7. There are no additional improvements as a result of this amendment.
8. The amount of retail business will not change as a result of this amendment.
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

¹ The boundaries are not being amended via this document. The District is simultaneously being amended through a separate Amendment to add territory.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on September 13, 2005 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2005.

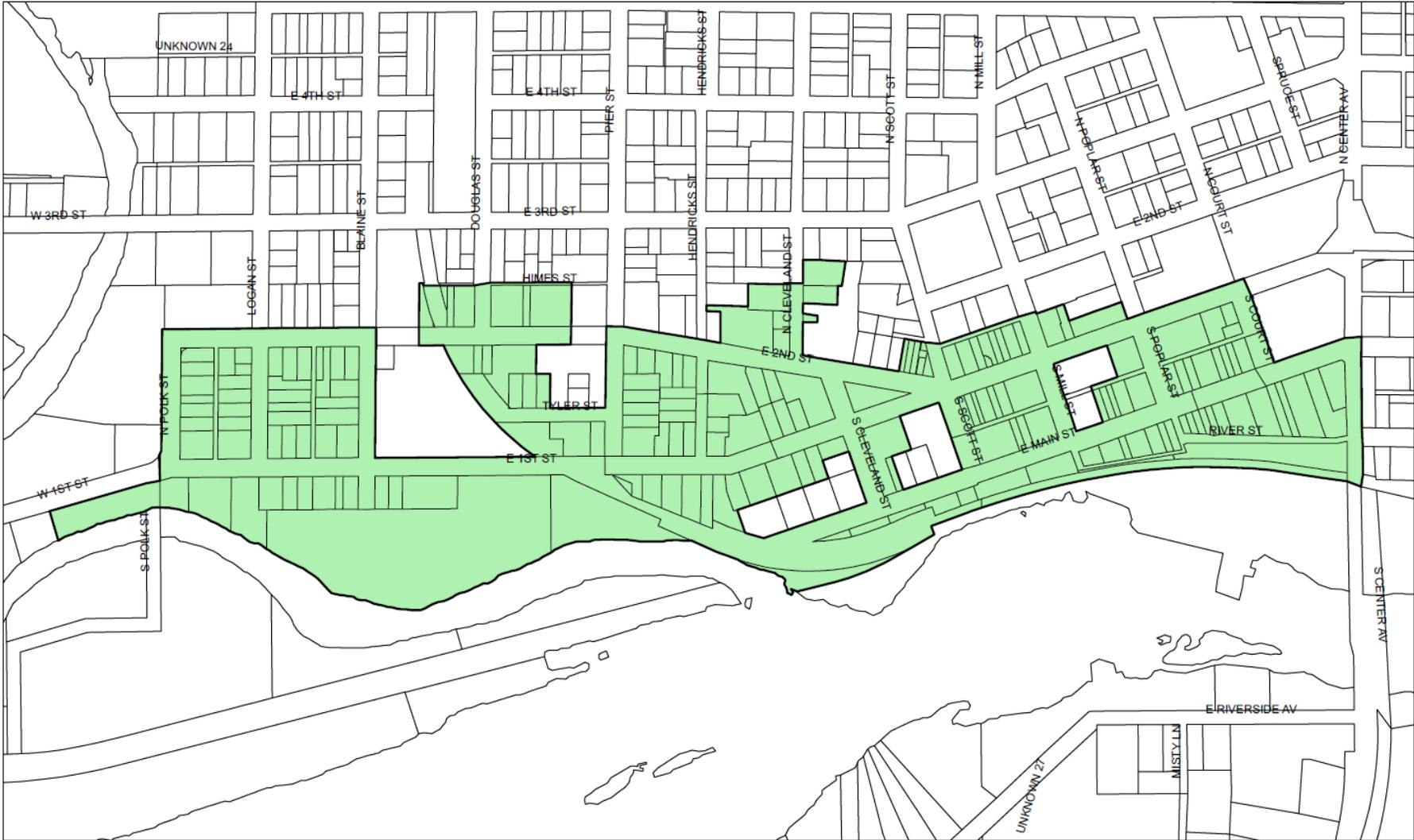
The existing District is a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District was suitable for a combination of industrial, commercial and residential uses within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Since this amendment does not add any territory to the District, the District remains in compliance with this provision. The District also remains in compliance with the prohibition that no more than 35% of the area of the District be allocated for newly-platted residential development.

Wisconsin Statutes Section 66.1105(4)(h)2 provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District have been amended twice prior to this Amendment. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments. The Donor District is simultaneously being amended to add projects and territory to the District, which will be the third boundary amendment.

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

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains a mixed-use district based on the identification and classification of the property included within the District.

Recipient District No. 6

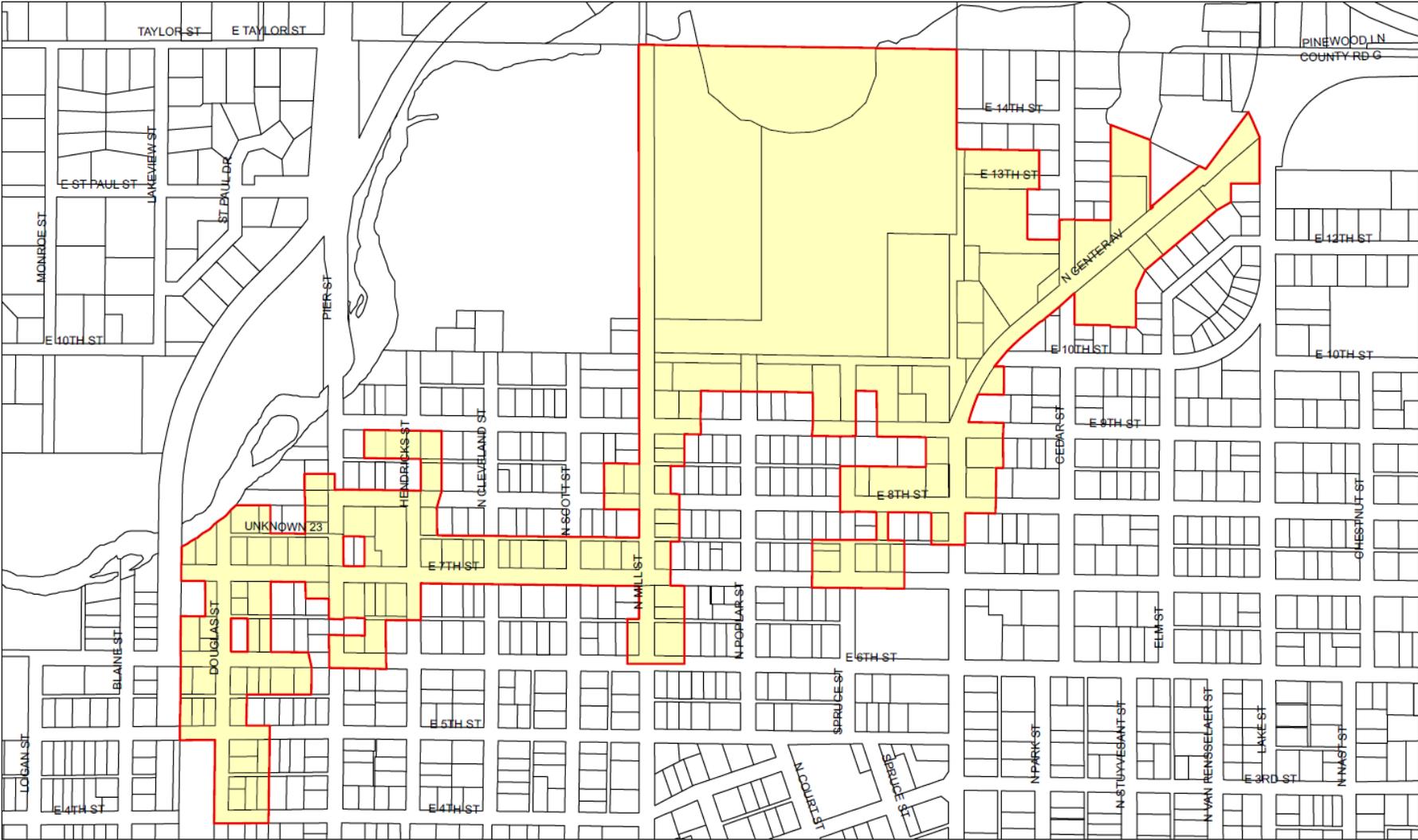


City of Merrill TID #6
New Boundary

Legend
 [Black Outline] Border
 [Green Shaded Area] TID_6

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Recipient District No. 7

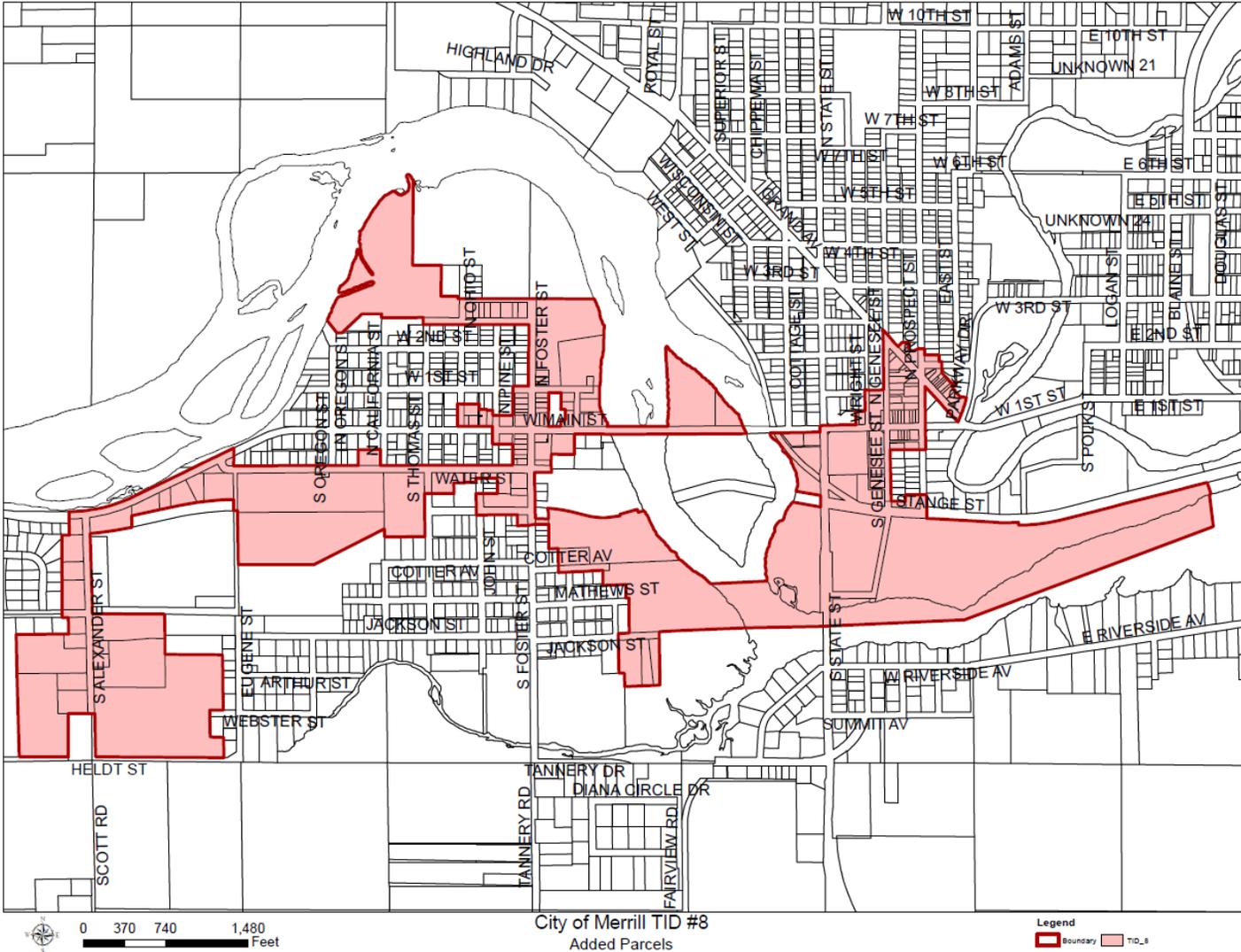


City of Merrill TID #7
New Boundary

Legend
Border TID_7

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Recipient District No. 8



Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

SECTION 4: Map Showing Existing Uses and Conditions

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan documents.

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

SECTION 5: Equalized Value Test

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

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient Districts. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan documents remains in effect.

SECTION 7: Map Showing Proposed Improvements and Uses

There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan documents.

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

SECTION 8: Detailed List of Additional Project Costs

This amendment provides the authority for the Donor District to allocate surplus increments to the Recipient Districts. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan documents remains in effect.

SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Related Costs or Monetary Obligations Are to Be Incurred

This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient Districts. The authority for this Amendment is Wisconsin Statutes Section 66.1105(6)(f), which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient Districts have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The Donor District is able to demonstrate, based on the positive tax increments that are currently generated, that it has sufficient revenues to pay for all project costs that have been incurred under the Project Plan for that District and sufficient surplus revenues to pay for some of the eligible costs of the Recipient Districts.
- The Recipient Districts were created upon a finding that not less than 50 percent, by area, of the real property within each District is blighted or in need of rehabilitation, or the project costs in the each District are used to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination.

The Donor District and Recipient Districts have the same overlapping taxing jurisdictions, and the Recipient Districts were created on a finding that not less than 50 percent, by area, of the real property within the Districts are blighted.

The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its project costs, and that surplus increments remain that can be allocated to pay some of the project costs of the Recipient Districts. Accordingly, the statutory criteria under which this amendment can be approved are met.

Increment Revenue Projections

City of Merrill, Wisconsin										
Tax Increment District No. 3										
Tax Increment Projection Worksheet										
Type of District	Mixed Use			Base Value	13,403,200					
Creation Date	September 13, 2005			Appreciation Factor	0.00%		Apply to Base Value			
Valuation Date	Jan 1,	2005		Base Tax Rate	\$32.83					
Max Life (Years)	20			Rate Adjustment Factor	0.00%					
Expenditure Periods/Termination	15	9/13/2020		Tax Exempt Discount Rate	2.25%					
Revenue Periods/Final Year	20		2026	Taxable Discount Rate	3.75%					
Extension Eligibility/Years	Yes		3							
Recipient District	No									

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
9	2013	2014	0	15,999,300	2015	\$32.83	525,218	429,902	377,091
10	2014	2015	0	18,938,800	2016	\$32.83	621,714	927,591	807,330
11	2015	2016	0	20,538,800	2017	\$32.83	674,238	1,455,448	1,257,052
12	2016	2017	0	21,038,800	2018	\$32.83	690,652	1,984,258	1,701,072
13	2017	2018	0	22,538,800	2019	\$32.83	739,893	2,538,304	2,159,555
14	2018	2019	0	24,538,800	2020	\$32.83	805,548	3,128,241	2,640,681
15	2019	2020	0	26,538,800	2021	\$32.83	871,204	3,752,220	3,142,212
16	2020	2021	0	28,038,800	2022	\$32.83	920,445	4,396,960	3,652,938
17	2021	2022	0	29,538,800	2023	\$32.83	969,686	5,061,245	4,171,539
18	2022	2023	0	31,038,800	2024	\$32.83	1,018,927	5,743,904	4,696,779
19	2023	2024	0	32,888,800	2025	\$32.83	1,079,658	6,451,334	5,233,208
20	2024	2025	0	34,288,800	2026	\$32.83	1,125,617	7,172,648	5,772,257
Totals	34,288,800		0		Future Value of Increment		10,042,801		

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Cash Flow – Donor District – Prior to Amendment

City of Merrill, Wisconsin												
Tax Increment District No. 3												
Cash Flow Projection - Prior to Amendment												
Year	Projected Revenues			Expenditures					Balances			Year
	Tax Increments	Other Revenue	Total Revenues	General Obligation Bonds 1,600,000 Dated Date: 12/28/06			Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
				Principal	Rate	Interest						
2015	525,218		525,218	10,000	3.80%	4,445	1,000	15,445	509,773	903,570	100,000	2015
2016	621,714		621,714	10,000	3.85%	4,065	1,000	15,065	606,649	1,510,219	90,000	2016
2017	621,714		621,714	10,000	3.90%	3,680	1,000	14,680	607,034	2,117,253	80,000	2017
2018	621,714		621,714	10,000	3.95%	3,290	1,000	14,290	607,424	2,724,677	70,000	2018
2019	621,714		621,714	10,000	4.00%	2,895	1,000	13,895	607,819	3,332,497	60,000	2019
2020	621,714		621,714	10,000	4.05%	2,495	1,000	13,495	608,219	3,940,716	50,000	2020
2021	621,714		621,714	10,000	4.10%	2,090	1,000	13,090	608,624	4,549,340	40,000	2021
2022	621,714		621,714	10,000	4.10%	1,680	1,000	12,680	609,034	5,158,374	30,000	2022
2023	621,714		621,714	10,000	4.20%	1,270	1,000	12,270	609,444	5,767,818	20,000	2023
2024	621,714		621,714	10,000	4.20%	850	1,000	11,850	609,864	6,377,683	10,000	2024
2025	621,714		621,714	10,000	4.30%	430	1,000	11,430	610,284	6,987,967	0	2025
2026	621,714		621,714					0	621,714	7,609,681	0	2026
Total	7,364,074	0	7,364,074	110,000		27,190	11,000	148,190				Total

Notes:
 1. Had cumulative balance of \$393,727 as of 12/31/2014
 2. Assumes no growth in increment value

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Cash Flow – Donor District – Following Amendment

City of Merrill, Wisconsin																
Tax Increment District No. 3																
Cash Flow Projection - Following Amendment																
Year	Projected Revenues			Expenditures								Balances			Year	
	Tax Increments	Other Revenue	Total Revenues	General Obligation Bonds 1,600,000 Dated Date: 12/28/06			Transfer to TID No. 6	Transfer to TID No. 7	Transfer to TID No. 8	Amendment	Admin.	Total Expenditures	Annual	Cumulative		Principal Outstanding
2015	525,218		525,218	10,000	3.80%	4,445	51,000	74,000	24,000	10,000	1,000	174,445	350,773	744,570	100,000	2015
2016	621,714		621,714	10,000	3.85%	4,065	40,000	64,000	14,000		1,000	133,065	488,649	1,233,219	90,000	2016
2017	621,714		621,714	10,000	3.90%	3,680	122,000	94,000	86,000		1,000	316,680	305,034	1,538,253	80,000	2017
2018	621,714		621,714	10,000	3.95%	3,290	179,000	105,000	94,000		1,000	392,290	229,424	1,767,677	70,000	2018
2019	621,714		621,714	10,000	4.00%	2,895	34,000	86,000	69,000		1,000	202,895	418,819	2,186,497	60,000	2019
2020	621,714		621,714	10,000	4.05%	2,495	43,000	95,000	100,000		1,000	251,495	370,219	2,556,716	50,000	2020
2021	621,714		621,714	10,000	4.10%	2,090	83,000	104,000	58,000		1,000	258,090	363,624	2,920,340	40,000	2021
2022	621,714		621,714	10,000	4.10%	1,680	72,000	85,000	53,000		1,000	222,680	399,034	3,319,374	30,000	2022
2023	621,714		621,714	10,000	4.20%	1,270	76,000	94,000	53,000		1,000	235,270	386,444	3,705,818	20,000	2023
2024	621,714		621,714	10,000	4.20%	850	93,000	105,000	44,000		1,000	253,850	367,864	4,073,683	10,000	2024
2025	621,714		621,714	10,000	4.30%	430	80,000	85,000	79,000		1,000	255,430	366,284	4,439,967	0	2025
2026	621,714		621,714				1,400,000	400,000	425,000			2,225,000	(1,603,286)	2,836,681	0	2026
Total	7,364,074	0	7,364,074	110,000		27,190	2,273,000	1,391,000	1,099,000	10,000	11,000	4,921,190				Total

Notes:
 1. Had cumulative balance of \$393,727 as of 12/31/2014
 2. Assumes no growth in increment value

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Cash Flow – Recipient District No. 6 – Prior to Amendment

City of Merrill, Wisconsin															
Tax Increment District No. 6															
Cash Flow Projection - Prior to Sharing and Amendment															
Year	Projected Revenues			Expenditures								Balances			Year
	Tax Increments	Other Revenue	Total Revenues	State Trust Fund Loan 632,275 Dated Date: 12/21/10			General Obligation Bonds 4,290,000 Dated Date: 09/04/13			Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2015	0		0	3,203	5.00%	3,317	8,511	2.25%	6,474	1,000	22,505	(22,505)	(695,583)	246,117	2015
2016	0		0	3,321	5.00%	3,166	8,511	2.25%	6,283	1,000	22,281	(22,281)	(717,863)	234,285	2016
2017	0		0	3,440	5.00%	2,991	8,511	2.25%	6,091	1,000	22,033	(22,033)	(739,896)	222,334	2017
2018	0		0	3,559	5.00%	2,819	8,511	2.50%	5,900	1,000	21,788	(21,788)	(761,684)	210,265	2018
2019	0		0	3,677	5.00%	2,641	8,511	2.50%	5,687	1,000	21,516	(21,516)	(783,200)	198,077	2019
2020	0		0	3,796	5.00%	2,464	8,511	2.75%	5,474	1,000	21,245	(21,245)	(804,445)	185,771	2020
2021	0		0	3,914	5.00%	2,267	8,511	3.00%	5,240	1,000	20,933	(20,933)	(825,378)	173,346	2021
2022	0		0	4,033	5.00%	2,072	8,511	3.00%	4,985	1,000	20,600	(20,600)	(845,978)	160,802	2022
2023	0		0	4,152	5.00%	1,870	8,511	3.00%	4,730	1,000	20,262	(20,262)	(866,240)	148,140	2023
2024	0		0	4,270	5.00%	1,667	8,511	3.50%	4,474	1,000	19,922	(19,922)	(886,162)	135,359	2024
2025	0		0	4,508	5.00%	1,449	8,511	3.50%	4,177	1,000	19,644	(19,644)	(905,806)	122,341	2025
2026	0		0	4,626	5.00%	1,223	8,511	3.50%	3,879	1,000	19,239	(19,239)	(925,045)	109,204	2026
2027	0		0	4,745	5.00%	992	12,766	3.75%	3,581	1,000	23,084	(23,084)	(948,129)	91,693	2027
2028	0		0	4,863	5.00%	757	12,766	4.00%	3,102	1,000	22,488	(22,488)	(970,617)	74,064	2028
2029	0		0	5,101	5.00%	512	12,766	4.00%	2,591	1,000	21,970	(21,970)	(992,587)	56,197	2029
2030	0		0	5,133	5.00%	257	12,766	4.00%	2,081	1,000	21,237	(21,237)	(1,013,823)	38,298	2030
2031	0		0				12,766	4.00%	1,570	1,000	15,336	(15,336)	(1,029,160)	25,532	2031
2032	0		0				12,766	4.10%	1,060	1,000	14,826	(14,826)	(1,043,985)	12,766	2032
2033	0		0				12,766	4.20%	268	1,000	14,034	(14,034)	(1,058,019)	(0)	2033
2034	0		0							1,000	1,000	(1,000)	(1,059,019)	(0)	2034
2035	0		0							1,000	1,000	(1,000)	(1,060,019)	(0)	2035
2036	0		0							1,000	1,000	(1,000)	(1,061,019)	(0)	2036
Total	0	0	0	66,341		30,462	191,489		77,649	22,000	387,941				Total

Notes:
1. Had cumulative balance of (\$673,078) as of 12/31/2014

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Cash Flow – Recipient District No. 6 – With Sharing and Amendment

City of Merrill, Wisconsin																													
Tax Increment District No. 6																													
Cash Flow Projection - Following Amendment																													
Year	Projected Revenues			Expenditures															Balances										
	Tax Increments	Transfer from TID No. 3	Total Revenues	State Trust Fund Loan 632,275 Dated Date: 12/21/10			General Obligation Bonds 4,290,000 Dated Date: 09/04/13			State Trust Fund Loan 1,085,000 Dated Date: 06/01/16			State Trust Fund Loan 915,000 Dated Date: 06/01/17			State Trust Fund Loan 600,000 Dated Date: 06/01/20			State Trust Fund Loan 305,000 Dated Date: 06/01/23			Roof Loans	Amendment	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
				Principal	Rate	Interest	Principal	Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest								
2015	0	51,000	51,000	3,203	5.00%	3,317	8,511	2.25%	6,474													17,500	10,000	1,000	50,005	995	(672,083)	246,117	2015
2016	0	40,000	40,000	3,321	5.00%	3,166	8,511	2.25%	6,283													17,500		1,000	39,781	219	(671,863)	1,319,285	2016
2017	0	122,000	122,000	3,440	5.00%	2,991	8,511	2.25%	6,091	38,498	3.75%	38,986	40,606	3.75%	27,069							11,667	10,000	1,000	121,183	817	(671,046)	2,176,949	2017
2018	0	179,000	179,000	3,559	5.00%	2,819	8,511	2.50%	5,900													11,667			178,613	387	(670,659)	2,905,776	2018
2019	144,589	34,000	178,589	3,677	5.00%	2,641	8,511	2.50%	5,687	39,941	3.75%	37,542	34,885	3.75%	32,790							11,667		1,000	178,341	248	(670,411)	1,998,762	2019
2020	145,245	43,000	188,245	3,796	5.00%	2,464	8,511	2.75%	5,474	41,439	3.75%	36,044	36,194	3.75%	31,482							11,667	10,000	1,000	188,070	176	(670,232)	2,508,823	2020
2021	145,902	83,000	228,902	3,914	5.00%	2,267	8,511	3.00%	5,240	42,993	3.75%	34,490	37,551	3.75%	30,124	32,411	3.75%	17,750				11,667		1,000	227,919	983	(669,252)	2,383,443	2021
2022	156,243	72,000	228,243	4,033	5.00%	2,072	8,511	3.00%	4,985	44,605	3.75%	32,878	38,959	3.75%	28,716	28,877	3.75%	21,285				11,667		1,000	227,586	656	(668,596)	2,258,458	2022
2023	156,899	76,000	232,899	4,152	5.00%	1,870	8,511	3.00%	4,730	46,278	3.75%	31,205	40,420	3.75%	27,255	29,959	3.75%	20,202				6,667	10,000	1,000	232,248	651	(667,944)	2,434,138	2023
2024	159,197	93,000	252,197	4,270	5.00%	1,667	8,511	3.50%	4,474	48,013	3.75%	29,470	41,936	3.75%	25,739	31,083	3.75%	19,078	20,820	3.75%	9,023	6,667		1,000	251,751	446	(667,498)	2,279,506	2024
2025	171,507	80,000	251,507	4,508	5.00%	1,449	8,511	3.50%	4,177	49,814	3.75%	27,669	43,508	3.75%	24,167	32,249	3.75%	17,913	19,186	3.75%	10,657	6,667		1,000	251,472	35	(667,463)	2,121,732	2025
2026	173,805	1,400,000	1,573,805	4,626	5.00%	1,223	8,511	3.50%	3,879	51,682	3.75%	25,801	45,140	3.75%	22,535	33,458	3.75%	16,703	19,905	3.75%	9,937			1,000	244,401	1,329,405	661,942	1,958,410	2026
2027	172,821		172,821	4,745	5.00%	992	12,766	3.75%	3,581	53,620	3.75%	23,863	46,833	3.75%	20,843	34,713	3.75%	15,449	20,652	3.75%	9,191			1,000	248,246	(75,425)	586,517	1,785,083	2027
2028	173,477		173,477	4,863	5.00%	757	12,766	4.00%	3,102	55,631	3.75%	21,852	48,589	3.75%	19,086	36,014	3.75%	14,147	21,426	3.75%	8,416			1,000	247,650	(74,173)	512,344	1,605,794	2028
2029	174,134		174,134	5,101	5.00%	512	12,766	4.00%	2,591	57,717	3.75%	19,766	50,411	3.75%	17,264	37,365	3.75%	12,796	22,229	3.75%	7,613			1,000	247,132	(72,998)	439,946	1,420,205	2029
2030	174,790		174,790	5,133	5.00%	257	12,766	4.00%	2,081	59,881	3.75%	17,602	52,301	3.75%	15,374	38,766	3.75%	11,395	23,083	3.75%	6,779			1,000	246,399	(71,608)	367,738	1,228,294	2030
2031	175,447		175,447				12,766	4.00%	1,570	62,127	3.75%	15,356	54,263	3.75%	13,413	40,220	3.75%	9,941	23,928	3.75%	5,914			1,000	240,498	(65,051)	302,686	1,034,991	2031
2032	176,103		176,103				12,766	4.10%	1,060	64,456	3.75%	13,027	56,297	3.75%	11,378	41,728	3.75%	8,433	24,825	3.75%	5,017			1,000	239,987	(63,884)	238,802	834,918	2032
2033	176,103		176,103				12,766	4.20%	268	66,874	3.75%	10,610	66,874	3.75%	9,267	43,293	3.75%	6,868	25,756	3.75%	4,086			1,000	239,196	(63,093)	175,710	627,821	2033
2034	176,103		176,103							69,381	3.75%	8,102	60,599	3.75%	7,076	44,916	3.75%	5,245	26,722	3.75%	3,120			1,000	226,162	(50,059)	125,651	426,203	2034
2035	176,103		176,103							71,983	3.75%	5,500	62,871	3.75%	4,804	46,601	3.75%	3,561	27,724	3.75%	2,118			1,000	226,162	(50,059)	75,593	217,023	2035
2036	176,103		176,103							74,683	3.75%	2,801	65,229	3.75%	2,446	48,348	3.75%	1,813	28,764	3.75%	1,079			1,000	226,162	(50,059)	25,534	0	2036
Total	3,004,573	2,273,000	5,277,573	66,341	30,462	191,489	77,649	1,085,000	464,662	915,000	370,827	600,000	202,579	305,000	82,952	125,000	40,000	22,000	4,578,961									Total	

Notes:
1. Had cumulative balance of (\$673,078) as of 12/31/2014

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Cash Flow – Recipient District No. 7 – Prior to Amendment

City of Merrill, Wisconsin									
Tax Increment District No. 7									
Cash Flow Projection - Prior to Sharing and Amendment									
Year	Projected Revenues			Expenditures		Balances			Year
	Tax Increments	Other Revenue	Total Revenues	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2015	0		0	1,000	1,000	(1,000)	(57,548)	0	2015
2016	0		0	1,000	1,000	(1,000)	(58,548)	0	2016
2017	0		0	1,000	1,000	(1,000)	(59,548)	0	2017
2018	0		0	1,000	1,000	(1,000)	(60,548)	0	2018
2019	0		0	1,000	1,000	(1,000)	(61,548)	0	2019
2020	0		0	1,000	1,000	(1,000)	(62,548)	0	2020
2021	0		0	1,000	1,000	(1,000)	(63,548)	0	2021
2022	0		0	1,000	1,000	(1,000)	(64,548)	0	2022
2023	0		0	1,000	1,000	(1,000)	(65,548)	0	2023
2024	0		0	1,000	1,000	(1,000)	(66,548)	0	2024
2025	0		0	1,000	1,000	(1,000)	(67,548)	0	2025
2026	0		0	1,000	1,000	(1,000)	(68,548)	0	2026
2027	0		0	1,000	1,000	(1,000)	(69,548)	0	2027
2028	0		0	1,000	1,000	(1,000)	(70,548)	0	2028
2029	0		0	1,000	1,000	(1,000)	(71,548)	0	2029
2030	0		0	1,000	1,000	(1,000)	(72,548)	0	2030
2031	0		0	1,000	1,000	(1,000)	(73,548)	0	2031
2032	0		0	1,000	1,000	(1,000)	(74,548)	0	2032
2033	0		0	1,000	1,000	(1,000)	(75,548)	0	2033
2034	0		0	1,000	1,000	(1,000)	(76,548)	0	2034
2035	0		0	1,000	1,000	(1,000)	(77,548)	0	2035
2036	0		0	1,000	1,000	(1,000)	(78,548)	0	2036
2037	0		0		0	0	(78,548)	0	2037
Total	0	0	0	22,000	22,000				Total

Notes:
1. Had cumulative balance of (\$56,548) as of 12/31/2014

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Cash Flow – Recipient District No. 7 – With Sharing and Amendment

City of Merrill, Wisconsin																								
Tax Increment District No. 7																								
Cash Flow Projection - Following Amendment																								
Year	Projected Revenues			Expenditures												Balances			Year					
	Tax Increments	Transfer from TID No. 3	Total Revenues	State Trust Fund Loan 605,000			State Trust Fund Loan 255,000			State Trust Fund Loan 255,000			State Trust Fund Loan 255,000			Development				Total Expenditures	Annual	Cumulative	Principal Outstanding	
				Dated Date: 06/01/16	Est. Rate	Interest	Dated Date: 06/01/17	Est. Rate	Interest	Dated Date: 06/01/20	Est. Rate	Interest	Dated Date: 06/01/23	Est. Rate	Interest	Roof Loans	Incentives	Amendment	Admin.					
2015	0	74,000	74,000													12,500	50,000	10,000	1,000	73,500	500	(56,048)	0	2015
2016	0	64,000	64,000													12,500	50,000		1,000	63,500	500	(55,548)	605,000	2016
2017	2,462	94,000	96,462	25,307	3.75%	17,898										8,333	33,333	10,000	1,000	95,872	591	(54,957)	834,693	2017
2018	0	105,000	105,000	21,466	3.75%	21,738	10,667	3.75%	7,544							8,333	33,333		1,000	104,082	918	(54,039)	802,560	2018
2019	18,219	86,000	104,219	22,271	3.75%	20,934	9,048	3.75%	9,163							8,333	33,333		1,000	104,082	137	(53,902)	771,241	2019
2020	19,532	95,000	114,532	23,107	3.75%	20,098	9,387	3.75%	8,823							8,333	33,333		1,000	114,082	451	(53,451)	993,747	2020
2021	20,845	104,000	124,845	23,973	3.75%	19,232	9,739	3.75%	8,471	12,856	3.75%	7,544				8,333	33,333	10,000	1,000	124,481	364	(53,087)	947,180	2021
2022	39,721	85,000	124,721	24,872	3.75%	18,333	10,104	3.75%	8,106	11,319	3.75%	9,080				8,333	33,333		1,000	124,481	240	(52,847)	900,884	2022
2023	41,034	94,000	135,034	25,805	3.75%	17,400	10,483	3.75%	7,727	11,743	3.75%	8,656				8,333	33,333	10,000	1,000	134,481	553	(52,294)	1,102,853	2023
2024	43,168	105,000	148,168	26,772	3.75%	16,432	10,876	3.75%	7,334	12,184	3.75%	8,216	15,705	3.75%	7,396	8,333	33,333		1,000	147,582	586	(51,707)	1,037,315	2024
2025	62,865	85,000	147,865	27,776	3.75%	15,429	11,284	3.75%	6,926	12,641	3.75%	7,759	14,315	3.75%	8,786	8,333	33,333		1,000	147,582	283	(51,425)	971,299	2025
2026	64,999	400,000	464,999	28,818	3.75%	14,387	11,707	3.75%	6,503	13,115	3.75%	7,285	14,851	3.75%	8,249				1,000	105,915	359,083	307,659	902,808	2026
2027	64,999		64,999	29,899	3.75%	13,306	12,146	3.75%	6,064	13,607	3.75%	6,793	15,408	3.75%	7,692				1,000	105,915	(40,917)	266,742	831,748	2027
2028	73,862		73,862	31,020	3.75%	12,185	12,602	3.75%	5,608	14,117	3.75%	6,283	15,986	3.75%	7,115				1,000	105,915	(32,053)	234,689	758,023	2028
2029	74,519		74,519	32,183	3.75%	11,022	13,074	3.75%	5,136	14,646	3.75%	5,753	16,586	3.75%	6,515				1,000	105,915	(31,397)	203,292	681,534	2029
2030	78,622		78,622	33,990	3.75%	9,815	13,565	3.75%	4,646	15,195	3.75%	5,204	17,208	3.75%	5,893				1,000	105,915	(27,293)	175,999	602,176	2030
2031	79,114		79,114	34,642	3.75%	8,563	14,073	3.75%	4,137	15,765	3.75%	4,634	17,853	3.75%	5,248				1,000	105,915	(26,801)	149,198	519,843	2031
2032	79,607		79,607	35,941	3.75%	7,264	14,601	3.75%	3,609	16,356	3.75%	4,043	18,522	3.75%	4,578				1,000	105,915	(26,308)	122,889	434,421	2032
2033	79,607		79,607	37,289	3.75%	5,916	15,149	3.75%	3,062	16,970	3.75%	3,430	19,217	3.75%	3,884				1,000	105,915	(26,308)	96,581	345,797	2033
2034	79,607		79,607	38,687	3.75%	4,518	15,717	3.75%	2,493	17,606	3.75%	2,793	19,938	3.75%	3,163				1,000	105,915	(26,308)	70,272	253,849	2034
2035	79,607		79,607	40,138	3.75%	3,067	16,306	3.75%	1,904	18,266	3.75%	2,133	20,685	3.75%	2,415				1,000	105,915	(26,308)	43,964	158,453	2035
2036	79,607		79,607	41,643	3.75%	1,562	16,918	3.75%	1,293	18,951	3.75%	1,448	21,461	3.75%	1,640				1,000	105,915	(26,308)	17,655	59,480	2036
2037	79,607		79,607				17,552	3.75%	658	19,662	3.75%	737	22,266	3.75%	835					61,710	17,896	35,552	0	2037
Total	1,161,603	1,391,000	2,552,603	605,000		259,097	255,000		109,206	255,000		91,790	250,000		73,409	100,000		40,000	22,000	2,460,503				Total

Notes:
1. Had cumulative balance of (\$56,548) as of 12/31/2014

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Cash Flow – Recipient District No. 8 – Prior to Amendment

City of Merrill, Wisconsin									
Tax Increment District No. 8									
Cash Flow Projection - Prior to Amendment									
Year	Projected Revenues			Expenditures		Balances			Year
	Tax Increments	Other Revenue	Total Revenues	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2015	0		0	1,000	1,000	(1,000)	(623,709)		2015
2016	0		0	1,000	1,000	(1,000)	(624,709)		2016
2017	0		0	1,000	1,000	(1,000)	(625,709)		2017
2018	0		0	1,000	1,000	(1,000)	(626,709)		2018
2019	0		0	1,000	1,000	(1,000)	(627,709)		2019
2020	0		0	1,000	1,000	(1,000)	(628,709)		2020
2021	0		0	1,000	1,000	(1,000)	(629,709)		2021
2022	0		0	1,000	1,000	(1,000)	(630,709)		2022
2023	0		0	1,000	1,000	(1,000)	(631,709)		2023
2024	0		0	1,000	1,000	(1,000)	(632,709)		2024
2025	0		0	1,000	1,000	(1,000)	(633,709)		2025
2026	0		0	1,000	1,000	(1,000)	(634,709)		2026
2027	0		0	1,000	1,000	(1,000)	(635,709)		2027
2028	0		0	1,000	1,000	(1,000)	(636,709)		2028
2029	0		0	1,000	1,000	(1,000)	(637,709)		2029
2030	0		0	1,000	1,000	(1,000)	(638,709)		2030
2031	0		0	1,000	1,000	(1,000)	(639,709)		2031
2032	0		0	1,000	1,000	(1,000)	(640,709)		2032
2033	0		0	1,000	1,000	(1,000)	(641,709)		2033
2034	0		0	1,000	1,000	(1,000)	(642,709)		2034
2035	0		0	1,000	1,000	(1,000)	(643,709)		2035
2036	0		0	1,000	1,000	(1,000)	(644,709)		2036
2037	0		0	1,000	1,000	(1,000)	(645,709)		2037
2038	0		0	1,000	1,000	(1,000)	(646,709)		2038
2039	0		0		0	0	(646,709)		2039
Total	0	0	0	24,000	24,000				Total

Notes:
1. Had cumulative balance of (\$622,709) as of 12/31/2014

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

Cash Flow – Recipient District No. 8 – With Sharing and Amendment

City of Merrill, Wisconsin																							
Tax Increment District No. 8																							
Cash Flow Projection - Following Amendment																							
Year	Projected Revenues			Expenditures												Balances			Year				
	Tax Increments	Transfer from TID No. 3	Total Revenues	State Trust Fund Loan 865,000			State Trust Fund Loan 355,000			State Trust Fund Loan 550,000			State Trust Fund Loan 250,000			Roof Loans	Amendment	Admin.		Total Expenditures	Annual	Cumulative	Principal Outstanding
				Dated Date:	06/01/16	Interest	Dated Date:	06/01/17	Interest	Dated Date:	06/01/20	Interest	Dated Date:	06/01/25	Interest								
				Principal	Est. Rate		Principal	Est. Rate		Principal	Est. Rate		Principal	Est. Rate									
2015	0	24,000	24,000													12,500	10,000	1,000	23,500	500	(622,209)	0	2015
2016	0	14,000	14,000													12,500		1,000	13,500	500	(621,709)	865,000	2016
2017	0	86,000	86,000	36,183	3.75%	25,590										12,500	10,000	1,000	85,272	728	(620,981)	1,183,817	2017
2018	6,868	94,000	100,868	30,692	3.75%	31,081	14,850	3.75%	10,502							12,500		1,000	100,624	244	(620,738)	1,138,276	2018
2019	19,178	69,000	88,178	31,843	3.75%	29,930	12,596	3.75%	12,756									1,000	88,124	54	(620,684)	1,093,838	2019
2020	23,281	100,000	123,281	33,037	3.75%	28,736	13,068	3.75%	12,283							25,000	10,000	1,000	123,124	157	(620,526)	1,597,733	2020
2021	71,702	58,000	129,702	34,275	3.75%	27,497	13,558	3.75%	11,793	24,408	3.75%	16,271						1,000	128,803	899	(619,627)	1,525,491	2021
2022	75,805	53,000	128,805	35,561	3.75%	26,211	14,067	3.75%	11,285	20,969	3.75%	19,710						1,000	128,803	2	(619,625)	1,454,894	2022
2023	75,805	53,000	128,805	36,894	3.75%	24,878	14,594	3.75%	10,757	21,756	3.75%	18,923						1,000	128,803	2	(619,622)	1,381,649	2023
2024	84,833	44,000	128,833	38,278	3.75%	23,494	15,142	3.75%	10,210	22,572	3.75%	18,108						1,000	128,803	30	(619,592)	1,305,658	2024
2025	84,833	79,000	163,833	39,713	3.75%	22,059	15,709	3.75%	9,642	23,418	3.75%	17,261				25,000	10,000	1,000	163,803	30	(619,562)	1,476,818	2025
2026	124,226	425,000	549,226	41,203	3.75%	20,570	16,299	3.75%	9,053	24,296	3.75%	16,383	15,705	3.75%	7,396			1,000	151,904	397,322	(222,240)	1,379,316	2026
2027	133,254		133,254	42,748	3.75%	19,025	16,910	3.75%	8,442	25,207	3.75%	15,472	14,315	3.75%	8,786			1,000	151,904	(18,650)	(240,890)	1,280,136	2027
2028	133,254		133,254	44,351	3.75%	17,422	17,544	3.75%	7,808	26,153	3.75%	14,527	14,851	3.75%	8,249			1,000	151,904	(18,650)	(259,540)	1,177,238	2028
2029	143,102		143,102	46,014	3.75%	15,758	18,202	3.75%	7,150	27,133	3.75%	13,546	15,408	3.75%	7,692			1,000	151,904	(8,802)	(268,341)	1,070,481	2029
2030	143,102		143,102	47,739	3.75%	14,033	18,884	3.75%	6,467	28,151	3.75%	12,528	15,986	3.75%	7,115			1,000	151,904	(8,802)	(277,143)	959,720	2030
2031	157,054		157,054	49,530	3.75%	12,243	19,592	3.75%	5,759	29,206	3.75%	11,473	16,586	3.75%	6,515			1,000	151,904	5,150	(271,993)	844,806	2031
2032	157,054		157,054	51,387	3.75%	10,385	20,327	3.75%	5,024	30,302	3.75%	10,377	17,208	3.75%	5,893			1,000	151,904	5,150	(266,843)	725,583	2032
2033	157,054		157,054	53,314	3.75%	8,458	21,089	3.75%	4,262	31,438	3.75%	9,241	17,853	3.75%	5,248			1,000	151,904	5,150	(261,693)	601,889	2033
2034	157,054		157,054	55,313	3.75%	6,459	21,880	3.75%	3,471	32,617	3.75%	8,062	18,522	3.75%	4,578			1,000	151,904	5,150	(256,543)	473,556	2034
2035	157,054		157,054	57,387	3.75%	4,385	22,701	3.75%	2,651	33,840	3.75%	6,839	19,217	3.75%	3,884			1,000	151,904	5,150	(251,393)	340,411	2035
2036	157,054		157,054	59,540	3.75%	2,233	23,552	3.75%	1,800	35,109	3.75%	5,570	19,938	3.75%	3,163			1,000	151,904	5,150	(246,243)	202,273	2036
2037	157,054		157,054				24,435	3.75%	916	36,426	3.75%	4,253	20,685	3.75%	2,415			1,000	90,131	66,922	(179,321)	120,727	2037
2038	157,054		157,054							37,792	3.75%	2,888	21,461	3.75%	1,640			1,000	64,780	92,274	(87,047)	61,474	2038
2039	157,054		157,054							39,209	3.75%	1,470	22,266	3.75%	835				63,780	93,274	6,227	(0)	2039
Total	2,532,723	1,099,000	3,631,723	865,000		370,445	355,000		152,032	550,000		222,902	250,000		73,409	100,000	40,000	24,000	3,002,788				Total

Notes:
1. Had cumulative balance of (\$622,709) as of 12/31/2014

Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

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

SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Merrill Ordinances

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

SECTION 13: Relocation

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

SECTION 14: Orderly Development and/or Redevelopment of the City of Merrill

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

SECTION 15: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds. The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:
 Opinion of Attorney for the City of Merrill Advising Whether
 the Plan is Complete and Complies with Wisconsin Statutes
 66.1105



CITY OF MERRILL

Office of the City Attorney

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

September 10, 2015

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

RE: City of Merrill, Wisconsin Tax Incremental District No. 3 Amendment
 - To Share Increment with Tax Incremental Districts No. 6, 7 and 8

Dear Mayor:

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

Very truly yours

CITY OF MERRILL

Thomas N. Hayden, City Attorney

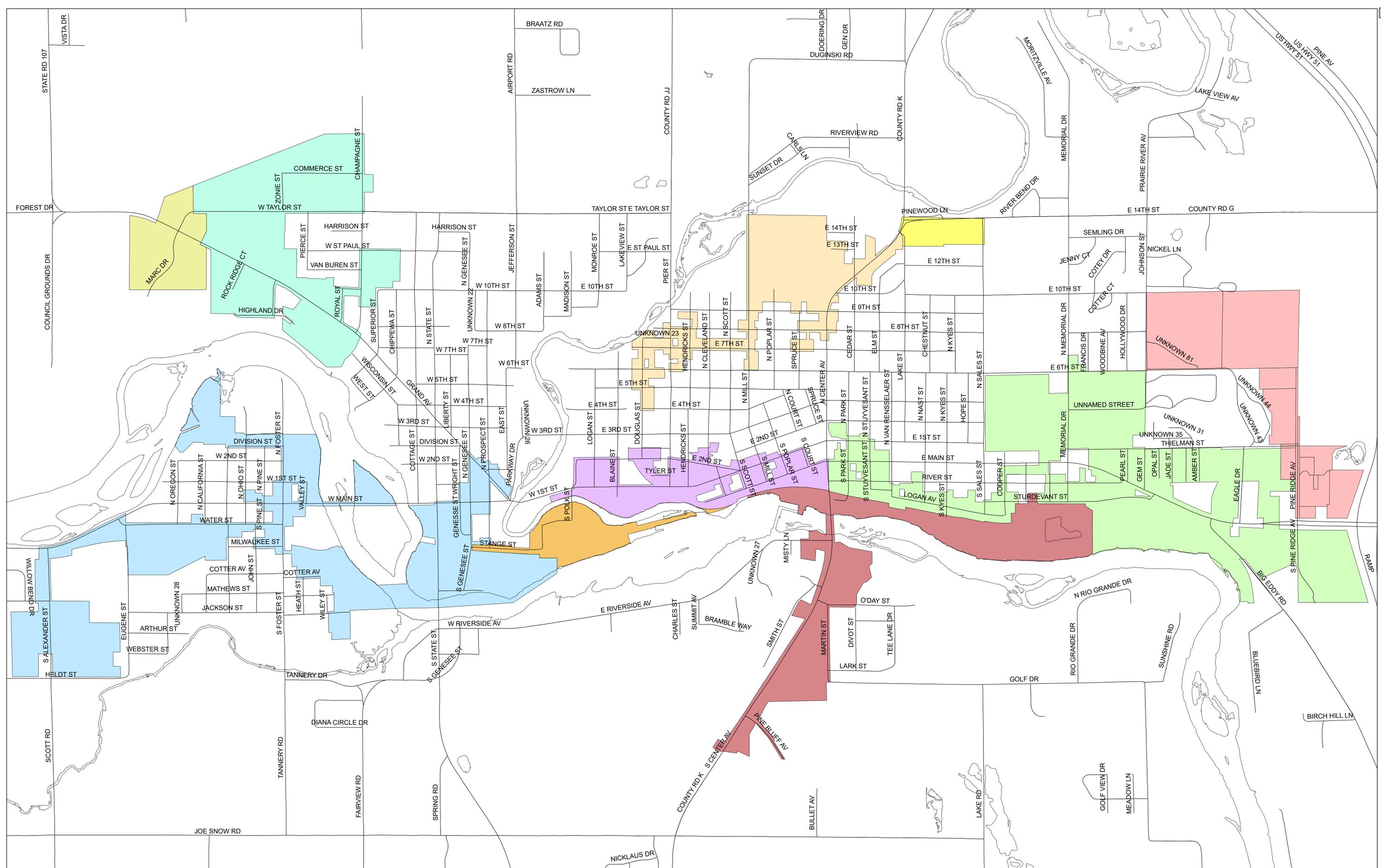
TNH:ku

CC: Kathy Unertl, Finance Director/RDA Secretary

"Focusing on the Future"

An equal opportunity/affirmative action employer.

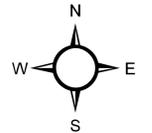
Attachment: TID 3 Project Plan - Share - 2015-09-22 (5334 : TID - 3 Project Plan)



Attachment: TID Overall Map (5335 : TID Map)

Tax Incremental Districts City of Merrill

Legend	
 TID 3	 TID 5
 TID 4	 TID 6
 TID 8	 TID 10
 TID 7	 TID 12
 TID 9	 TID 11



1 inch = 670 feet

CITY OF MERRILL
TAX INCREMENT DISTRICTS (TIDs)
2021 PRELIMINARY BUDGET REQUESTS

Debt Service Transfers for 2021 need to be updated

Revised: 9/30/2020

City of Merrill

Tax Incremental Districts (TIDs)

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

Future TIDs:

When new manufacturing or business development occurs in City's Highway G Industrial/Business Park, another new Tax Increment District will be needed for utility and street infrastructure.

City of Merrill - Tax Incremental Districts (TIDs)

TID Cash Development Incentives - 2021

EXPENDITURES		TID No. 3	TID No. 6	TID No. 8	TID No. 10	TID No. 11	2021 Total	Final Year	Total TID Dev. Inc.
43	57100-04-50211 Gateway North - AmericInn	\$40,000					\$40,000	2021	\$200,000
43	57100-04-50215 Cobblestone Inn & Suites	\$30,000					\$30,000	2021	\$150,000
43	57100-04-55562 Nelson's Power House (Lot 1)	\$25,000					\$25,000	2024	\$125,000
43	57100-04-55567 Golden Harvest (Lot 3)	\$50,000					\$50,000	2021	\$200,000
43	57100-04-55577 United Dev. - 3201 E. Main St.	\$20,000					\$20,000	2022	\$90,000
46	57100-04-52114 DJC, LLC (Dave Cooper Ins.)		\$10,000				\$10,000	2024	\$60,000
48	57100-04-50222 Weinbrenner (Former Hurd)			\$300,000			\$300,000	2021	\$300,000
40	57100-04-52333 S.C. Swiderski (Fox Point)				\$100,000		\$100,000	2022	\$250,000
41	57100-04-52577 Premier Apartments - Phase II					\$100,000	\$100,000	2023	\$500,000
41	57100-04-52588 Ryan Ott Homes - Phase I					\$30,000	\$30,000	Completion	\$30,000
41	57100-04-52593 JJ Premier Homes - Phase I					\$30,000	\$30,000	Completion	\$30,000
TOTAL EXPENDITURES		\$165,000	\$10,000	\$300,000	\$100,000	\$160,000	\$735,000		\$1,935,000
Total - 8/2021 (or completion)						\$735,000			

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

43 -TID #3 - East Side
 TID #3 - East Side

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----)	(----- 2021 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #3	487,269	681,185	889,641	889,641	889,641	986,594	96,953	
47100-41113 Proceeds - Long Term Debt	1,724,000	1,425,000	0	0	0	0	0	
47100-41114 Interest Income - TID #3	5,715	8,402	0	100	115	0	0	
TOTAL Taxes (or Utility Rev.)	2,216,983	2,114,588	889,641	889,741	889,756	986,594	96,953	
<u>Specials (Utility Rev.)</u>								
47100-42400 Special Assessments	74,252	0	0	0	0	0	0	
TOTAL Specials (Utility Rev.)	74,252	0	0	0	0	0	0	
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	12,373	12,673	12,775	12,673	12,673	12,673	(102)	
47100-43435 State PP Aid	0	32,371	34,622	34,622	34,622	39,500	4,878	
47100-43534 Local Road Imp Fund	0	0	40,414	40,414	40,414	0	(40,414)	
TOTAL Intergovernmental	12,373	45,044	87,811	87,709	87,709	52,173	(35,638)	
TOTAL REVENUES	2,303,609	2,159,631	977,452	977,450	977,465	1,038,767	61,315	
<u>EXPENDITURES</u>								
<u>Personnel Services</u>								
57100-01-11000 PW Director/Streets/Bldg	29,342	42,030	7,500	1,359	1,359	0	(7,500)	
57100-01-21000 Wages - Streets-GIS	21,028	20,585	3,500	1,180	1,180	0	(3,500)	
57100-01-22000 Overtime	148	57	0	0	0	0	0	
57100-01-25000 Wages - Temp - Streets	198	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	5,312	6,891	1,500	1,954	1,954	190	(1,310)	
57100-01-52000 WRS - Retirement	4,733	6,023	1,375	1,817	1,817	160	(1,215)	
57100-01-54000 Health Insurance	15,210	18,815	7,500	8,436	8,436	750	(6,750)	
57100-01-55000 Life Insurance	350	1,028	100	404	404	700	600	
57100-01-56000 Adm/Legal-City Wages	17,347	26,980	3,500	10,431	10,431	2,000	(1,500)	
TOTAL Personnel Services	93,666	122,408	24,975	25,580	25,580	3,800	(21,175)	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	13	0	0	0	0	0	0	
57100-02-11500 Outside Legal Expense	0	75	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	150	0	5,000	0	0	0	(5,000)	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	1,250	1,750	1,500	2,750	2,750	2,750	1,250	
57100-02-56500 LC Econ Dev Corp	1,500	1,690	1,750	1,500	1,500	0	(1,750)	
57100-02-57500 Contract Engineer/Survey	0	0	10,000	0	0	0	(10,000)	
TOTAL Contractual Services	3,063	3,665	18,400	4,400	4,400	2,900	(15,500)	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

43 -TID #3 - East Side
 TID #3 - East Side

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----)			(----- 2021 -----)		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-11546 Transfer - TID No. 6	0	0	0	0	0	0	0	
57100-04-11547 Transfer - TID No. 7	28,069	0	0	0	0	0	0	
57100-04-11548 Transfer - TID No. 8	45,000	0	0	0	0	0	0	
57100-04-50205 Max Restaurant-Gateway N.	6,423	20,000	0	0	0	0	0	
57100-04-50211 Gateway North-AmericInn	40,000	40,000	40,000	40,000	40,000	40,000	0	
57100-04-50215 Cobblestone Inn & Suites	30,000	30,000	30,000	30,000	30,000	30,000	0	
57100-04-50503 Land Purchase	30	0	0	0	0	0	0	
57100-04-52000 Potential Dev Incentives	0	0	0	0	0	0	0	
57100-04-55558 Zelich-2213 E Main St	0	0	4,500	0	4,500	0	(4,500)	
57100-04-55562 Nelson's Power House	0	0	25,000	0	25,000	25,000	0	
57100-04-55565 One Way-Park City (Lot 2)	25,000	25,000	25,000	25,000	25,000	0	(25,000)	
57100-04-55567 Golden Harvest (Lot 3)	0	2,599	150,000	150,000	150,000	50,000	(100,000)	
57100-04-55577 United Dev-3201 E Main St	0	30,000	20,000	20,000	20,000	20,000	0	
57100-04-75000 Blight Acquisition/Demo	0	0	0	0	0	0	0	
TOTAL Special Services	174,522	147,599	294,500	265,000	294,500	165,000	(129,500)	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	266,607	512,876	542,555	511,601	542,555	797,088	254,533	
57100-05-12000 Borrowing Expenses	24,102	33,885	0	0	10,000	0	0	
TOTAL Fixed Charges	290,709	546,761	542,555	511,601	552,555	797,088	254,533	
Capital Outlay								
57100-08-23888 Street Lawn Trees	6,483	0	0	0	0	0	0	
57100-08-24000 Street Improvements	1,069,233	64,745	13,122	10,622	10,522	0	(13,122)	
57100-08-24011 Street Improvement-Hwy 64	0	884,161	0	0	0	0	0	
57100-08-24575 RB Trail-South E. Main St	0	137,535	0	0	0	0	0	
57100-08-24666 Sidewalks-South - E. Main	0	32,830	0	0	0	0	0	
57100-08-25711 Traffic Controls-N Center	11,414	2,807	0	0	0	0	0	
57100-08-25733 Crosswalk-Flashing Lights	0	6,433	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	83,443	39,922	0	0	0	0	0	
57100-08-26000 Water Improvements	6,090	14,506	0	150	150	0	0	
57100-08-26100 Stormwater Improvements	11,417	749	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	425	0	0	0	0	0	0	
TOTAL Capital Outlay	1,188,505	1,183,689	13,122	10,773	10,673	0	(13,122)	
Transfers								
57100-51-41000 Transfer to Other TIDs	0	0	110,000	0	0	45,000	(65,000)	
TOTAL Transfers	0	0	110,000	0	0	45,000	(65,000)	
TOTAL EXPENDITURES	1,750,466	2,004,123	1,003,552	817,353	887,707	1,013,788	10,236	
REVENUE OVER/(UNDER) EXPENDITURES	553,143	155,509	(26,100)	160,097	89,757	24,979	51,079	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

43 -TID #3 - East Side
 TID #3 -Festival Grounds

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----) CURRENT BUDGET	(----- 2020 -----) Y-T-D ACTUAL	(----- 2020 -----) PROJECTED YEAR END	(----- 2021 -----) REQUESTED BUDEGT	(----- 2021 -----) BUDGET CHANGE	(----- 2021 -----) PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47200-41113 Proceeds-Long Term Debt	0	75,000	150,000	0	0	0	(150,000)	
TOTAL Taxes (or Utility Rev.)	0	75,000	150,000	0	0	0	(150,000)	
47200-41113 Proceeds-Long Term Debt								
PERMANENT NOTES: There was no 2020 borrowing for paving at MFG.								
TOTAL REVENUES	0	75,000	150,000	0	0	0	(150,000)	
EXPENDITURES								
<u>Personnel Services</u>								
57200-01-11000 PW Director-Engineer	0	0	1,500	4,556	4,556	0	(1,500)	
57200-01-21000 Wages - Water-Streets	3,710	2,524	3,500	19,418	19,418	0	(3,500)	
57200-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	
57200-01-51000 SS/Medicare	284	182	500	742	742	0	(500)	
57200-01-52000 WRS - Retirement	289	162	425	606	606	0	(425)	
57200-01-54000 Health Insurance	674	93	1,250	2,415	2,415	0	(1,250)	
57200-01-55000 Life Insurance	0	21	50	30	30	0	(50)	
TOTAL Personnel Services	4,957	2,981	7,225	27,765	27,765	0	(7,225)	
<u>Capital Outlay</u>								
57200-08-23000 Electrical Improvements	1,135	0	0	0	0	0	0	
57200-08-23500 Parking Lots-Public	0	0	0	0	0	0	0	
57200-08-24000 Street Improvements	361	73,615	150,000	117,847	117,847	0	(150,000)	
57200-08-24025 MEG Improvements	0	0	0	0	0	0	0	
57200-08-25750 Streetlight Improvements	2,709	0	0	0	0	0	0	
57200-08-26000 Water Improvements	4,306	0	0	6,279	6,279	0	0	
57200-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	
57200-08-26500 Sanitary Sewer Improve	711	0	0	0	0	0	0	
TOTAL Capital Outlay	9,222	73,615	150,000	124,126	124,126	0	(150,000)	
TOTAL EXPENDITURES	14,179	76,597	157,225	151,891	151,891	0	(157,225)	
REVENUE OVER/(UNDER) EXPENDITURES	(14,179)	(1,597)	(7,225)	(151,891)	(151,891)	0	7,225	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

43 -TID #3 - East Side
 TID #3 - Idle Sites Grant

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----) CURRENT BUDGET	(----- 2020 -----) Y-T-D ACTUAL	(----- 2020 -----) PROJECTED YEAR END	(----- 2021 -----) REQUESTED BUDEGT	(----- 2021 -----) BUDGET CHANGE	(----- 2021 -----) PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47350-41113 Proceeds-Long Term Debt	0	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	0	0	
<u>Miscellaneous Revenues</u>								
47350-48500 Idle Sites Grant-WEDC	0	0	266,436	0	250,000	0	(266,436)	
TOTAL Miscellaneous Revenues	0	0	266,436	0	250,000	0	(266,436)	
TOTAL REVENUES	0	0	266,436	0	250,000	0	(266,436)	
EXPENDITURES								
<u>Capital Outlay</u>								
57350-08-24000 Street Improvements	0	775,795	0	0	0	0	0	
57350-08-24777 End of S. Park St.	0	0	0	0	0	0	0	
57350-08-26000 Water Improvements	0	31,588	0	0	0	0	0	
57350-08-52500 RB Trail East-Lighting	0	0	0	0	0	0	0	
TOTAL Capital Outlay	0	807,383	0	0	0	0	0	
TOTAL EXPENDITURES	0	807,383	0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	0	(807,383)	266,436	0	250,000	0	(266,436)	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

43 -TID #3 - East Side
 TID #3 - Wal-Mart Dev.

	2018 ACTUAL	2019 ACTUAL	(-----2020-----) CURRENT BUDGET	(-----2020-----) Y-T-D ACTUAL	(-----2020-----) PROJECTED YEAR END	(-----2021-----) REQUESTED BUDEGT	(-----2021-----) BUDGET CHANGE	(-----2021-----) PROPOSED BUDGET
REVENUES								
<u>Miscellaneous Revenues</u>								
47500-48775 Reimb-Inspections Wal-Mart	0	0	89,409	89,409	89,409	0	(89,409)	
TOTAL Miscellaneous Revenues	0	0	89,409	89,409	89,409	0	(89,409)	
TOTAL REVENUES	0	0	89,409	89,409	89,409	0	(89,409)	
EXPENDITURES								
<u>Capital Outlay</u>								
57500-08-23500 Walmart Dev-Intersection	0	0	89,409	89,409	89,409	0	(89,409)	
TOTAL Capital Outlay	0	0	89,409	89,409	89,409	0	(89,409)	
TOTAL EXPENDITURES	0	0	89,409	89,409	89,409	0	(89,409)	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	0	0	0	0	
FUND TOTAL REVENUES	2,303,609	2,234,631	1,483,298	1,066,859	1,316,874	1,038,767	(444,531)	
FUND TOTAL EXPENDITURES	1,764,644	2,888,102	1,250,186	1,058,654	1,129,008	1,013,788	(236,398)	
REVENUE OVER/(UNDER) EXPENDITURES	538,965	(653,470)	233,111	8,205	187,866	24,979	(208,132)	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

44 -TID #4 - Thielman/P Ridge
 TID #4 -Thielman/P Ridge

	2018 ACTUAL	2019 ACTUAL	2020 (-----)			2021 (-----)		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #4	219,256	221,852	208,267	208,267	208,267	201,267	(7,000)	
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	219,256	221,852	208,267	208,267	208,267	201,267	(7,000)	
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	12,850	13,161	13,200	13,161	13,161	13,161	(39)	
47100-43435 State PP Aid	0	10,760	10,716	10,716	10,716	10,716	0	
TOTAL Intergovernmental	12,850	23,922	23,916	23,878	23,878	23,877	(39)	
TOTAL REVENUES	232,106	245,774	232,183	232,144	232,144	225,144	(7,039)	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 FW Director/Bldg Insp	2,497	4,190	5,000	0	500	750	(4,250)	
57100-01-21000 Wages-City Streets	24	1,025	1,500	0	0	0	(1,500)	
57100-01-51000 SS/Medicare	702	933	900	0	775	775	(125)	
57100-01-52000 WRS - Retirement	615	799	775	0	700	700	(75)	
57100-01-54000 Health Insurance	1,365	2,003	1,750	0	1,500	1,750	0	
57100-01-55000 Life Insurance	94	222	48	0	100	100	52	
57100-01-56000 Adm/Legal-City Wages	6,663	6,982	1,000	0	1,500	2,500	1,500	
TOTAL Personnel Services	11,961	16,154	10,973	0	5,075	6,575	(4,398)	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	30	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	125	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	750	750	750	750	750	750	0	
57100-02-56500 LC Econ Dev Corp	1,350	1,500	1,500	1,500	1,500	1,500	0	
57100-02-57500 Contract Engineer/Survey	0	0	7,500	0	0	5,000	(2,500)	
TOTAL Contractual Services	2,405	2,400	9,900	2,400	2,400	7,400	(2,500)	

57100-02-5750Contract Engineer/Survey PERMANENT NOTES:
 N. Pine Ridge Ave. - potential survey work for future street
 right-of-way.

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

45 -TID #5 - Hwy 107/Taylor
 TID #5 - Hwy 107/Taylor

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----) CURRENT BUDGET	(----- 2020 -----) Y-T-D ACTUAL	(----- 2020 -----) PROJECTED YEAR END	(----- 2021 -----) REQUESTED BUDEGT	(----- 2021 -----) BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #5	16,645	17,645	17,322	17,322	17,322	17,787	465	
TOTAL Taxes (or Utility Rev.)	16,645	17,645	17,322	17,322	17,322	17,787	465	
47100-41110 Property Tax - TID #5								
PERMANENT NOTES: See also TID No. 11 - created May 2016.								
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	134	137	135	137	137	137	2	
47100-43435 State PP Aid	0	211	425	0	0	0	(425)	
TOTAL Intergovernmental	134	348	560	137	137	137	(423)	
TOTAL REVENUES	16,779	17,992	17,882	17,460	17,459	17,924	42	
<u>EXPENDITURES</u>								
<u>Personnel Services</u>								
57100-01-11000 PW Director/Streets Wages	1,750	0	250	0	2,000	250	0	
57100-01-21000 Wages - Parks-Streets	0	0	500	203	500	250	(250)	
57100-01-51000 SS/Medicare	151	17	135	16	150	135	0	
57100-01-52000 WRS - Retirement	132	15	105	14	125	105	0	
57100-01-54000 Health Insurance	112	61	125	0	150	125	0	
57100-01-55000 Life Insurance	7	7	30	0	35	30	0	
57100-01-56000 Adm/Legal-City Wages	219	219	500	0	500	500	0	
TOTAL Personnel Services	2,371	319	1,645	232	3,460	1,395	(250)	
<u>Contractual Services</u>								
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	500	500	500	500	500	0	
TOTAL Contractual Services	650	650	650	650	650	650	0	
<u>Fixed Charges</u>								
57100-05-11000 Transfer - Debt Service	2,522	2,485	2,448	479	2,448	2,400	(48)	
TOTAL Fixed Charges	2,522	2,485	2,448	479	2,448	2,400	(48)	
<u>Capital Outlay</u>								
57100-08-25737 Fencing - Street ROW	3,340	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	3,295	0	35,000	8,420	35,000	0	(35,000)	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	2,500	2,500	
57100-08-92000 Trees - Street Lawn	0	0	0	0	0	2,500	2,500	
TOTAL Capital Outlay	6,635	0	35,000	8,420	35,000	5,000	(30,000)	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

45 -TID #5 - Hwy 107/Taylor
 TID #5 - Hwy 107/Taylor

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----) CURRENT BUDGET	(----- 2020 -----) Y-T-D ACTUAL	(----- 2020 -----) PROJECTED YEAR END	(----- 2021 -----) REQUESTED BUDEGT	(----- 2021 -----) BUDGET CHANGE	(----- 2021 -----) PROPOSED BUDGET
57100-08-2575Streetlight Improvements								
PERMANENT NOTES: In 2020 - MARC Drive to City-owned LED streetlights								
57100-08-3100Marketing - Advertising								
PERMANENT NOTES: Including welcome banners and wayfinder signage.								
TOTAL EXPENDITURES	12,178	3,453	39,743	9,781	41,558	9,445	(30,298)	
REVENUE OVER/(UNDER) EXPENDITURES	4,600	14,539	(21,861)	7,678	(24,099)	8,479	30,340	
FUND TOTAL REVENUES	16,779	17,992	17,882	17,460	17,459	17,924	42	
FUND TOTAL EXPENDITURES	12,178	3,453	39,743	9,781	41,558	9,445	(30,298)	
REVENUE OVER/(UNDER) EXPENDITURES	4,600	14,539	(21,861)	7,678	(24,099)	8,479	30,340	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

46 -TID #6 - Downtown
 TID #6 - Downtown

	2018 ACTUAL	2019 ACTUAL	2020			2021		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #6	0	32,863	41,797	41,797	41,797	58,714	16,917	
47100-41113 Proceeds - Long Term Debt	104,265	0	0	0	0	0	0	
47100-41114 Debt Premium - TID6	735	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	105,000	32,863	41,797	41,797	41,797	58,714	16,917	
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	2,777	2,844	2,845	2,844	2,844	2,844	(1)	
TOTAL Intergovernmental	2,777	2,844	2,845	2,844	2,844	2,844	(1)	
<u>Miscellaneous Revenues</u>								
47100-48243 Transfer from TID No. 3	0	0	36,895	0	0	0	(36,895)	
47100-48500 Donation-Bankers Square	0	0	0	5,000	5,000	0	0	
47100-48750 Sale of Property	3,138	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	3,138	0	36,895	5,000	5,000	0	(36,895)	
TOTAL REVENUES	110,915	35,707	81,537	49,641	49,641	61,558	(19,979)	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 PW Director/Streets/Bldg-	2,782	0	500	0	250	500	0	
57100-01-21000 Wages-Streets & Parks	17,716	2,382	0	0	1,250	0	0	
57100-01-22000 Overtime	574	42	0	0	0	0	0	
57100-01-25000 Wages-Temp-Reg	591	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	1,821	481	200	0	275	200	0	
57100-01-52000 WRS - Retirement	1,650	507	175	0	250	175	0	
57100-01-54000 Health Insurance	6,096	514	575	0	565	575	0	
57100-01-55000 Life Insurance	86	929	35	0	75	35	0	
57100-01-56000 Adm/Legal-City Wages	3,278	3,183	1,500	0	1,500	1,500	0	
TOTAL Personnel Services	34,593	8,038	2,985	0	4,165	2,985	0	
<u>Contractual Services</u>								
57100-02-11750 Plan Develop-Consultant	50	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	500	500	500	500	500	0	
57100-02-40000 Architectural Design	0	0	5,000	0	0	5,000	0	
57100-02-56500 LC Econ Dev Corp	500	500	500	500	500	500	0	
TOTAL Contractual Services	1,200	1,150	6,150	1,150	1,150	6,150	0	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

46 -TID #6 - Downtown
 TID #6 - Downtown

	2018 ACTUAL	2019 ACTUAL	2020			2021		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-52100 One Way Collision Dev	4,000	0	0	0	0	0	0	
57100-04-52113 Alamsa - Kindhearted	25,000	25,000	0	0	0	0	0	
57100-04-52114 DJC-Cooper Ins Dev Incent	0	0	20,000	20,000	20,000	10,000	(10,000)	
57100-04-75000 Blight Acquisition/Demo	0	0	0	0	0	0	0	
57100-04-75580 Blight - 509 E 2nd St	173	0	0	0	0	0	0	
57100-04-75582 Blight - 108 Hendricks	184	0	0	0	0	0	0	
57100-04-75583 Blight - 211 Cleveland St	26,957	0	0	0	0	0	0	
57100-04-75585 Del Tax - 722 E 2nd St	1,602	0	0	0	0	0	0	
57100-04-75818 818 E 1st St-Bakery Site	55	0	0	0	0	0	0	
TOTAL Special Services	57,971	25,000	20,000	20,000	20,000	10,000	(10,000)	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	26,736	34,515	33,985	22,737	33,985	33,985	0	
57100-05-12000 Borrowing Expenses	3,367	0	0	0	0	0	0	
TOTAL Fixed Charges	30,103	34,515	33,985	22,737	33,985	33,985	0	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-27666 Parking Lot Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	2,500	0	
57100-08-45000 Bankers Square -"Pocket"	73,650	26,776	0	3,276	9,000	0	0	
TOTAL Capital Outlay	73,650	26,776	2,500	3,276	9,000	2,500	0	
57100-08-3100Marketing - Advertising			PERMANENT NOTES: Including welcome banners and wayfinder signage.					
57100-08-4500Bankers Square -"Pocket"			PERMANENT NOTES: In 2020, landscaping between FotoNews and Merrill Community Savings with \$5,000 offsetting donation.					
TOTAL EXPENDITURES	197,518	95,479	65,620	47,163	68,300	55,620	(10,000)	
REVENUE OVER/(UNDER) EXPENDITURES	(86,603)	(59,772)	15,917	2,478	(18,659)	5,938	(9,979)	
FUND TOTAL REVENUES	110,915	35,707	81,537	49,641	49,641	61,558	(19,979)	
FUND TOTAL EXPENDITURES	197,518	95,479	65,620	47,163	68,300	55,620	(10,000)	
REVENUE OVER/(UNDER) EXPENDITURES	(86,603)	(59,772)	15,917	2,478	(18,659)	5,938	(9,979)	

*** END OF REPORT ***

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

47 -TID #7 - N Center Ave
 TID #7 - N Center Ave

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----) CURRENT BUDGET	(----- 2020 -----) Y-T-D ACTUAL	(----- 2020 -----) PROJECTED YEAR END	(----- 2021 -----) REQUESTED BUDEGT	(----- 2021 -----) BUDGET CHANGE	(----- 2021 -----) PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #7	0	0	18,501	18,501	18,501	118,751	100,250	
TOTAL Taxes (or Utility Rev.)	0	0	18,501	18,501	18,501	118,751	100,250	
Intergovernmental								
47100-43430 Exempt Computer Aid	1,441	1,476	1,475	1,476	1,476	1,476	1	
47100-43750 WI DNR - DERF Reimb.	0	35,248	0	0	0	0	0	
TOTAL Intergovernmental	1,441	36,724	1,475	1,476	1,476	1,476	1	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	28,069	0	2,028	0	0	0	(2,028)	
47100-48750 Sale of Property	8,013	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	36,082	0	2,028	0	0	0	(2,028)	
TOTAL REVENUES	37,523	36,724	22,004	19,977	19,977	120,227	98,223	
EXPENDITURES								
Personnel Services								
57100-01-11000 Wages- Bldg Insp/PW Direc	0	914	500	0	250	1,000	500	
57100-01-21000 Streets - Wages - Perm	0	2,585	0	0	0	3,500	3,500	
57100-01-51000 SS/Medicare	96	420	200	0	200	375	175	
57100-01-52000 WRS - Retirement	84	371	175	0	175	350	175	
57100-01-54000 Health Insurance	157	1,369	750	0	750	1,250	500	
57100-01-55000 Life Insurance	582	65	49	0	55	100	51	
57100-01-56000 Adm/Legal-City Wages	688	2,153	1,000	0	1,000	1,500	500	
TOTAL Personnel Services	1,607	7,876	2,674	0	2,430	8,075	5,401	
Contractual Services								
57100-02-10000 Legal Notices/Letters	50	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	50	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Expense	750	750	250	750	750	750	500	
57100-02-56500 LC Econ Dev Corp	500	500	500	500	500	500	0	
TOTAL Contractual Services	1,500	1,400	900	1,400	1,400	1,400	500	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

47 -TID #7 - N Center Ave
 TID #7 - N Center Ave

	2018	2019	(----- 2020 -----)			(----- 2021 -----)		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-50522 PP Tax Refund-FM Graham	0	0	6,764	6,764	6,764	0	(6,764)	
57100-04-52544 FreMarq Loan-Dev Incentiv	0	100,000	0	0	0	0	0	
57100-04-75203 "Blight" - 400 E 4th St	964	0	0	0	0	0	0	
57100-04-75236 "Blight" - 402 Mill St.	0	3,473	0	0	0	0	0	
57100-04-75237 "Blight" - 501 Blaine St.	0	1,463	22,182	22,182	22,182	0	(22,182)	
TOTAL Special Services	964	104,936	28,946	28,946	28,946	0	(28,946)	
Fixed Charges								
57100-05-11000 Transfer for Debt Service	13,192	13,411	13,261	13,279	13,261	96,000	82,739	
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	
TOTAL Fixed Charges	13,192	13,411	13,261	13,279	13,261	96,000	82,739	
57100-05-1100Transfer for Debt Service	PERMANENT NOTES: In 2021, payoff of \$80,000 Series 2016C NAN (Note Anticipation Note)							
Capital Outlay								
57100-08-25000 Environ - 806 N Center	55	0	0	0	0	0	0	
57100-08-25711 Traffic Controls-Center/G	8,047	3,493	0	0	0	0	0	
57100-08-25737 Fencing - Street ROW	12,103	0	0	0	0	0	0	
57100-08-26000 Water Improvements	0	0	15,000	0	0	15,000	0	
57100-08-26500 Sanitary Sewer Improvemen	0	0	15,000	0	0	15,000	0	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	2,500	2,500	
57100-08-45000 Street Improvements	0	0	0	0	0	0	0	
TOTAL Capital Outlay	20,205	3,493	30,000	0	0	32,500	2,500	
57100-08-25711Traffic Controls-Center/G	PERMANENT NOTES: In 2018 & 2019 - Modernize LEDs - N. Center Ave./Hwy G							
57100-08-2600Water Improvements	PERMANENT NOTES: Extension of Water & Sanitary Sewer to northern former mill building to faciliate expanded use by FreMarq Innovations.							
TOTAL EXPENDITURES	37,468	131,116	75,781	43,625	46,037	137,975	62,194	
REVENUE OVER/(UNDER) EXPENDITURES	55	(94,392)	(53,777)	(23,648)	(26,060)	(17,748)	36,029	
FUND TOTAL REVENUES	37,523	36,724	22,004	19,977	19,977	120,227	98,223	
FUND TOTAL EXPENDITURES	37,468	131,116	75,781	43,625	46,037	137,975	62,194	
REVENUE OVER/(UNDER) EXPENDITURES	55	(94,392)	(53,777)	(23,648)	(26,060)	(17,748)	36,029	

*** END OF REPORT ***

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

48 -TID #8 - West Side
 TID #8 - West Side

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----)	(----- 2021 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>=====</u>								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #8	0	20,221	40,348	40,348	40,348	59,338	18,990	
47100-41113 Proceeds - Long Term Debt	477,205	0	610,000	0	610,000	403,400	(206,600)	
47100-41114 Debt Premium-TIDS	(2,205)	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	475,000	20,221	650,348	40,348	650,348	462,738	(187,610)	
47100-41113 Proceeds - Long Term Debt								
			PERMANENT NOTES:					
			Potential \$300,000 TID cash development incentive for Weinbrenner Shoe Company - former Hurd buildings. Also, \$103,400 for River Bend Trail - West paving (City fiscal obligation for Anson-Gilkey property).					
<u>=====</u>								
Intergovernmental								
47100-43430 Exempt Computer Aid	3,581	3,668	3,675	3,668	3,668	3,668	(7)	
TOTAL Intergovernmental	3,581	3,668	3,675	3,668	3,668	3,668	(7)	
<u>=====</u>								
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	45,000	0	36,688	0	125,000	125,000	88,312	
47100-48750 Sale of Property	600	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	45,600	0	36,688	0	125,000	125,000	88,312	
<u>=====</u>								
TOTAL REVENUES	524,181	23,889	690,711	44,015	779,016	591,406	(99,305)	
<u>=====</u>								
EXPENDITURES								
<u>=====</u>								
Personnel Services								
57100-01-11000 PW Director/GIS Mapping	30,147	0	10,000	0	15,000	2,500	(7,500)	
57100-01-21000 City Utility-Streets Wage	327	0	5,000	6,032	6,500	1,500	(3,500)	
57100-01-25000 Wages-Temp-Reg	0	0	0	66	66	0	0	
57100-01-51000 SS/Medicare	2,655	340	650	451	1,000	500	(150)	
57100-01-52000 WRS - Retirement	4,213	291	600	407	950	450	(150)	
57100-01-54000 Health Insurance	4,055	510	1,740	1,908	3,250	2,000	260	
57100-01-55000 Life Insurance	138	96	72	2	100	100	28	
57100-01-56000 Adm/Legal-City Wages	4,246	4,448	1,500	0	2,500	3,500	2,000	
TOTAL Personnel Services	45,781	5,685	19,562	8,866	29,366	10,550	(9,012)	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

48 -TID #8 - West Side
 TID #8 - West Side

	2018	2019	2020			2021		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	2	0	0	144	144	0	0	
57100-02-11500 Outside Legal Expense	0	150	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	50	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	750	750	750	750	750	750	0	
57100-02-56500 LC Econ Dev Corp	750	1,000	1,500	1,500	1,500	3,500	2,000	
TOTAL Contractual Services	1,702	2,050	2,400	2,544	2,544	4,400	2,000	
Special Services								
57100-04-50222 Weinbrenner Dev Incentive	0	0	0	0	0	300,000	300,000	
57100-04-75000 Blight Acquisition/Demo	55	0	0	0	0	0	0	
57100-04-75002 Blight-405 N Genesee	0	71	0	1,957	22,500	0	0	
57100-04-75025 Blight - 122 S Prospect	0	9,077	0	75	75	0	0	
57100-04-75029 "Blight" - 403 East St.	0	21,955	0	0	0	0	0	
57100-04-75030 "Blight" - 405 East St.	0	20,020	0	0	0	0	0	
57100-04-75033 "Blight" - 206 N Thomas	11,062	0	0	0	0	0	0	
57100-04-75500 Blight - 416 Grand	86	0	0	0	0	0	0	
57100-04-75507 Blight - 418 Grand	0	62	0	0	0	0	0	
57100-04-75509 Blight - 612 Grand Ave.	0	0	0	116	116	0	0	
57100-04-75520 "Blight"-903 Grand Ave	0	6,470	0	75	75	0	0	
57100-04-75522 "Blight" - 508 Grand Ave	2,937	0	0	0	0	0	0	
57100-04-75527 "Blight" - 220 Grand Ave	23,446	0	0	0	0	0	0	
57100-04-75529 120 N Foster-Del Tax Demo	0	26,943	0	0	0	0	0	
TOTAL Special Services	37,587	84,597	0	2,223	22,766	300,000	300,000	
57100-04-50222Weinbrenner Dev IncentivesPERMANENT NOTES:								
Potential cash development incentive for rehabilitation of former Hurd Windows & Doors vacant buildings (after purchase from Merrill Area Development Corp.).								
Fixed Charges								
57100-05-11000 Transfer for Debt Service	10,857	50,674	49,863	49,863	49,863	49,863	0	
57100-05-12000 Borrowing Expenses	15,231	0	0	0	15,000	10,000	10,000	
TOTAL Fixed Charges	26,088	50,674	49,863	49,863	64,863	59,863	10,000	
Capital Outlay								
57100-08-22500 401 W Main St-Purchase	140,751	0	0	0	0	0	0	
57100-08-24000 Street Improvements	164,961	508	540,000	540,000	540,000	0	(540,000)	
57100-08-24600 Sidewalk Improvements	0	3,250	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	0	70,000	62,738	70,000	0	(70,000)	
57100-08-26000 Water Improvements	129,814	0	0	0	0	0	0	
57100-08-26500 Sanitary Sewer Improvemen	98,338	0	0	0	0	0	0	
57100-08-27122 River Bend Trail-West	0	0	0	0	0	103,400	103,400	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	
TOTAL Capital Outlay	533,864	3,758	610,000	602,738	610,000	103,400	(506,600)	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

48 -TID #8 - West Side
 TID #8 - West Side

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----) CURRENT BUDGET	(----- 2020 -----) Y-T-D ACTUAL	(----- 2020 -----) PROJECTED YEAR END	(----- 2021 -----) REQUESTED BUDEGT	(----- 2021 -----) BUDGET CHANGE	(----- 2021 -----) PROPOSED BUDGET
57100-08-2400Street Improvements	PERMANENT NOTES: In 2020, Grand Ave., N. Prospect St., and S. Genessee St. as part of major utility and street improvement project.							
57100-08-2712River Bend Trail-West	PERMANENT NOTES: In 2021, paving of River Bend - West trail.							
TOTAL EXPENDITURES	645,021	146,764	681,825	666,233	729,539	478,213	(203,612)	
REVENUE OVER/(UNDER) EXPENDITURES	(120,840)	(122,875)	8,886	(622,218)	49,477	113,193	104,307	
FUND TOTAL REVENUES	524,181	23,889	690,711	44,015	779,016	591,406	(99,305)	
FUND TOTAL EXPENDITURES	<u>645,021</u>	<u>146,764</u>	<u>681,825</u>	<u>666,233</u>	<u>729,539</u>	<u>478,213</u>	<u>(203,612)</u>	
REVENUE OVER/(UNDER) EXPENDITURES	<u>(120,840)</u>	<u>(122,875)</u>	<u>8,886</u>	<u>(622,218)</u>	<u>49,477</u>	<u>113,193</u>	<u>104,307</u>	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

49 -TID#9 -WI River/S Center
 TID #9-WI River/S Center

	2018	2019	2020			2021		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Intergovernmental								
47100-43430 Exempt Computer Aid	4,780	4,896	4,775	4,896	4,896	4,896	121	
TOTAL Intergovernmental	4,780	4,896	4,775	4,896	4,896	4,896	121	
Miscellaneous Revenues								
47100-48244 Transfer from TID No. 4	0	0	45,340	0	300,000	45,340	0	
47100-48588 Loan Repayment-Club Modern	1,625	2,820	2,500	2,115	2,500	2,500	0	
TOTAL Miscellaneous Revenues	1,625	2,820	47,840	2,115	302,500	47,840	0	
TOTAL REVENUES	6,405	7,715	52,615	7,010	307,396	52,736	121	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp.	0	0	0	0	0	0	0	
57100-01-21000 Streets/Utility - Labor	0	0	0	0	0	0	0	
57100-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	118	123	125	0	125	125	0	
57100-01-52000 WRS - Retirement	103	106	115	0	110	115	0	
57100-01-54000 Health Insurance	202	220	550	0	225	550	0	
57100-01-55000 Life Insurance	20	49	25	0	20	25	0	
57100-01-56000 Adm/Legal-City Wages	1,537	1,611	1,500	0	1,500	1,500	0	
TOTAL Personnel Services	1,980	2,109	2,315	0	1,980	2,315	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	75	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	125	0	5,000	0	0	5,000	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	1,000	1,000	1,000	250	1,000	1,000	0	
57100-02-41555 Grant Writing Consultant	0	0	25,000	0	0	25,000	0	
57100-02-56500 LC Econ Dev Corp	750	500	500	500	500	500	0	
TOTAL Contractual Services	2,025	1,725	31,650	900	1,650	31,650	0	

57100-02-41555 Grant Writing Consultant PERMANENT NOTES:
 Potential grant writing assistance for Wisconsin Economic Development Corp. (WEDC) Idle Sites and Federal EPA Brownfields applications.

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

49 -TID#9 -WI River/S Center
 TID #9-WI River/S Center

	2018 ACTUAL	2019 ACTUAL	2020			2021		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-50500 Neumann Lot2-Dev Incent	15,000	0	0	0	0	0	0	
57100-04-75000 Page Milk-Tax Foreclosure	0	7,511	0	0	0	0	0	
TOTAL Special Services	15,000	7,511	0	0	0	0	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	18,608	18,950	18,650	18,650	18,650	18,650	0	
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	
TOTAL Fixed Charges	18,608	18,950	18,650	18,650	18,650	18,650	0	
Capital Outlay								
57100-08-23775 Pier-S. Park St.	0	0	0	311	311	0	0	
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-26000 Utility Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	
TOTAL Capital Outlay	0	0	0	311	311	0	0	
57100-08-3100Marketing - Advertising			PERMANENT NOTES: Including welcome banners & wayfinder signage.					
TOTAL EXPENDITURES	37,613	30,295	52,615	19,861	22,591	52,615	0	
REVENUE OVER/(UNDER) EXPENDITURES	(31,208)	(22,580)	0	(12,850)	284,805	121	121	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

49 -TID#9 -WI River/S Center
 TID #9-Idle Sites (Page)

	2018	2019	(----- 2020 -----)			(----- 2021 -----)		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Miscellaneous Revenues</u>								
47300-48500 Idle Sites Grant - WEDC	0	0	0	0	75,000	0	0	
TOTAL Miscellaneous Revenues	0	0	0	0	75,000	0	0	
TOTAL REVENUES	0	0	0	0	75,000	0	0	
EXPENDITURES								
<u>Capital Outlay</u>								
57300-08-52500 River Bend Trail-East	5,286	0	0	0	0	0	0	
TOTAL Capital Outlay	5,286	0	0	0	0	0	0	
57300-08-52500 River Bend Trail-East								
			PERMANENT NOTES: See TID No. 3 for River Bend Trail extension from S. Park St. east to Cooper St.					
TOTAL EXPENDITURES	5,286	0	0	0	0	0	0	
REVENUE OVER/ (UNDER) EXPENDITURES	(5,286)	0	0	0	75,000	0	0	
FUND TOTAL REVENUES	6,405	7,715	52,615	7,010	382,396	52,736	121	
FUND TOTAL EXPENDITURES	42,899	30,295	52,615	19,861	22,591	52,615	0	
REVENUE OVER/ (UNDER) EXPENDITURES	(36,494)	(22,580)	0	(12,850)	359,805	121	121	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

40 -TID No. 10 - Fox Point
 TID #10-Fox Point

	2018 ACTUAL	2019 ACTUAL	(-----) 2020 CURRENT BUDGET	(-----) 2020 Y-T-D ACTUAL	(-----) 2020 PROJECTED YEAR END	(-----) 2021 REQUESTED BUDEGT	(-----) 2021 BUDGET CHANGE	(-----) PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #10	0	0	0	0	0	0	0	
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	100,000	100,000	
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	100,000	100,000	
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: Potential for two \$50,000 cash development incentives for S.C. Swiderski (i.e. upon occupancy).							
47100-41113 Proceeds - Long Term Debt	CURRENT YEAR NOTES: Also, refinancing of Series 2016C - Note Anticipation Note (NAN) of \$495,000. Ballon payment due 10/1/2021.							
<u>Miscellaneous Revenues</u>								
47100-48243 Land Sale	0	25,000	1	0	0	1	0	
TOTAL Miscellaneous Revenues	0	25,000	1	0	0	1	0	
TOTAL REVENUES	0	25,000	1	0	0	100,001	100,000	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 PW Director/Bldg Insp	0	0	0	0	0	0	0	
57100-01-21000 City Streets - Wages	0	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	165	271	275	0	275	275	0	
57100-01-52000 WRS - Retirement	145	232	250	0	250	250	0	
57100-01-54000 Health Insurance	314	557	500	0	500	500	0	
57100-01-55000 Life Insurance	29	105	50	0	50	50	0	
57100-01-56000 Adm/Legal-City Wages	2,157	3,540	3,500	0	3,500	3,500	0	
TOTAL Personnel Services	2,810	4,706	4,575	0	4,575	4,575	0	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	143	0	0	336	336	0	0	
57100-02-11750 Plan Develop-Consultant	50	0	10,000	0	0	0	(10,000)	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	250	250	250	0	250	250	0	
57100-02-15500 Mowing Services	0	0	0	595	750	0	0	
TOTAL Contractual Services	593	400	10,400	1,081	1,486	400	(10,000)	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

40 -TID No. 10 - Fox Point
 TID #10-Fox Point

	2018 ACTUAL	2019 ACTUAL	(-----) 2020 CURRENT BUDGET	(-----) 2020 Y-T-D ACTUAL	(-----) 2020 PROJECTED YEAR END	(-----) 2021 REQUESTED BUDEGT	(-----) 2021 BUDGET CHANGE	(-----) PROPOSED BUDGET
Special Services								
57100-04-52333 Swiderski Dev Incentives	0	0	0	0	0	100,000	100,000	
TOTAL Special Services	0	0	0	0	0	100,000	100,000	
57100-04-52333 Swiderski Dev Incentives	PERMANENT NOTES: Cash development incentive payments anticipated (upon occupancy permits for new apartment buildings).							
Fixed Charges								
57100-05-11000 Transfer for Debt Service	20,025	20,025	20,132	20,132	20,132	20,025	(108)	
57100-05-12000 Borrowing Expense	0	0	0	0	0	10,000	10,000	
TOTAL Fixed Charges	20,025	20,025	20,132	20,132	20,132	30,025	9,893	
57100-05-12000 Borrowing Expense	PERMANENT NOTES: Planned refinancing of 2016C Note Anticipation Note (NAN) and new borrowing for Swiderski cash development incentives.							
Capital Outlay								
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	425	0	0	0	0	0	0	
TOTAL Capital Outlay	425	0	0	0	0	0	0	
TOTAL EXPENDITURES	23,852	25,130	35,107	21,213	26,193	135,000	99,893	
REVENUE OVER/ (UNDER) EXPENDITURES	(23,852)	(130)	(35,106)	(21,213)	(26,193)	(34,999)	108	
FUND TOTAL REVENUES	0	25,000	1	0	0	100,001	100,000	
FUND TOTAL EXPENDITURES	23,852	25,130	35,107	21,213	26,193	135,000	99,893	
REVENUE OVER/ (UNDER) EXPENDITURES	(23,852)	(130)	(35,106)	(21,213)	(26,193)	(34,999)	108	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

41 -TID No. 11- Apartments
 TID #11 - Apartments

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----)			(-----2021 -----)		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #11	12,611	69,961	113,060	113,060	113,060	147,759	34,699	
47100-41113 Proceeds - Long Term Debt	0	0	200,000	0	200,000	535,000	335,000	
47100-41114 Debt Premium-TID11	0	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	12,611	69,961	313,060	113,060	313,060	682,759	369,699	
47100-41113 Proceeds - Long Term Debt			PERMANENT NOTES: For 2020, Rock Ridge Apartments Phase II cash development incentives (for 2019 & 2020).					
47100-41113 Proceeds - Long Term Debt			CURRENT YEAR NOTES: For 2021, potential \$150,000 for curb, gutter, & paving of W. St. Paul St.; \$40,000 for potential streetlighting; potential \$245,000 for utility and street extension of Superior St.; and the third \$100,000 Rock Ridge Apartments Phase II cash development incentive.					
<u>Intergovernmental</u>								
47100-43435 State PP Aid	0	12,568	16,305	16,305	16,305	16,305	0	
TOTAL Intergovernmental	0	12,568	16,305	16,305	16,305	16,305	0	
<u>Public Charges-Services</u>								
47100-46100 Bid Spec Revenue	0	0	0	0	0	0	0	
TOTAL Public Charges-Services	0	0	0	0	0	0	0	
<u>Miscellaneous Revenues</u>								
47100-48750 Sale of Property	0	0	0	0	2	2	2	
47100-48999 Focus on Energy-LEDs	640	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	640	0	0	0	2	2	2	
47100-48750 Sale of Property			PERMANENT NOTES: Denyon Homes/Ryan Ott - for phased single-family home development (former Kienitz parcel). JJ Premier - for phased single-family home development (Lot 3 Rock Ridge).					
TOTAL REVENUES	13,251	82,528	329,365	129,365	329,367	699,066	369,701	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

41 -TID No. 11- Apartments
 TID #11 - Apartments

	2018 ACTUAL	2019 ACTUAL	(-----) 2020 CURRENT BUDGET	(-----) 2020 Y-T-D ACTUAL	(-----) 2020 PROJECTED YEAR END	(-----) 2021 REQUESTED BUDEGT	(-----) 2021 BUDGET CHANGE	(-----) PROPOSED BUDGET
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Engineer	0	2,619	750	0	1,000	1,250	500	
57100-01-21000 Wages - Streets-Utility	0	0	0	0	0	750	750	
57100-01-51000 SS/Medicare	361	828	175	0	175	275	100	
57100-01-52000 WRS - Retirement	316	709	150	0	150	250	100	
57100-01-54000 Health Insurance	696	1,692	575	0	600	775	200	
57100-01-55000 Life Insurance	61	204	35	0	55	100	65	
57100-01-56000 Adm/Legal - City Wages	4,723	8,199	1,750	0	1,750	1,750	0	
TOTAL Personnel Services	6,157	14,251	3,435	0	3,730	5,150	1,715	
Contractual Services								
57100-02-11500 Outside Legal Expenses	240	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	150	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fee	1,000	1,000	1,000	1,000	1,000	1,000	0	
57100-02-56500 LC Econ Dev Corp	1,250	1,500	1,500	1,250	1,250	1,500	0	
57100-02-57500 Contract Engineer/Survey	0	9,534	5,500	33	4,000	2,500	(3,000)	
TOTAL Contractual Services	2,790	12,184	8,150	2,433	6,400	5,150	(3,000)	
57100-02-5750Contract Engineer/Survey								PERMANENT NOTES: Certified Survey Map and Plat for former Kienitz parcel (between W. 10th St. and W. St. Paul St.) in 2019 & 2020.
57100-02-5750Contract Engineer/Survey								CURRENT YEAR NOTES: Certified Survey Map and Plat for undeveloped lot at corner of State Highway 107 & Highland Dr. in 2020 & 2021.
Special Services								
57100-04-52577 Apartments-Rock Ridge	0	0	200,000	200,000	200,000	100,000	(100,000)	
57100-04-52588 Denyon-Ott Homes-Phase 1	0	0	30,000	0	0	30,000	0	
57100-04-52599 JJ Premier Homes-Phase 1	0	0	0	0	0	30,000	30,000	
TOTAL Special Services	0	0	230,000	200,000	200,000	160,000	(70,000)	
57100-04-5257Apartments-Rock Ridge								PERMANENT NOTES: Rock Ridge Apartments Phase II - for 2020 for first two years and then \$100,000 annually from 2021 through 2023.
57100-04-5258Denyon-Ott Homes-Phase 1								PERMANENT NOTES: \$10,000 per new single-family home upon completion.
57100-04-5259JJ Premier Homes-Phase 1								PERMANENT NOTES: \$10,000 per new single-family home upon completion.

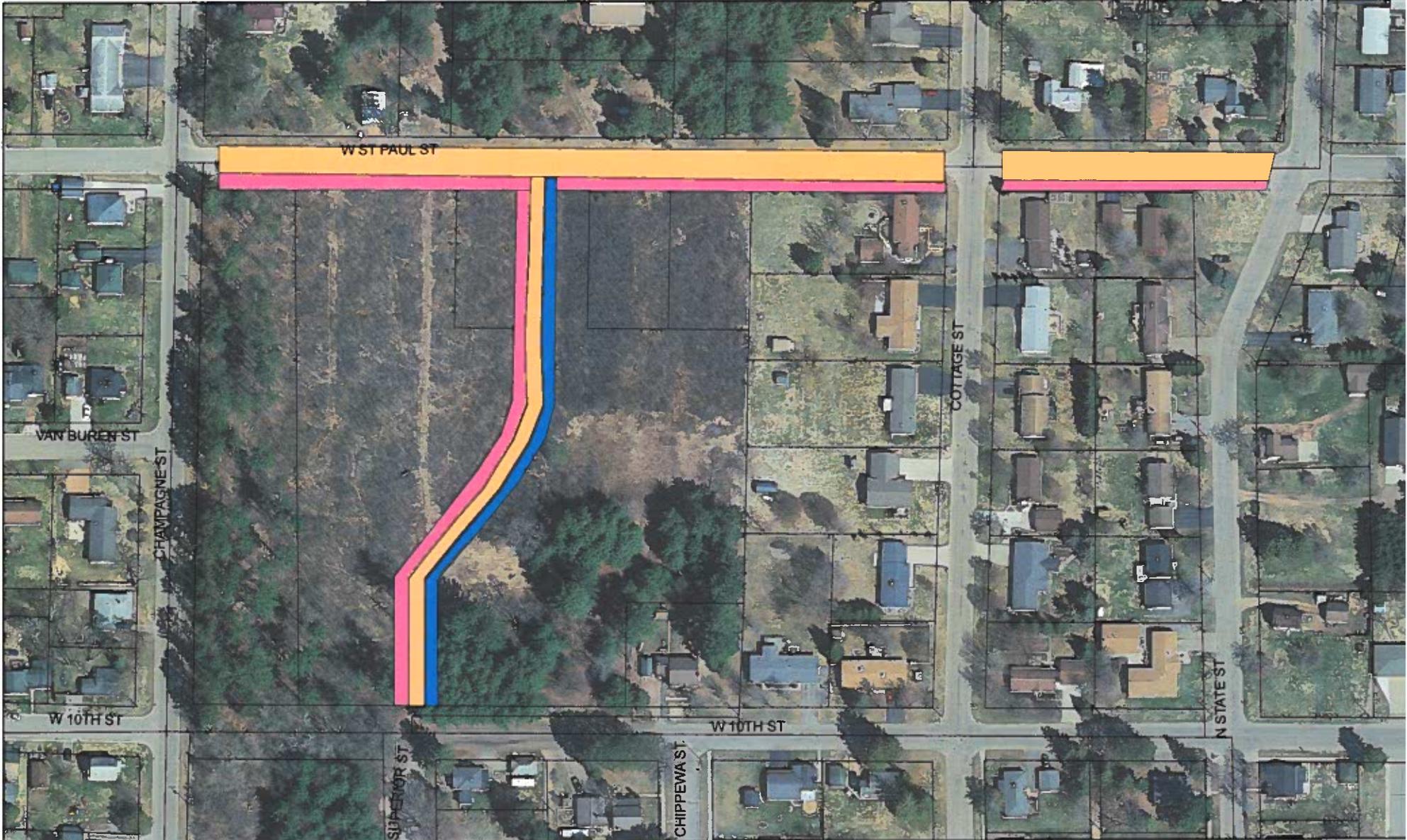
Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

41 -TID No. 11- Apartments
 TID #11 - Apartments

	2018 ACTUAL	2019 ACTUAL	(----- 2020 -----) CURRENT BUDGET	(----- 2020 -----) Y-T-D ACTUAL	(----- 2020 -----) PROJECTED YEAR END	(----- 2021 -----) REQUESTED BUDEGT	(----- 2021 -----) BUDGET CHANGE	(----- 2021 -----) PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer - Debt Service	63,343	63,929	63,179	63,289	63,179	75,000	11,821	
57100-05-12000 Borrowing Expenses	0	0	7,500	0	7,500	15,000	7,500	
TOTAL Fixed Charges	63,343	63,929	70,679	63,289	70,679	90,000	19,321	
Capital Outlay								
57100-08-24033 Street Improvement-St. Pa	0	0	0	0	0	395,000	395,000	
57100-08-24127 WI St. Sewer Lift Station	6,145	0	8,500	0	6,500	0	(8,500)	
57100-08-25750 Streetlight Improvements	0	0	0	0	0	40,000	40,000	
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	
57100-08-26500 Sanitary Sewer Improvemen	0	0	0	0	0	0	0	
57100-08-27122 River Bend Trail-West	0	0	0	0	0	0	0	
TOTAL Capital Outlay	6,145	0	8,500	0	6,500	435,000	426,500	
57100-08-2403Street Improvement-St. Pau	PERMANENT NOTES: For 2021, potential curb, gutter, & paving of W. St. Paul St. of \$150,000 and potential utility/street extension of Superior St. for \$250,000.							
57100-08-2412WI St. Sewer Lift Station	PERMANENT NOTES: Portion of new generator in 2018 and portion of new pumps in 2020.							
TOTAL EXPENDITURES	78,435	90,364	320,764	265,722	287,309	695,300	374,536	
REVENUE OVER/ (UNDER) EXPENDITURES	(65,184)	(7,836)	8,601	(136,357)	42,058	3,766	(4,835)	
FUND TOTAL REVENUES	13,251	82,528	329,365	129,365	329,367	699,066	369,701	
FUND TOTAL EXPENDITURES	78,435	90,364	320,764	265,722	287,309	695,300	374,536	
REVENUE OVER/ (UNDER) EXPENDITURES	(65,184)	(7,836)	8,601	(136,357)	42,058	3,766	(4,835)	

*** END OF REPORT ***



1 inch = 98 feet

2021 Projects

T-28

- Legend**
- Streetlights
 - Curb Gutter & Paver
 - Water & Sewer

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2020

42 -TID # 12 - Weinbrenner
 TID #12 - Weinbrenner

	2018 ACTUAL	2019 ACTUAL	(-----) 2020 CURRENT BUDGET	(-----) 2020 Y-T-D ACTUAL	(-----) 2020 PROJECTED YEAR END	(-----) 2021 REQUESTED BUDEGT	(-----) 2021 BUDGET CHANGE	(-----) PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #12	0	22,005	20,970	20,970	20,970	20,772	(198)	
47100-41113 Proceeds - Long Term Debt	0	125,000	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	0	147,005	20,970	20,970	20,970	20,772	(198)	
TOTAL REVENUES	0	147,005	20,970	20,970	20,970	20,772	(198)	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 PW Director/St Superinten	0	293	1,000	0	1,000	500	(500)	
57100-01-21000 Wages - Streets-Utility	0	995	4,000	3,464	4,000	0	(4,000)	
57100-01-22000 Overtime	0	1,457	0	0	0	0	0	
57100-01-51000 SS/Medicare	35	546	175	245	175	150	(25)	
57100-01-52000 WRS - Retirement	31	450	150	234	150	125	(25)	
57100-01-54000 Health Insurance	45	2,515	750	2,082	750	750	0	
57100-01-55000 Life Insurance	6	19	50	0	50	50	0	
57100-01-56000 Adm/Legal-City Wages	459	720	500	0	500	500	0	
TOTAL Personnel Services	575	6,996	6,625	6,025	6,625	2,075	(4,550)	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	0	35	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit	250	250	250	250	250	250	0	
57100-02-56500 LC Econ Dev Corp	0	0	0	500	500	500	500	
TOTAL Contractual Services	400	435	400	900	900	900	500	
<u>Fixed Charges</u>								
57100-05-11000 Transfer - Debt Service	0	0	7,920	7,920	7,920	8,075	155	
57100-05-12000 Borrowing Expense	0	1,888	0	0	0	0	0	
TOTAL Fixed Charges	0	1,888	7,920	7,920	7,920	8,075	155	
<u>Capital Outlay</u>								
57100-08-24000 Street Improvements	0	1,656	100,000	3,745	100,000	0	(100,000)	
57100-08-25750 Streetlight Improvements	0	0	25,000	0	25,000	0	(25,000)	
57100-08-26000 Water Improvements	0	9,093	0	0	0	0	0	
TOTAL Capital Outlay	0	10,748	125,000	3,745	125,000	0	(125,000)	
57100-08-2400Street Improvements								
PERMANENT NOTES: Logan St. and E. 6th St. by Athletic Park. In conjunction with paving the Athletic Park parking lot.								
TOTAL EXPENDITURES	975	20,066	139,945	18,590	140,445	11,050	(128,895)	
REVENUE OVER/(UNDER) EXPENDITURES	(975)	126,939	(118,975)	2,380	(119,475)	9,722	128,697	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)