

**CITY OF MERRILL
Redevelopment Authority (RDA)**

**Wednesday, September 2nd, 2015 at 5:30 p.m.
Location – City Hall Council Chambers 1004 East 1st Street**

AGENDA

Voting RDA Members: Bill Bialecki, Ryan Schwartzman, Amanda Kostman, Wally Smith, Karen Karow, Jill Laufenberg, and Tony Kusserow

1. Call to order
2. Public Comment
3. Consider approval of meeting minutes from August 4th, 2015
4. Presentation of West Side Renewal Plan by Redevelopment Resources
5. Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and RD Properties LLC – Phase I (500-Block of West Main Street and 100-Block of North Genesee Street)
6. Public Hearings – starting at 6:00 p.m. on the following:

**TAX INCREMENTAL DISTRICT NO. 3 PROJECT PLAN AMENDMENT
IN ORDER TO SHARE INCREMENT WITH TAX INCREMENTAL DISTRICTS NO. 6, 7 & 8
AND
TAX INCREMENTAL DISTRICTS NO. 3, 6, 7 & 8
PROJECT PLAN / BOUNDARY AMENDMENTS
AND
TAX INCREMENTAL DISTRICT NO. 10 CREATION**

**ALL WITHIN THE
CITY OF MERRILL, WISCONSIN**

- A. Public Hearing regarding the proposed amendment of project plan for Tax Incremental District No. 3 in order to share increment with Tax Incremental Districts No. 6, 7, and 8 (See the Public Hearing Notice which was published on August 14, 2015 & August 21, 2015).
- B. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 3 (See the Public Hearing Notice which was published on August 14, 2015 & August 21, 2015).
- C. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on August 14, 2015 & August 21, 2015).
- D. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 8 (See the Public Hearing Notice which was published on August 14, 2015 & August 21, 2015).

- E. Public Hearing regarding the proposed amendment of boundaries and project plan for Tax Incremental District No. 7 (See the Public Hearing Notice which was published on August 14, 2015 & August 21, 2015)
- F. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 10 (See the Public Hearing Notice which was published on August 14, 2015 & August 21, 2015)
- G. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Merrill, Wisconsin" - in order to share increment with Tax Incremental Districts No. 6, 7, and 8
- H. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3, City of Merrill, Wisconsin"
- I. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Merrill, Wisconsin"
- J. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 8, City of Merrill, Wisconsin"
- K. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7, City of Merrill, Wisconsin"
- L. Consideration of "Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 10, City of Merrill, Wisconsin"

7. Next RDA Meeting(s)

8. Adjournment

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

Note: A potential quorum of the Common Council could attend the meeting for information. There will be no Common Council action taken.

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

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

City of Merrill
Redevelopment Authority (RDA)

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Tuesday, August 4th, 2015 at 8:00 A.M.
City Hall Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Karen Karow,
Jill Laufenberg, Amanda Kostman, and Tony Kusserow

RDA Absent: Wally Smith

Others: Alderpersons Dave Sukow, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Ken Maule from Lincoln County Economic Development Corp., Kristen Fish and Mike Morrissey from Redevelopment Resources, City Building Inspector/Zoning Administrator Darin Pagel, Tonia Speener from Clark-Dietz, Dean Fenske from AECOM, and MP-3 student taping the meeting

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

Public Comment: None.

Approval of meeting minutes from July 7th and July 13th, 2015:

Motion (Smith/Kostman) to approve the meeting minutes. Carried.

Review and discussion of proposed Tax Increment District boundary amendments:

Unertl highlighted proposed boundary amendments to the following TIDs:

- **TID No. 3** – inclusion of former Lincoln County Fairgrounds, several apartments at the corner of Memorial Drive/East 6th Street, and former car wash (east of Associated Bank). One of the apartments is four years tax delinquent and appears to need maintenance work.
- **TID No. 6** – inclusion of rest of historical downtown buildings and residential areas to the west (to Prairie River Middle School) that were not included in 2009.
- **TID No. 7 and TID No. 10** – the Fox Point parcel is being deleted from TID No. 7 since the 2014 assessed valuation reduction of \$372,400 is eliminating any tax increment generation in TID No. 7. Another “blighted area” TID is being created to facilitate future redevelopment of the Fox Point property. The middle of Lincoln County Highway G is the current City border; however, it would be possible to extend the TID north if there were future annexation requests.

- **Review and discussion of proposed Tax Increment District boundary amendments (Continued):**

As far as TID No. 7, numerous residential parcels are proposed to be added. These additional include a number of delinquent tax parcels; inclusion of more properties located in the area of former Northern Specialty/Haunted Sawmill on Hendricks Street; and an area on Douglas Street. All properties that had an assessed improved valuation of less than \$30,000 – especially if rental property – were generally included.

- **TID No. 8** – Several properties south of West Main Street to Stange Street are proposed to be added to facilitate future redevelopment (such as former Lincoln County Bank/St. Vincent). There are a couple delinquent tax parcels.

Status update on Idle Sites grant activities (Tax Increment District No. 9):

Unertl advised that in closed session, there would be discussion of potential property purchases. In future agenda packets, there will be list of activities with status noted.

City Administrator Johnson reported that an environmental contractor and he had toured the Page Milk building. Estimate for asbestos testing is just under \$4,000. Based upon previous information, it is anticipated that asbestos remediation work could cost over \$200,000. Unertl noted that City/RDA might need to apply for Federal EPA Brownfield's grant this fall.

Next RDA meeting: Wednesday, September 2nd, 2015 at 5:30 p.m. with a public hearing on various Tax Increment Districts at 6:00 p.m.

Closed Session: Bialecki read the following notice:

The RDA may convene in closed session per Wis. Stats. Sec.19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider: Potential property acquisitions to facilitate redevelopment opportunities in Tax Increment District No. 9 (Wisconsin River area)

Motion (Schwartzman/Karow) to move into closed session. Carried on roll call vote at 8:25 a.m. There was discussion of potential property purchases.

Adjournment: Motion (Schwartzman/Karow) to adjourn from closed session. Carried at 8:55 a.m.

Minutes prepared by RDA Secretary Kathy Unertl

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND RD PROPERTIES LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 8 on September 13, 2011 and amended the boundary and TIF Plan on September 24, 2013; and,

WHEREAS, RD Properties LLC proposes acquisition, demolition, and then future construction of new commercial building in the 500-block of West Main Street, which is located within TID No. 8; and,

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

WHEREAS, the City and RD Properties LLC have negotiated Phase I of the development agreement to provide for acquisition and demolition of former manufacturing building on North Genesee Street.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 8th day of September, 2015, that the Mayor and City Clerk are authorized to sign the Phase I development agreement by and between the City of Merrill and RD Properties LLC and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: _____

William R. Bialecki
Mayor

Passed: _____

William N. Heideman
City Clerk

City of Merrill – TIF Development Incentive Overview

TID No. 8 (West Side)

Property Owner:	New owner will be RD Properties, LLC (Dan Kolehouse of C& D Excavating, Inc.)
Location:	500-Block W. Main St. (West of Humphrey's Bar)
Development:	Acquisition and demolition of manufacturing building followed by construction of new commercial building
Equipment:	New development will have Personal Property
Jobs:	New development will have new jobs
Investment:	Site acquisition, demolition and disposal, and then future construction of new commercial building
Infrastructure:	After evaluation of the cleared site, ownership of the northern portion of the property will be transferred to the City of Merrill. The City will be responsible for construction and maintenance of new municipal parking lot to serve the west side.

TID Development Incentive:

Staff recommendation:

Total of \$40,000 for Phase I – site acquisition closing.

Once plans for new commercial development are finalized, a Phase II development agreement will be negotiated. Additional TID development incentive payments are anticipated to facilitate the future new development.

TID Lifespan Tax Increment:

Spreadsheet provided – projected at over \$250,000 and likely to be higher than conservative estimate.



City of Merrill GIS



SCALE: 1" = 56'



DISCLAIMER: The City of Merrill Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Print Date: 7/12/2013

City of Merrill - Projected Tax Increment (TID No. 8 - West Side)						
500-Block West Main St. - Conceptual New Development						
Real Estate						
	<u>Current</u>	<u>Current</u>	<u>Total</u>	<u>Projected</u>	<u>Projected</u>	
	<u>Valuation</u>	<u>Valuation</u>	<u>Valuation</u>	<u>Future</u>	<u>TID Increment</u>	
Land	\$16,700	\$28,600	\$45,300	\$47,700	\$2,400	
Improved	\$0	\$162,400	\$162,400	\$450,000	\$287,600	
Total	\$16,700	\$191,000	\$207,700	\$497,700	\$290,000	
Acres	0.136	0.956	1.092			
106 N. Genesee St.						
Projected Tax Increment (TID No. 8 - West Side)						
Const.	Value	Revenue	Personal	Total Value	Tax	Projected
Year	Year	Year	Property	Increment	Rate	TID Increment
			10% Depreciation			
2016	2017	2018	Partial Valuation	\$100,000	\$32.83	\$3,283
2017	2018	2019	\$150,000	\$440,000	\$32.83	\$14,445
2018	2019	2020	\$135,000	\$425,000	\$32.83	\$13,953
2019	2020	2021	\$121,500	\$411,500	\$32.83	\$13,510
2020	2021	2022	\$109,350	\$399,350	\$32.83	\$13,111
2021	2022	2023	\$98,415	\$388,415	\$32.83	\$12,752
2022	2023	2024	\$88,574	\$378,574	\$32.83	\$12,429
2023	2024	2025	\$79,716	\$369,716	\$32.83	\$12,138
2024	2025	2026	\$71,745	\$361,745	\$32.83	\$11,876
2025	2026	2027	\$64,570	\$354,570	\$32.83	\$11,641
2026	2027	2028	\$58,113	\$348,113	\$32.83	\$11,429
2027	2028	2029	\$120,000	\$410,000	\$32.83	\$13,460
2028	2029	2030	\$108,000	\$398,000	\$32.83	\$13,066
2029	2030	2031	\$97,200	\$387,200	\$32.83	\$12,712
2030	2031	2032	\$87,480	\$377,480	\$32.83	\$12,393
2031	2032	2033	\$78,732	\$368,732	\$32.83	\$12,105
2032	2033	2034	\$70,859	\$360,859	\$32.83	\$11,847
2033	2034	2035	\$63,773	\$353,773	\$32.83	\$11,614
2034	2035	2036	\$57,396	\$347,396	\$32.83	\$11,405
2035	2036	2037	\$51,656	\$341,656	\$32.83	\$11,217
2036	2037	2038	\$46,490	\$336,490	\$32.83	\$11,047
Projected Tax Increment						\$251,431

6A

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT
OF THE PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 3
IN THE CITY OF MERRILL, WISCONSIN**

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 2, 2015 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed amendment of the Project Plan for Tax Incremental District No. 3 (the "District").

Notice is Hereby Given that the Redevelopment Authority will hold a public hearing on September 2, 2015 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment is to allow for the District to share surplus increments with Tax Incremental Districts No. 6, 7 & 8 under the provisions of Section 66.1105(6)(f) of the Wisconsin Statutes.

All interested parties will be given a reasonable opportunity to express their views on the proposed Project Plan Amendment. A copy of the proposed Project Plan Amendment will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill, Wisconsin

*Published
August 14, 2015
and August 21, 2015*

6B

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF
THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 3
IN THE CITY OF MERRILL, WISCONSIN**

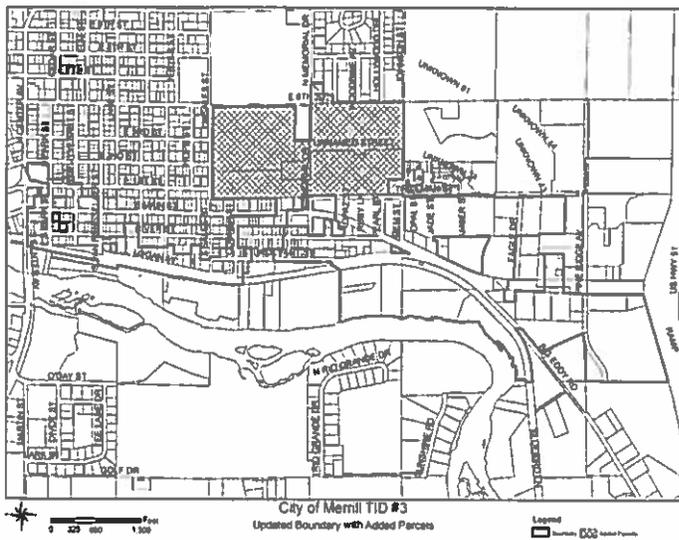
Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 2, 2015 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan for Tax Incremental District No. 3 (the "District").

Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 2, 2015 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment is to add additional territory to the existing District's boundaries, and to amend the Project Plan to provide for the undertaking of additional expenditures. The proposed boundaries to be added from the original District boundary would be within an area as detailed on the map below.

Proposed additional and updated projects costs may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to a Redevelopment Authority, revolving loan/grant program, rail spur, property tax payments to town, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs may include projects both within the proposed boundary and within a 1/2 mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed



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**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF
THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 6
IN THE CITY OF MERRILL, WISCONSIN**

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 2, 2015 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan for Tax Incremental District No. 6 (the "District").

Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 2, 2015 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

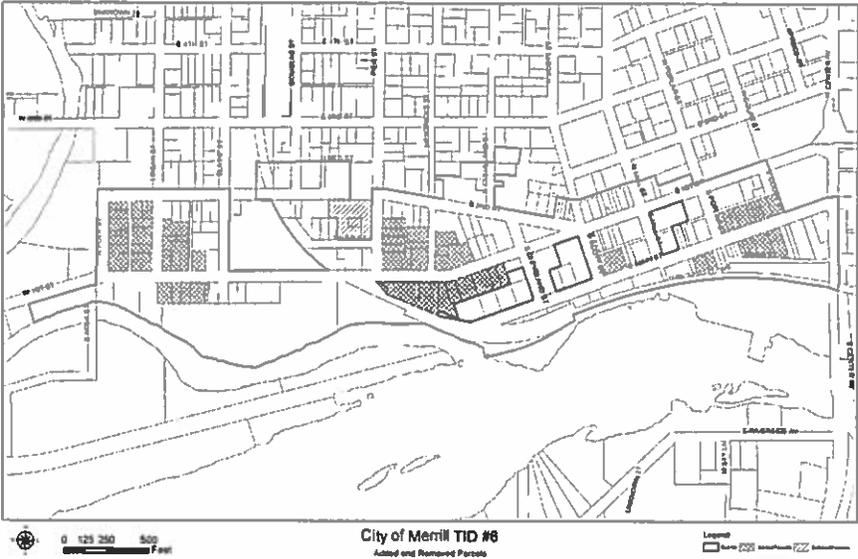
The proposed amendment is to add additional territory to and to remove some territory from the existing District's boundaries, and to amend the Project Plan to provide for the undertaking of additional expenditures. The proposed boundaries to be added and removed from the original District boundary would be within an area as detailed on the map below.

Proposed additional and updated projects costs may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to a Redevelopment Authority, revolving loan/grant program, rail spur, property tax payments to town, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs may include projects both within the proposed boundary and within a 1/2 mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed

Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.



By Order of the City of Merrill, Wisconsin

*Published
August 14, 2015
& August 21, 2015*

6A

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF
THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 8
IN THE CITY OF MERRILL, WISCONSIN**

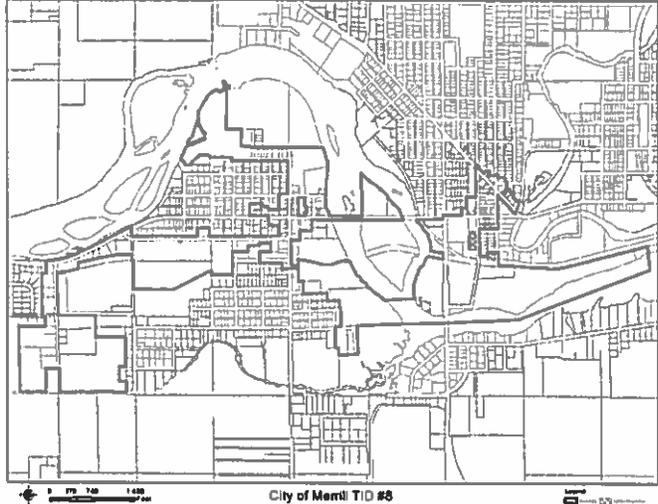
Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 2, 2015 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan for Tax Incremental District No. 8 (the "District").

Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 2, 2015 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment is to add additional territory to the existing District's boundaries, and to amend the Project Plan to provide for the undertaking of additional expenditures. The proposed boundaries to be added from the original District boundary would be within an area as detailed on the map below.

Proposed additional and updated projects costs may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to a Redevelopment Authority, revolving loan/grant program, rail spur, property tax payments to town, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs may include projects both within the proposed boundary and within a 1/2 mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.



Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill,
Wisconsin

*Published
August 14, 2015
& August 21, 2015*

6E

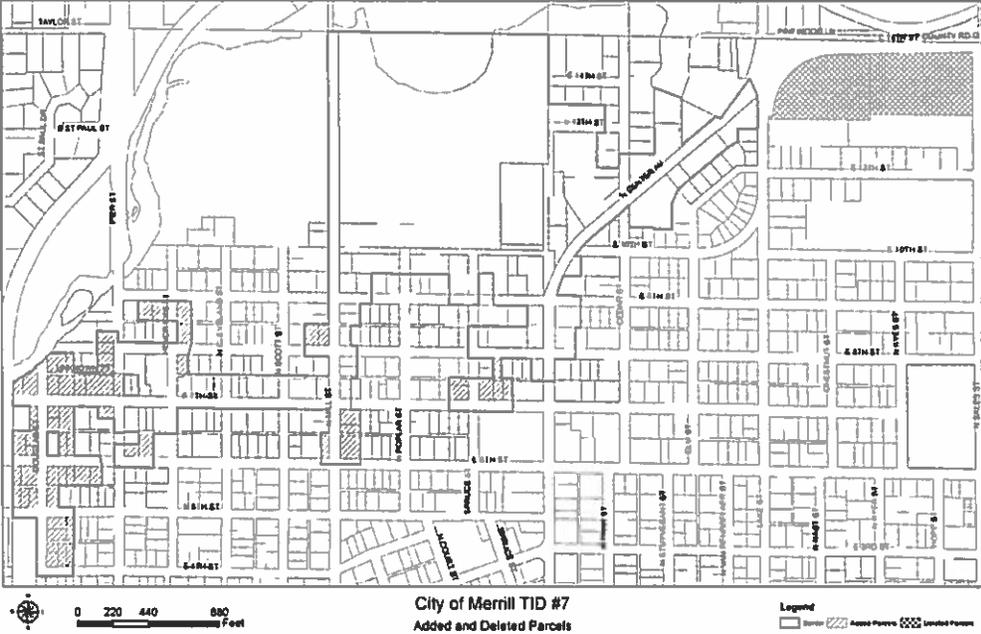
**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT OF
THE BOUNDARIES AND PROJECT PLAN
TO TAX INCREMENTAL DISTRICT NO. 7
IN THE CITY OF MERRILL, WISCONSIN**

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 2, 2015 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed Project Plan for Tax Incremental District No. 7 (the "District").

Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 2, 2015 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the District.

The proposed amendment is to add additional to and remove some territory from the existing District's boundaries, and to amend the Project Plan to provide for the undertaking of additional expenditures. The proposed boundaries to be added and removed from the original District boundary would be within an area as detailed on the map below.

Proposed additional and updated projects costs may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to a Redevelopment Authority, revolving loan/grant program, rail spur, property tax payments to town, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs may include projects both within the proposed boundary and within a 1/2 mile radius of the proposed boundary of the District.



All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the

proposed amended boundaries, will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill, Wisconsin

*Published
August 14, 2015
& August 21, 2015*

6F

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED CREATION OF
TAX INCREMENTAL DISTRICT NO. 10
IN THE CITY OF MERRILL, WISCONSIN**

Notice is Hereby Given that the City of Merrill will hold an organizational Joint Review Board meeting on September 2, 2015 at 4:30 p.m. at the Merrill City Hall, located at 1004 E. First Street. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed creation of, and proposed project plan for, Tax Incremental District No. 10 (the "District").

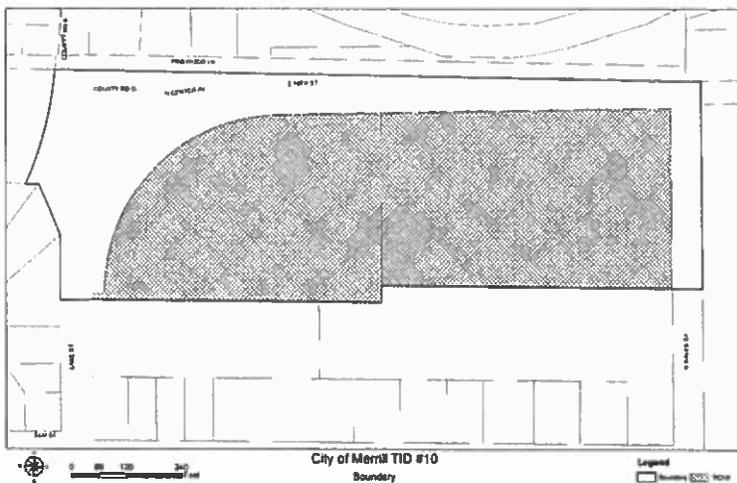
Notice is Hereby Given that the Redevelopment Authority of the City of Merrill will hold a public hearing on September 2, 2015 at 6:00 p.m. at the Merrill City Hall, located at 1004 E. First Street, for the purpose of providing the community a reasonable opportunity to comment upon the proposed creation of the Project Plan for the District.

The proposed boundaries of the District would be within an area as detailed on the map below.

The District is expected to be a blighted area district based on the identification and classification of the property proposed to be included within the District; and

Proposed projects costs may include, but are not limited to: property acquisition for development, property acquisition for conservancy, acquisition of rights-of-way, acquisition of easements, relocation costs, environmental audits and remediation, demolition, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, contribution to a Redevelopment Authority, revolving loan/grant program, rail spur, property tax payments to town, cash grants to owners, lessees or developers of land located within the district (development incentives), professional and organizational services, administrative costs, and finance costs. The proposed costs may include projects both within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed creation of the District, the proposed boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed boundaries, will be available for viewing in the offices of the City Clerk at the Merrill City Hall, located at 1004 E. First Street, during normal business hours and will be provided upon request.



Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Merrill,
Wisconsin

*Published
August 14, 2015
& August 21, 2015*



RESOLUTION NO. 2015-01

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 3
CITY OF MERRILL, WISCONSIN**

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the City on September 13, 2005 as a mixed-use district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 6, 7 & 8 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and,

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on September 2, 2015 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Merrill that:

1. The boundaries of Tax Incremental District No. 3 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this 2nd day of September, 2015.

Redevelopment Authority Chair
William R. Bialecki

Secretary of the Redevelopment Authority
Katherine G. Unertl

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 3
CITY OF MERRILL**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS DOCUMENT WAS PROVIDED SEPARATELY

H

RESOLUTION NO. 2015-02

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 3,
CITY OF MERRILL, WISCONSIN**

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 3 (the "District") was created by the City on September 13, 2005 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on September 2, 2015 held a public hearing concerning the proposed

amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Merrill that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 3 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 2nd day of September, 2015

Redevelopment Authority Chair
William R. Bialecki

Secretary of the Redevelopment Authority
Katherine G. Unertl

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 3
CITY OF MERRILL**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS DOCUMENT WAS PROVIDED SEPARATELY

RESOLUTION NO. 2015-03

I

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 6,
CITY OF MERRILL, WISCONSIN**

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 6 (the "District") was created by the City on May 12, 2009 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on September 2, 2015 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Merrill that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 6 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 2nd day of September, 2015

Redevelopment Authority Chair
William R. Bialecki

Secretary of the Redevelopment Authority
Katherine G. Unertl

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 6
CITY OF MERRILL**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS DOCUMENT WAS PROVIDED SEPARATELY

5

RESOLUTION NO. 2015-04

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 8,
CITY OF MERRILL, WISCONSIN**

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 8 (the "District") was created by the City on September 27, 2011 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities

having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on September 2, 2015 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Merrill that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 8 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 2nd day of September, 2015

Redevelopment Authority Chair
William R. Bialecki

Secretary of the Redevelopment Authority
Katherine G. Unertl

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 8
CITY OF MERRILL**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS DOCUMENT WAS PROVIDED SEPARATELY

RESOLUTION NO. 2015-05

(K)

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 7,
CITY OF MERRILL, WISCONSIN**

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on August 11, 2009 as a blighted area district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, such amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentives and opportunities for additional private development and redevelopment; and

WHEREAS, such amendment will also allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Wisconsin Statutes Section 66.1105(2)(f)1.n.; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on September 2, 2015 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Merrill that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 7 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

Adopted this 2nd day of September, 2015

Redevelopment Authority Chair
William R. Bialecki

Secretary of the Redevelopment Authority
Katherine G. Unertl

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 7
CITY OF MERRILL**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS DOCUMENT WAS PROVIDED SEPARATELY



**RESOLUTION DESIGNATING PROPOSED BOUNDARIES
AND APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 10,
CITY OF MERRILL, WISCONSIN**

WHEREAS, the City of Merrill (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 10 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to owners of all property in the proposed District, to the chief executive officers of Lincoln County, the Merrill Area School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Redevelopment Authority, on September 2, 2015 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Authority of the City of Merrill that:

1. It recommends to the Common Council that Tax Incremental District No. 10 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

Adopted this 2nd day of September, 2015.

Redevelopment Authority Chair
William R. Bialecki

Secretary of the Redevelopment Authority
Katherine G. Unertl

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 10
CITY OF MERRILL**

**MAP CAN BE FOUND IN THE PROJECT PLAN AND
LEGAL DESCRIPTION WILL BE INSERTED**

PROJECT PLAN

THIS DOCUMENT WAS PROVIDED SEPARATELY