

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

**Tuesday, October 6th, 2015 at 8:00 a.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 September 2nd and September 16th, 2015
4. Continued discussion of Westside Renewal Plan and potential implementation priorities
5. Continued discussion of Downtown Vision Plan and potential implementation priorities
6. Status update and discussion on Idle Sites grant activities (Tax Increment District No. 9)
7. Review and discussion of proposed 2016 Tax Increment District (TID) budget requests
8. Next RDA meeting
9. The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:
 - a. Potential TIF development incentives for new rental housing development (Would require amendment to TID No. 8 boundary and project plan)
 - b. Potential property acquisitions to facilitate redevelopment opportunities in Redevelopment Area No. 3 (TIDs No. 7 and No. 10)
10. 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)



Wednesday, September 2nd, 2015 at 5:30 P.M.
City Hall Council Chambers

RDA Present: Bill Bialecki, Ryan Schwartzman, Wally Smith,
Jill Laufenberg, Amanda Kostman, and Tony Kusserow

RDA Absent: Karen Karow

Others: City Administrator Dave Johnson, City Attorney Tom Hayden, Finance
Director Kathy Unerti, Ken Maule from Lincoln County Economic
Development Corp., Kristen Fish and Mike Morrissey from Redevelopment
Resources, City Building Inspector/Zoning Administrator Darin Pagel, and
about 75 interested property and business owners

Call to Order: Chair Bialecki called the meeting to order at 5:30 p.m.

Public Comment: None.

Approval of meeting minute from August 4th, 2015:

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

Presentation of Westside Renewal Plan:

Kristen Fish and Mike Morrissey from Redevelopment Resources distributed the plan and provided a brief presentation. There are currently 73 jobs in the Westside business district generating over \$1.3 million in wages. Property tax valuation is about \$3.1 million dollars. However, there is almost 40% vacancy rate and there are numerous properties in need of rehabilitation. Availability of parking is an issue.

Key renewal sites mentioned for this area include: Wire Products, St. Vincent's bubble-wrap former bank building, 1892 Building at corner of Grand Ave./N. Prospect St. and former armory at 419 W. Main St. Future directions for Merrill Housing Authority will also have a major impact on area redevelopment. Several conceptual drawings were highlighted, as well as potential investment features and preliminary costs.

There will be expanded presentation and discussion with Westside property owners and businesses in mid-September.

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):

This is Phase I of acquisition, demolition, and redevelopment of this former manufacturing site. The proposed TIF development incentive for Phase I is \$40,000.

A separate TIF development agreement amendment will be negotiated after demolition and evaluation of the site. It is anticipated that part of the site will be transferred to City of Merrill ownership for a new municipal parking lot. This has been the redevelopment concept since the 1998 planning process and conceptual drawings.

Unertl highlighted her conservative future tax increment projections of over \$250,000 after the site is redeveloped. Smith asked about the future redevelopment plans. City staff advised that preliminary concepts have involved a restaurant with drive-thru. Key first step is demolition by RD Properties LLC after acquisition and asbestos abatement.

Motion (Schwartzman/Kostman) to recommend the resolution and development agreement with RD Properties LLC. Motion carried.

Public Hearings – Various Tax Increment Districts (TIDs):

Motion (Schwartzman/Smith) to open the public hearing at 6:00 p.m.

City Attorney Tom Hayden highlighted the public hearing notices to consider potential boundary and plan changes to various Tax Increment Districts (TIDs) and potential creation of a new Tax Increment District, including:

- TID 3 – Project Plan in order to share increment with TIDs No. 6, 7, and 8
- TID 3 – Project Plan and Boundary Amendment
- TID 6 – Project Plan and Boundary Amendment
- TID 8 – Project Plan and Boundary Amendment
- TID 7 – Project Plan and Boundary Amendment
- TID 10 – Creation [Proposed as “Blighted” Area TID]

Sean Lentz and Patrick Malloy from Ehlers & Associates presented overview of proposed TID Amendments, including providing background on how TIF works. Potential project costs and redevelopment projections were highlighted. There were maps showing proposed boundary changes, TID timeframes, and TID fiscal status as of 12/31/2014. Unertl advised that two parcels were being deleted from TID No. 7 and moved into proposed new TID No. 10 due to assessment valuation reduction for former Fox Point parcel which is negatively impacting TID No. 7 tax increment.

Public testimony began about 6:20 p.m. with the following comments/questions:

One of the individuals whom came into the meeting after the presentation wanted to know what TIF was all about. Unertl briefly highlighted the purpose, as well as responded to questions about potential TIF roof loan program for owner-occupied homes.

A representative from Bible Presbyterian Church commented that their property is only being included in proposed TID No. 10 as connection if there were any future annexations to the north. Only the Fox Point parcel is designated as "blighted" in TID No. 10.

Motion (Schwartzman/Smith) to close the public hearings at 6:45 p.m. Carried.

Consideration of Resolution No. 2015-01: Approving a Project Plan Amendment for Tax Increment District No. 3 in Order to Share Tax Increment With Tax Increment Districts No. 6, 7, and 8:

Motion (Smith/Schwartzman) to adopt Resolution No. 2015-01: Approving a Project Plan Amendment for Tax Increment District No. 3 in Order to Share Tax Increment With Tax Increment Districts No. 6, 7, and 8. Carried.

Consideration of Resolution No. 2015-02: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3 of the City of Merrill, Wisconsin:

Motion (Schwartzman/Laufenberg) to adopt Resolution No. 2015-02: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 3 of the City of Merrill, Wisconsin. Carried.

Consideration of Resolution No. 2015-03: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6 of the City of Merrill, Wisconsin:

Motion (Schwartzman/Laufenberg) to adopt Resolution No. 2015-03: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6 of the City of Merrill, Wisconsin. Carried.

Consideration of Resolution No. 2015-04: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 8 of the City of Merrill, Wisconsin:

Motion (Schwartzman/Laufenberg) to adopt Resolution No. 2015-04: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 8 of the City of Merrill, Wisconsin. Carried.

Consideration of Resolution No. 2015-05: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7 of the City of Merrill, Wisconsin:

Motion (Schwartzman/Smith) to adopt Resolution No. 2015-05: Designating Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7 of the City of Merrill, Wisconsin. Carried.

Consideration of Resolution No. 2015-06: Designating Proposed Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 10 of the City of Merrill, Wisconsin:

Motion (Schwartzman/Kostman) to adopt Resolution No. 2015-06: Designating Proposed Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 10 of the City of Merrill, Wisconsin. Carried.

Next RDA meetings: Wednesday, September 16th, 2015 at 6:00 p.m. on the Westside Renewal Plan with property and business owners and Tuesday, October 6th, 2015 at 8:00 a.m.

Adjournment: Motion (Schwartzman/Laufenberg) to adjourn. Carried at 6:55 p.m.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill
Redevelopment Authority (RDA)

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Tuesday, September 16th, 2015 at 6:00 P.M.
City Hall Council Chambers

RDA Present: Bill Bialecki, Wally Smith, Karen Karow, Amanda Kostman,
and Ryan Schwartzman

RDA Absent: Jill Laufenberg and Tony Kusserow

Others: Alderpersons Dave Sukow and Tim Meehean, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Ken Maule from Lincoln County Economic Development Corp., Kristen Fish, Mike Morrissey and Mary Rajek from Redevelopment Resources, Dewey Pfister, Bea Lebel, Beth Humphrey, David Nelson, and about ten other interested property, business, or homeowners

Call to Order: Chair Bialecki called the meeting to order at 6:00 p.m.

Westside Renewal Plan Presentation and Discussion:

Bialecki turned the meeting over to Kristen Fish of Redevelopment Resources. Fish reported that the initial renewal planning effort began in 2011 with the Mayoral Westside Taskforce, bus tour, and 406 West Main Street façade project.

The Redevelopment Resources presentation highlighted the following:

- Property tax base of area is over \$3 million with about 73 jobs generating over \$1.3 million in wages.
- There are 33 buildings in the plan area with 16 with building code/exterior property maintenance notices.
- There is vacancy rate of about 38% from Prospect St. to Ohio St.
- There appears to be need for more parking.
- A block by block building audit and retail consultant follow-up with Redevelopment Resource strategic partner Lyn Falk is recommended.
- There is tremendous traffic flow – especially at the Highway 64/South State Street intersection.

Previous and pending redevelopment projects were noted including: 406 W. Main St. (Center for Creative Wellness), Ballyhoo's, 1892 Building, and former technical college. The Merrill Housing Authority is likely to resubmit WHEDA tax credit application related to Park Place and parking lot east of the former bank drive-thru.

Potential transformative level investments were emphasized by Mike Morrissey including: demolition of former Wire Products building on N. Genessee St.; acquisition and demolition of former Lincoln County Bank/St. Vincent white bubble-wrap building; potential 1892 Building façade improvements; and current 419 W. Main St. reconstruction project.

Beth Humphrey asked about timing of Wire Products demolition? Property acquisition should occur shortly with environmental and demolition work beginning by year-end. Future site redevelopment plan is commercial building fronting on West Main Street. Humphrey expressed support for more off-street parking.

The availability of City façade TIF grants and loans were noted. It is possible that revolving loan funds could be used for interior improvements including HVAC and restrooms.

David Nelson from Nelson Powerhouse expressed disappointment that his business and three jobs were not included in the plan area even though just one block off the commercial district. He would like to expand his business and would like to know about potential City financial assistance.

Nelson also asked about 200,000 visitor estimates to Council Grounds State Park? Fish advised that the estimate came from Merrill Area Chamber of Commerce based upon traffic counter at the State Park entrance.

Unertl reported that RDA Commissioner Jill Laufenberg had sent an e-mail since unable to attend the meeting. A resident of the area would like to see consideration of potential community garden area on the west side.

Representatives of St. Vincent asked about their white bubble-wrap building which is recommended for acquisition, demolition, and identified as potential site for retail/residential infill redevelopment. There continue to be some individuals working in the building and clients coming in for services. Morrissey commented that potential historical rehabilitation had been investigated with Stacy Ness from Key Studios; however, most historical features no longer are there. Unertl also reported that the any asbestos in the building is a liability for any developer considering rehabilitation.

Adjournment: Meeting informally adjourned at 6:53 p.m.

Minutes prepared by RDA Secretary Kathy Unertl

**City of Merrill - Westside Renewal
Status as of 9/30/2015**

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	Property Acquisition	Professional Services	Demo/ Disposal	Construction/ Redevelopment
Former Hurd - 201 S. Prospect St.	City/RDA - "dip tank" See 9/22/2015 Common Council meeting minutes	Will need environmental consultant - WI for Reuse Grant Program		
Potential Façade Projects:				
1982 Building (403 Grand Ave.)	N/A	Bid process underway - Mike Morrissey		
Rich's Discount (Mark Raymer)	N/A	Stacy Ness - Kye's Studio Mike Morrissey		
Humphrey's Bar	N/A	Mike Morrissey will be following up after 9/16th Westside Plan meeting		
Merrill Housing Authority	N/A	Resubmitting WHEDA tax credit application (April 2016 notice)		
Others?				
Retail Consultant	N/A	Included 2016 Budget - Redevelopment Resources		
Former Manufacturing Site W. Main St./N. Genesee St.	RD Properties LLC City \$40,000 development incentive paid	N/A - City/RDA	Hopefully winter 2015	Need demo first Wright St. sidewalk - 2017? Potential City Parking lot? - for 2017 Budget?
416 Grand Ave. Raze Site	Three years - Delinquent Property Tax Need Lincoln County action			Interest S&S Bar? Expand City parking lot?
Hwy 107 (Grand Ave.) Improvements	N/A	Future engineering		Potential 2017 or 2018?

Also Present: Lisa Steltenpohl, Julie Blackaller, Tim Sandholm, Gary Hartwig, Mike Hammer, Lee Kusserow, Dee Olsen, Robbie Johnson, Lynn Zentner and John Koch.

The meeting was called to order by the Mayor at 7:01 p.m.

The first item of business was the dedication of Commerce Street. City Engineer Pierotti presented the lay out and legal description of a new street in the industrial park west of Champagne Street to be named Commerce Street. The City Engineer indicated the street would run west from Champagne Street to the end of Zonie Street. The purpose of the street is to service new industrial expansion at the north end of the industrial park. Further discussion ensued.

Motion by Ms. Peters seconded by Ald. Willman to approve the dedication and name the street Commerce Street.

Second item on the agenda was an update on the Mapleview Manor Mobile Home Park conditional use permit. City Attorney Godlewski reported that an order was issued by the Building Inspector to vacate all mobile homes within the park that are not connected to the City sewer and water system by November 15, 1997. The owner of the mobile home park has indicated he has had some financing problems which has delayed construction. It is hoped that by November 15 all of the mobile homes within the park will be connected, however any mobile home which is not connected by that date cannot be legally occupied. Further enforcement action will be taken for those units not in compliance.

The next item on the agenda was an report on a planning study for the Westside business area on W. Main Street. Tim Sandholm, a spokesperson for the Westside Business Association, was present at the meeting to discuss the specifics of the study prepared at the request of the Westside Business Association by Vierbicher and Associates, Inc. Mr. Sandholm reported that the study showed the number one concern among business owners in the district was parking followed by streetscape beautification, reuse of underutilized property, (particularly those properties between Main Street and Grand Avenue between Genesee and Wright Streets, including Franklin School, Do-All Insulation and Wire Products building; as well as the former Armory Building at the corner of Genesee and Main Street), and business district identity. The plan presented several alternatives to address these issues including creation of a business improvement district, TIF financing, and possible grants from the State or the City Community Development agency. A discussion between representatives from the Westside business district and the Plan Commission ensued involving resolution to parking problems, and approaches to redevelopment in the area. Members of the Plan Commission indicated that they were favorably impressed by the content of the study as well as the grass root support for the development of the plan.

Motion by Ald. Willman seconded by Mr. Porath to incorporate the Westside business district identification of issues and resolution strategies plan into the Comprehensive Plan Update and to commend the Committee chaired by Julie Blackaller for their hard work and dedication in preparing the plan. Motion carried unanimously.

Next item on the agenda was a request by the City Attorney to authorize the scheduling of a hearing for a sexually oriented business zoning ordinance. The City Attorney explained that the Health and Safety Committee had authorized him to prepare a sexually oriented business licensing ordinance. As part of the comprehensive ordinance being developed several zoning changes would be required to allow for the regulation of the location of sexually oriented businesses. The purpose of the ordinance is not to ban these businesses as that would be constitutionally impermissible but to govern where they could be located within the City to



CITY OF MERRILL

COMMON COUNCIL

MINUTES • TUESDAY SEPTEMBER 22, 2015

Special Meeting

City Hall Council Chambers

6:00 PM

1. Call to Order
2. Silent Prayer
3. Roll Call

Attendee Name	Title	Status	Arrived
Chris Malm	Aldersperson - First District	Present	
Pete Lokemoen	Aldersperson - Second District	Present	
Ryan Schwartzman	Aldersperson - Third District	Present	
Kandy Peterson	Aldersperson - Fourth District	Present	
John Burgener	Aldersperson - Fifth District & President	Present	
Dave Sukow	Aldersperson - Sixth District	Present	
Rob Norton	Aldersperson - Seventh District	Present	
Tim Meehean	Aldersperson - Eighth District	Present	
Bill Bialecki	Mayor	Present	

Mayor Bialecki noted that other attendees included City Attorney Tom Hayden, City Clerk Bill Heideman, City Administrator Dave Johnson and Finance Director Kathy Unertl.

4. Public Comment Period

There was no public comment.

5. Preliminary Items:

1. Discussion and decision on future City involvement in 201 S. Prospect Street Redevelopment Project (Former Hurd)

City Administrator Johnson reported on the status of the cleanup/redevelopment project at the former Hurd property at 201 North Prospect Street. He reported that the Merrill Area Development Corporation (MADC) missed an opportunity to obtain a grant for the cleanup in the vicinity of a "dip tank" at the project site.

Although MADC cannot apply for a grant at this time, the City could apply and secure a grant if the City assumed ownership of the property. Based on that, MADC is requesting that the City assume ownership.

Representing the Wisconsin Department of Natural Resources (DNR), John Robinson reported that the DNR would work with the City to secure the grant, if the City assumes ownership.

Motion (Meehean/Schwartzman) to approve the request, with the following contingencies:

1. MADC will guarantee \$200,000 in contingency funds, via escrow or bond.

2. The City of Merrill will receive, from the DNR, a "comfort" letter related to the cleanup project.

RESULT:	APPROVED BY ROLL CALL VOTE [6 TO 2]
AYES:	Lokemoen, Schwartzman, Peterson, Burgener, Sukow, Meehean
NAYS:	Malm, Norton

2. Review and recommendation on soccer concession stand financing (information will be provided via e-mail prior to meeting and distributed at meeting).

Merrill Soccer Association Inc. currently owes approximately \$30,000 on two loans related to funding for the construction of the soccer concession stand at the Merrill Area Recreation Complex (MARC). They are currently seeking the consolidation of those loans, and have discussed that possibility with River Valley Bank.

Mayor Bialecki and City Administrator Johnson have met with officials from the Merrill Soccer Association and River Valley Bank to discuss this prospective loan. River Valley Bank has agreed to approve the loan if the City of Merrill is named as guarantor on the loan. Therefore, the Merrill Soccer Association and River Valley Bank are requesting that the City be included as a guarantor on the loan.

Representing River Valley Bank, Susan Ryman distributed a copy of the proposal loan document, a \$30,000 promissory note. She stated that the Merrill Soccer Association is financially sound at this time. Representing the Merrill Soccer Association, Lisa Beckman Hass provided additional details and answered questions.

It was noted that the request is not for any funding, it is only a request that the City be a guarantor on the loan.

Motion (Lokemoen/Peterson) to approve the request.

RESULT:	APPROVED
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3. Overview presentation on proposed TID Amendments and Creation by representatives from Ehlers & Associates.

Patrick Mallory, Ehlers & Associates, distributed a handout on the Tax Increment Finance (TIF) and the details on the project plan being considered. He then gave an overview of the handout and answered questions.

6. Resolutions:

Motion (Meehean/Lokemoen) to suspend the rules and allow City Attorney Hayden to read all resolutions by title only. Carried.

1. A Resolution approving an amendment to the Project Plan of Tax Incremental District No. 3 in order to share tax increment with Tax Incremental Districts No. 6, 7, and 8, City of Merrill, Wisconsin (Resolution #2423).

Motion (Schwartzman/Meehean) to approve.

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**City of Merrill - Downtown Vision
Status as of 9/30/2015**

	Property Acquisition	Professional Services	Construction/ Redevelopment
Potential Façade Projects: Others - Interest?		Will send info out on Façade TIF grants and loan availability	
900 E. 1st St. Redevelopment	Pending Sale to Kindhearted Home Care LLC	N/A	Hopefully in 2016
Lincoln House Site Redevelopment	N/A	Developer recruitment? Or, potential RDA project?	
Infrastructure Projects:			
Angle Parking	N/A	Thanks to City Streets Commissioner Dick Lupton and Street Department!	
Repaved City Parking Lot	N/A	City Parks & Recreation	Trees being planted fall 2015
Public Wi-Fi	N/A	CDW & Todd Nienow & IT Manager Ron Turner	Should be operational fall 2015
Proposed "Pocket Park"	Lincoln Community Bank - \$20,000 Agreement with Merrill Federal Savings & Loan for use of their adjacent property	Akey Engineering	2016 Budget Request Assume donations for potential water fountain features
Move to underground utilities - on Wisconsin River side	N/A	WPS, Charter, & Frontier	2016 Budget Request
Reconstruction of City Parking Lot - on Wisconsin River side	N/A	Future engineering	For 2017 or 2018 Budget?
Reconstruction of E. Main St. & Park St. (between E. Main St./E. 1st St.)	N/A	Future engineering	For 2017 or 2018 Budget?

**City of Merrill Idle Sites Grant Action Items
Status as of 9/30/2015**

RV Trail = River District Development Foundation of Merrill

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	Property Acquisition	Architectural/Engineering	Bidding	Demo	Construction
River Bend Trail Head	Done (From WPS)				
Pavilion - Park Street		RV Trail			
River Bend Trail - East Extension	Would need SEMCO easement City owns former Anson-Gilkey Potential route further to east? Proposed 10' concrete path along south side of Hwy 64 (from Eagle Dr. to wastewater treatment plant area). River Street striped lanes after reconstruction?	Clark-Dietz Engineering			In 2016 In 2017/2018
Park Street Improvements	City owns right-of-way	Need for spring 2016 bidding			In 2016
Kyes Street Improvements	City owns right-of-way	Need for spring 2016 bidding			In 2016
Former Anson-Gilkey Demo	N/A	N/A	N/A	Continuing C&D Excavation	N/A
Former Anson-Gilkey Water Tower	N/A	Asbestos Done	C&D Excavation project	Need cell antenna removed	N/A
Page Milk - Environmental	Raze Order	Northstar tested - pending assessment report	Likely \$200,000 range?		
Page Milk - Demo	Raze Order	Need environmental first			
Page Milk - Site Redevelopment	Issue - Federal Tax Liens One year - Delinquent Property Tax				
Former Merrill Pavers	Negotiation*				
Potential Additional Property	Negotiation*				

*If successful in acquisition, there would be environmental assessment and then demolition.

(b) Use the Idle Sites Grant and Matching Funds for Eligible Project Costs, incurred between the Award Date and December 31, 2017, as outlined in the following budget:

CODE	PROJECT ACTIVITIES	SOURCES OF FUNDING					TOTAL
		WEDC	TID 9	COMMUNITY FOUNDATION	FEDERAL Brownfield's	DOT/ DNR	
0120	Acquisition (Land & Building)	\$0	\$50,000	\$0	\$0	\$0	\$50,000
0232	Remediation	\$0	\$100,000	\$0	\$200,000	\$0	\$300,000
Site Improvements							
0190	Demolition	\$48,500	\$126,500	\$0	\$0	\$0	\$175,000
0415	Sewer/Water	\$35,000	\$0	\$0	\$0	\$0	\$35,000
0415	Parking	\$56,250	\$34,375	\$50,000	\$0	\$46,875	\$187,500
0415	Other - Trail	\$0	\$150,000	\$100,000	\$0	\$50,000	\$300,000
0430	Streets	\$277,500	\$66,250	\$0	\$0	\$0	\$343,750
	TOTALS	\$417,250	\$527,125	\$150,000	\$200,000	\$96,875	\$1,391,250
	Percentage	29.99%	37.89%	10.78%	14.38%	6.96%	100%

The amount incurred by the Recipient on each Eligible Project Cost may vary by up to ten percent (10%) of the amount delineated in the table above, provided that the total amount of the WEDC Idle Sites Grant will not exceed the amount awarded under this Agreement.

(c) Secure Matching Funds from non-WEDC sources equal to at least Nine Hundred Seventy Four Thousand and 00/100 dollars (\$974,000), to achieve the funding requirement to the Idle Sites Grant under this Agreement.

(d) Provide signage, according to WEDC's specifications at the Project Location indicating WEDC financial participation in the Project.

(e) Provide acknowledgement, according to WEDC's specifications, of WEDC's participation in the Project in any and all planning and feasibility documents related to the Project.

(f) Provide reports to WEDC as further described in Paragraph 5 of this Agreement, in such form as required by WEDC, a sample of which is attached to this Agreement as Exhibit B.

4. **Release of Funds.** WEDC will release the Idle Sites Grant contemplated by this Agreement to the Recipient on a disbursement basis. The Recipient may request the Idle Sites Grant in up to ten (10) disbursements and will be contingent on the following:

(a) The Recipient submitting to WEDC a request for payment of funds in such form as required by WEDC, a sample of which is attached to this Agreement as Exhibit A.

(b) The Recipient submitting to WEDC a report detailing the dollar amount and purpose of the Eligible Project Costs included in the request for disbursement as well as the dollar amount and purpose of each expenditure that the Recipient has contributed to the Project since the date of the previous disbursement of the Idle Sites Grant.

CITY OF MERRILL

TAX INCREMENT DISTRICTS (TIDs)

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	<u>Type</u>	<u>Created</u>
TID No. 3	- Mixed Use	9/13/2005
TID No. 4	- Mixed Use	9/11/2007
TID No. 5	- Mixed Use	9/11/2007
TID No. 6	- "Blighted Area"	5/12/2009
TID No. 7	- "Blighted Area"	8/11/2009
TID No. 8	- "Blighted Area"	9/27/2011
TID No. 9	- "Blighted Area"	9/24/2013
TID No. 10	- "Blighted Area"	9/22/2015

City of Merrill - Tax Increment Districts (TIDs)

2016 Budget Request Summary

Draft - 10/1/2015

		TID No. 3	TID No. 4	TID No. 5	TID No. 6	TID No. 7	TID No. 8	TID No. 9	TID No. 10	Total	
										Pending	
REVENUES											
47100-41110	Property Tax - TIDs	\$650,000	\$32,500	\$13,000						\$695,500	
47100-41113	Proceeds - Long Term Debt	Finance Director needs to finalize recommendations									\$0
44 47100-41113	Proceeds - Previous Borrowing										\$0
47100-43430	Exempt Computer Aid	\$7,500	\$3,500	\$300	\$3,000	\$2,000	\$2,500	\$3,500		\$22,300	
47 47100-43750	WI DNR - DERF Reimb.					\$40,500				\$40,500	
46 47100-48250	Fed Stimulus - BAB				\$1,000					\$1,000	
47 47100-48750	Sale - Former Dry Cleaner Site					\$5,000				\$5,000	
46 47100-48750	Sale - 900 E. 1st St. Site				\$5,000					\$5,000	
46 47200-48500	Sale - Lincoln House Site				\$1					\$1	
48 47200-48950	River Bend Foundation							\$50,000		\$50,000	
49 47300-48500	Idle Sites Grant - WEDC							\$417,250		\$417,250	
48 47500-43400	Env Grants - 201 S Prospect						\$200,000			\$200,000	
49 47500-48850	Foundation Donations									\$0	
TOTAL REVENUES		\$657,500	\$36,000	\$13,300	\$9,001	\$47,500	\$202,500	\$470,750	\$0	\$1,436,551	
EXPENDITURES											
43 57100-01-11000	Bldg Inspector-TIDs	\$1,277	\$500	\$1,277	\$3,194	\$1,277	\$3,194	\$500		\$11,219	
43 57100-01-21000	City GIS - Mapping	\$250	\$250	\$250	\$250	\$250	\$250	\$250		\$1,750	
57100-01-21500	Wages-Street Department										\$0
46 57100-01-25000	Wages-Temp-Reg										\$250
57100-01-51000	SS/Medicare	\$481	\$400	\$481	\$1,011	\$404	\$858	\$500		\$4,135	
57100-01-52000	WRS - Retirement	\$428	\$375	\$428	\$899	\$359	\$762	\$475		\$3,726	
57100-01-54000	Health Insurance	\$681	\$500	\$681	\$1,362	\$545	\$1,090	\$750		\$5,609	
57100-01-55000	Life Insurance	\$100	\$100	\$100	\$125	\$50	\$100	\$100		\$675	
57100-01-56000	Adm/Legal-City Wages	\$5,011	\$2,500	\$2,004	\$10,021	\$4,008	\$8,017	\$3,000		\$34,561	
49 57500-01-56000	Adm/Legal - City Wages										\$2,000
49 57500-01-21000	Wages - Streets/Parks Maint										\$3,000
49 57500-01-51000	SS/Medicare										\$500
49 57500-01-52000	WRS - Retirement										\$475
49 57500-01-54000	Health Insurance										\$750
49 57500-01-55000	Life Insurance										\$75
57100-02-10000	Legal Notices/Letters	\$250	\$250	\$100	\$250	\$250	\$100	\$150		\$1,350	

City of Merrill - Tax Increment Districts (TIDs)

2016 Budget Request Summary

Draft - 10/1/2015

		TID No. 3	TID No. 4	TID No. 5	TID No. 6	TID No. 7	TID No. 8	TID No. 9	TID No. 10	Total
57100-02-11500	Outside Legal Expense	\$2,000	\$1,500	\$500	\$2,000	\$1,500	\$1,000	\$2,500		\$11,000
57100-02-11750	Plan Develop-Consultant	\$5,000	\$3,500	\$2,500	\$5,000	\$5,000	\$5,000	\$5,000		\$31,000
57100-02-11900	TID Fee-Wis DOR	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$150	\$8,200
57100-02-13000	TIF Audit Fees	\$1,250	\$500	\$250	\$500	\$250	\$500	\$500	\$250	\$4,000
57100-02-40000	Architectural Design	\$5,000			\$5,000	\$2,500	\$5,000	\$2,500		\$20,000
57100-02-40500	Downtown Planning	\$3,000			\$10,000					\$13,000
57100-02-41000	Plan - Redevelop Resources	\$5,500	\$1,500	\$1,500	\$15,000	\$5,000	\$15,000	\$3,000		\$46,500
57100-02-45000	Planning - Waterfront			\$1,000	\$2,500	\$2,500	\$2,500			\$8,500
57100-02-56500	LC Econ Dev Corp	\$1,000	\$500	\$500	\$500	\$500	\$1,970	\$750	\$500	\$6,220
57100-02-57500	Contract Engineering	\$25,000	\$5,000	\$1,000	\$10,000	\$5,000	\$5,000	\$5,000		\$56,000
57100-02-65000	Planning - Housing Study	\$4,000		\$2,500	\$3,500	\$2,500	\$3,500	\$1,500	\$2,500	\$20,000
57100-03-10000	Office Supplies	\$100								\$100
57100-03-11000	Postage	\$100								\$100
57100-03-13000	Copies	\$100								\$100
43 57100-04-50000	Walgreen's Dev Incentive	\$50,626								\$50,626
43 57100-04-50205	Mex Restaurant-Gateway N.	\$20,000								\$20,000
48 57100-04-50500	WI Island - Storage						\$10,000			\$10,000
49 57100-04-50500	Neumann Lot2-Dev Incent							\$15,000		\$15,000
43 57100-04-50555	Pine Dells/Wendorf Dev Incent	\$10,000								\$10,000
* 43 57100-04-52000	Potential Dev Incentives	\$100,000	\$50,000	\$25,000	\$50,000	\$100,000	\$100,000	\$50,000	\$50,000	\$525,000
46 57100-04-52100	One Way Collision Dev				\$1,000					\$1,000
47 57100-04-52500	Pine Ridge Restaurant Dev					\$10,000				\$10,000
48 57100-04-59400	1502 W. Main St. Facade						\$5,000			\$5,000
* 43 57100-04-75000	Blight Acquisition/Demo	\$250,000			\$250,000	\$150,000	\$150,000			\$800,000
48 57100-04-75500	Blight/Demo - 416 Grand Ave.						\$5,000			\$5,000
43 57100-05-11000	Transfer - Debt Service	\$14,065	\$32,400	\$2,589	\$21,250					\$70,304
46 57100-05-12000	Borrowing Expenses									\$0
57100-08-24000	Street Improvements	\$325,000		\$100,000		\$150,000				\$575,000
43 57100-08-24500	Pine Ridge Ave Improve	\$140,000								\$140,000
47 57100-08-25000	Environmental-806 N Center					\$5,000				\$5,000
43 57100-08-25750	Streetlight Improvements									\$0
44 57100-08-25775	N Pine Ridge/6th Improve									\$0
43 57100-08-26000	Water Improvements									\$0

City of Merrill - Tax Increment Districts (TIDs)

2016 Budget Request Summary

Draft - 10/1/2015

	TID No. 3	TID No. 4	TID No. 5	TID No. 6	TID No. 7	TID No. 8	TID No. 9	TID No. 10	Total
44 57100-08-26100 Stormwater Improvements									\$0
43 57100-08-26500 Sanitary Sewer Improve									\$0
57100-08-31000 Marketing - Advertising	\$5,000	\$3,500	\$5,000	\$5,000	\$3,500	\$5,000	\$5,000	\$2,500	\$34,500
45 57100-08-92000 Trees - Street Lawn			\$2,500						\$2,500
46 57100-08-45000 Utilities - Underground				\$150,000					\$150,000
46 57200-02-11750 Financial Advisor Services				\$1,500					\$1,500
46 57200-04-85575 LH Site Marketing-Redev.				\$5,000					\$5,000
48 57100-08-23500 Parking Lots - Public						\$25,000			\$25,000
48 57100-08-24000 Street Improvements - Eugene St.						\$125,000			\$125,000
48 57500-04-50200 Environmental - 201 S Prospect						\$200,000			\$200,000
49 57500-02-57500 Engineering/Environmental							\$2,500		\$2,500
49 57500-04-75000 Blight Demo/Disp-Anson-Gilkey									\$0
49 57500-08-31000 Marketing-Advertising							\$5,000		\$5,000
49 57300-02-57500 Engineering/Environmental							\$200,000		\$200,000
49 57300-04-75000 Blight Demo/Disp-DC Motors							\$150,000		\$150,000
49 57300-08-24000 Street Improvements/Utilities							\$500,000		\$500,000
49 57300-08-52500 River Bend Trail - to East							\$100,000		\$100,000
TOTAL EXPENDITURES	\$976,369	\$104,425	\$151,310	\$556,262	\$451,543	\$679,991	\$1,061,925	\$55,900	\$4,037,725
REVENUES - EXPENDITURES	(\$318,869)	(\$68,425)	(\$138,010)	(\$547,261)	(\$404,043)	(\$477,491)	(\$591,175)	(\$55,900)	(\$2,601,174)

* It is unlikely that ALL budgeted Potential Dev Incentives and Blight Acquisition/Demo will be expended.

There will be transfers from Tax Increment District No. 3 to various "blighted area" TIDs (after 10/6/2015 Joint Review Board concurrence).

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013 ACTUAL	2014 ACTUAL	2015			2016		PROPOSED BUDGET
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #3	231,124	236,263	525,217	525,218	525,217	650,000	124,783	
47100-41113 Proceeds - Long Term Debt	0	0	250,000	0	0	0	(250,000)	
47100-41500 Wal-Mart Sewer Escrow	0	0	40,000	0	0	0	(40,000)	
TOTAL Taxes (or Utility Rev.)	231,124	236,263	815,217	525,218	525,217	650,000	(165,217)	
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	7,997	4,418	10,000	2,590	2,590	7,500	(2,500)	
47100-43500 WI DOT-Access Safety Grant	10,000	0	0	0	0	0	0	
TOTAL Intergovernmental	17,997	4,418	10,000	2,590	2,590	7,500	(2,500)	
<u>Miscellaneous Revenues</u>								
47100-48500 MADC - Hwy 51 Planning	0	0	0	(9,000)	0	0	0	
TOTAL Miscellaneous Revenues	0	0	0	(9,000)	0	0	0	
TOTAL REVENUES	249,121	240,681	825,217	518,808	527,807	657,500	(167,717)	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TID 3	0	88	1,277	22	350	1,277	0	
57100-01-21000 City GIS - Mapping	433	0	250	0	250	250	0	
57100-01-32000 Education & Training	0	0	500	0	0	0	(500)	
57100-01-51000 SS/Medicare	230	618	481	0	400	481	0	
57100-01-52000 WRS - Retirement	982	645	428	0	375	428	0	
57100-01-54000 Health Insurance	1,427	1,317	681	0	1,500	681	0	
57100-01-55000 Life Insurance	100	95	100	0	100	100	0	
57100-01-56000 Adm/Legal-City Wages	9,040	8,785	5,011	0	5,000	5,011	0	
TOTAL Personnel Services	12,212	11,548	8,728	22	7,975	8,228	(500)	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	435	59	250	896	950	250	0	
57100-02-11500 Outside Legal Expense	1,090	3,070	2,000	443	750	2,000	0	
57100-02-11750 Plan Develop-Consultant	5,000	900	5,000	0	2,500	5,000	0	
57100-02-11900 TID Fee-Wis DOR	2,150	150	1,150	150	1,150	1,150	0	
57100-02-13000 TIF Audit Fees	1,250	1,250	1,250	1,150	1,150	1,250	0	
57100-02-20000 Building Inspector	2,000	0	0	0	0	0	0	
57100-02-40000 Architectural Design	1,000	2,780	5,000	0	1,000	5,000	0	
57100-02-40500 Downtown Planning	0	0	3,000	990	1,500	3,000	0	
57100-02-41000 Plan - Redevelop Resource	9,379	7,531	5,500	1,845	2,500	5,500	0	
57100-02-42500 Traffic Planning-East	10,000	0	0	0	0	0	0	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

			2015			2016		
	2013 ACTUAL	2014 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
57100-02-56500 LC Econ Dev Corp	0	1,000	1,000	1,000	1,000	1,000	0	
57100-02-57500 Contract Engineering	29,940	2,296	25,000	17,930	25,000	25,000	0	
57100-02-65000 Planning - Housing Study	0	0	4,000	0	0	4,000	0	
TOTAL Contractual Services	62,244	19,037	53,150	24,404	37,500	53,150	0	
Supplies & Expenses								
57100-03-10000 Office Supplies	0	0	100	0	100	100	0	
57100-03-11000 Postage	0	0	100	0	50	100	0	
57100-03-13000 Copies	0	0	100	0	100	100	0	
TOTAL Supplies & Expenses	0	0	300	0	250	300	0	
Special Services								
57100-04-50000 Walgreen's Dev Incentive	50,626	50,626	50,626	50,626	50,626	50,626	0	
57100-04-50205 Mex Restaurant-Gateway N.	35,000	0	20,000	20,000	20,000	20,000	0	
57100-04-50225 Mex Restaurant-Liquor Lic	10,000	0	0	0	0	0	0	
57100-04-50235 Central Carpet Facade	9,150	0	0	0	0	0	0	
57100-04-50500 Culver's Dev Incentive	40,000	0	0	0	0	0	0	
57100-04-50555 Pine Dells/Wendorf Dev In	0	10,000	0	0	0	10,000	10,000	
57100-04-50559 Clark's Cup-N-Cone Dev In	0	0	10,000	10,000	10,000	0	(10,000)	
57100-04-52000 Potential Dev Incentives	0	0	90,000	0	25,000	100,000	10,000	
57100-04-75000 Blight Acquisition/Demo	75	0	250,000	0	0	250,000	0	
TOTAL Special Services	144,851	60,626	420,626	80,626	105,626	430,626	10,000	
57100-04-5000Walgreen's Dev Incentive	PERMANENT NOTES: Last payment of \$24,695.12 in 2017.							
57100-04-5020Mex Restaurant-Gateway N.	PERMANENT NOTES: Total of \$135,000 with \$35,000 for stormwater. Payments of \$20,000 for 2015 through 2019.							
57100-04-5055Pine Dells/Wendorf Dev Inc	PERMANENT NOTES: Total of \$40,000 with \$10,000 in 2014 upon completion. Then, \$10,000 for 2016 - 2018.							
57100-04-5200Potential Dev Incentives	PERMANENT NOTES: Upon RDA and Council approval of development agreements.							
57100-04-7500Blight Acquisition/Demo	PERMANENT NOTES: Potential site acquisition, tenant relocations, and demolition to faciliate redevelopment.							
Fixed Charges								
57100-05-11000 Transfer - Debt Service	10,008	14,820	14,445	2,223	14,445	14,065	(380)	
57100-05-11200 Transfer - Landfill DS	715	0	0	0	0	0	0	
57100-05-12000 Borrowing Expenses	25	0	0	0	0	0	0	
TOTAL Fixed Charges	10,747	14,820	14,445	2,223	14,445	14,065	(380)	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013 ACTUAL	2014 ACTUAL	(-----2015-----) CURRENT BUDGET	(-----2015-----) Y-T-D ACTUAL	(-----2015-----) PROJECTED YEAR END	(-----2016-----) REQUESTED BUDEGT	(-----2016-----) BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Miscellaneous Revenues</u>								
47500-48775 Reimb-Inspections Wal-Mart	200,738	56,113	0	1,040	0	0	0	
47500-48800 Land/Exp Reimbursement	8,487	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	209,226	56,113	0	1,040	0	0	0	
TOTAL REVENUES	209,226	56,113	0	1,040	0	0	0	
EXPENDITURES								
<u>Capital Outlay</u>								
57500-08-23250 Land Purchase-Pine Ridge	0	0	0	0	0	0	0	
57500-08-23450 Inspection-Construction	204,098	53,912	0	1,399	0	0	0	
57500-08-23500 Pine Ridge/Hwy 64 Imp.	0	0	400,000	0	300,000	0	(400,000)	
TOTAL Capital Outlay	204,098	53,912	400,000	1,399	300,000	0	(400,000)	
57500-08-2350 Pine Ridge/Hwy 64 Imp.								
PERMANENT NOTES: City will be deducting for unpaid construction inspection and \$40,000 sanitary sewer escrow from \$400,000 development incentive payment. Still unresolved stormwater issues on S. Pine Ridge Ave. coming from the Walmart development.								
TOTAL EXPENDITURES	204,098	53,912	400,000	1,399	300,000	0	(400,000)	
REVENUE OVER/(UNDER) EXPENDITURES	5,127	2,201	(400,000)	(359)	(300,000)	0	400,000	
FUND TOTAL REVENUES	458,346	296,794	825,217	519,848	527,807	657,500	(167,717)	
FUND TOTAL EXPENDITURES	451,985	173,546	1,227,249	122,273	478,996	976,369	(250,880)	
REVENUE OVER/(UNDER) EXPENDITURES	6,362	123,248	(402,032)	397,575	48,811	(318,869)	83,163	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013	2014	(-----2015-----)			(-----2016-----)		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #4	53,859	53,531	49,087	49,087	49,087	32,500	(16,587)	
47100-41113 Proceeds - Long Term Debt	0	0	75,000	0	55,000	0	(75,000)	
47100-41114 Interest Income - TID #4	0	1,126	0	751	0	0	0	
TOTAL Taxes (or Utility Rev.)	53,859	54,657	124,087	49,838	104,087	32,500	(91,587)	
47100-41113 Proceeds - Long Term Debt PERMANENT NOTES: From previous borrowing - Series 2008B.								
Intergovernmental								
47100-43430 Exempt Computer Aid	0	1,018	1,000	7,133	7,133	3,500	2,500	
47100-43500 WI DOT-Access Safety Grant	15,000	0	0	0	0	0	0	
TOTAL Intergovernmental	15,000	1,018	1,000	7,133	7,133	3,500	2,500	
Miscellaneous Revenues								
47100-48500 MADC - Hwy 51 Planning	0	0	0	(9,000)	0	0	0	
TOTAL Miscellaneous Revenues	0	0	0	(9,000)	0	0	0	
TOTAL REVENUES	68,859	55,675	125,087	47,971	111,220	36,000	(89,087)	
EXPENDITURES								
Personnel Services								
57100-01-11000 Bldg Inspector-TID 4	0	0	1,277	0	500	500	(777)	
57100-01-21000 City GIS - Mapping	144	0	250	0	0	250	0	
57100-01-51000 SS/Medicare	144	114	481	0	150	400	(81)	
57100-01-52000 WRS - Retirement	250	119	428	0	125	375	(53)	
57100-01-54000 Health Insurance	385	204	681	0	300	500	(181)	
57100-01-55000 Life Insurance	30	17	100	0	25	100	0	
57100-01-56000 Adm/Legal-City Wages	2,607	1,884	5,011	0	2,000	2,500	(2,511)	
TOTAL Personnel Services	3,559	2,337	8,228	0	3,100	4,625	(3,603)	
Contractual Services								
57100-02-10000 Legal Notices/Letters	435	0	250	0	0	250	0	
57100-02-11500 Outside Legal Expense	500	0	1,500	0	0	1,500	0	
57100-02-11750 Plan Develop-Consultant	5,000	0	5,000	0	0	3,500	(1,500)	
57100-02-11900 TID Fee-Wis DOR	2,150	150	150	150	150	1,150	1,000	
57100-02-13000 TIF Audit Fees	250	250	500	350	350	500	0	
57100-02-20000 Building Inspector	0	0	0	0	0	0	0	
57100-02-41000 Plan - Redevelop Resource	0	0	5,000	0	0	1,500	(3,500)	
57100-02-42500 Traffic Planning-East	15,000	0	0	0	0	0	0	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013 ACTUAL	2014 ACTUAL	(-----2015-----)			(-----2016-----)		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
57100-02-56500 LC Econ Dev Corp	0	1,000	500	750	750	500	0	
57100-02-57500 Contract Engineering	12,883	2,719	25,000	0	500	5,000	(20,000)	
57100-02-65000 Planning - Housing Study	0	0	2,500	0	0	0	(2,500)	
TOTAL Contractual Services	36,217	4,119	40,400	1,250	1,750	13,900	(26,500)	
Special Services								
57100-04-50100 MADC Dev Incent-Zaztrow's	35,000	405,289	0	0	0	0	0	
57100-04-50500 Land Purchase-From MADC	100,000	0	0	0	0	0	0	
57100-04-52000 Potential Dev Incentives	0	0	100,000	0	0	50,000	(50,000)	
TOTAL Special Services	135,000	405,289	100,000	0	0	50,000	(50,000)	
57100-04-5010MADC Dev Incent-Zaztrow's	PERMANENT NOTES: Development incentive of \$390,000 (plus interest) paid off.							
57100-04-5200Potential Dev Incentives	PERMANENT NOTES: Upon RDA and Council approval of development agreements.							
Fixed Charges								
57100-05-11000 Transfer - Debt Service	29,420	33,880	33,500	6,570	33,140	32,400	(1,100)	
57100-05-12000 Borrowing Expenses	50	0	0	0	0	0	0	
TOTAL Fixed Charges	29,470	33,880	33,500	6,570	33,140	32,400	(1,100)	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	0	10,000	1,000	1,000	0	(10,000)	
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	
57100-08-26100 Stormwater Improvements	0	5,293	75,000	31	55,000	0	(75,000)	
57100-08-26500 Sanitary Sewer Improve	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	705	3,500	0	0	3,500	0	
TOTAL Capital Outlay	0	5,998	88,500	1,031	56,000	3,500	(85,000)	
57100-08-2610Stormwater Improvements	PERMANENT NOTES: Lining of stormwater culvert - Thielman Street.							
57100-08-3100Marketing - Advertising	PERMANENT NOTES: Including welcome banners & wayfinder signage.							
TOTAL EXPENDITURES	204,246	451,623	270,628	8,851	93,990	104,425	(166,203)	
REVENUE OVER/(UNDER) EXPENDITURES	(135,388)	(395,948)	(145,541)	39,120	17,230	(68,425)	77,116	
FUND TOTAL REVENUES	68,859	55,675	125,087	47,971	111,220	36,000	(89,087)	
FUND TOTAL EXPENDITURES	204,246	451,623	270,628	8,851	93,990	104,425	(166,203)	
REVENUE OVER/(UNDER) EXPENDITURES	(135,388)	(395,948)	(145,541)	39,120	17,230	(68,425)	77,116	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013	2014	2015			2016		
	ACTUAL	ACTUAL	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 #5	8,884	13,132	12,993	12,993	12,993	13,000	7	
47100-41113 Proceeds - Long Term Debt	35,000	0	100,000	0	0	0	(100,000)	
TOTAL Taxes (or Utility Rev.)	43,884	13,132	112,993	12,993	12,993	13,000	(99,993)	
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	0	62	50	338	338	300	250	
TOTAL Intergovernmental	0	62	50	338	338	300	250	
TOTAL REVENUES	43,884	13,194	113,043	13,331	13,331	13,300	(99,743)	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TID 5	0	0	1,277	0	0	1,277	0	
57100-01-21000 City GIS - Mapping	120	0	100	0	0	250	150	
57100-01-51000 SS/Medicare	71	53	251	0	75	481	230	
57100-01-52000 WRS - Retirement	74	56	223	0	55	428	205	
57100-01-54000 Health Insurance	113	94	272	0	100	681	409	
57100-01-55000 Life Insurance	10	8	30	0	10	100	70	
57100-01-56000 Adm/Legal-City Wages	890	695	2,004	0	750	2,004	0	
TOTAL Personnel Services	1,278	905	4,157	0	990	5,221	1,064	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	81	0	100	0	0	100	0	
57100-02-11500 Outside Legal Expense	500	0	500	0	0	500	0	
57100-02-11750 Plan Develop-Consultant	5,000	0	2,500	0	0	2,500	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	1,150	1,000	
57100-02-13000 TIF Audit Fees	250	250	250	250	250	250	0	
57100-02-41000 Planning-Redev Resources	0	0	1,500	0	0	1,500	0	
57100-02-45000 Waterfront/Path Planning	580	0	1,000	0	0	1,000	0	
57100-02-56500 LC Econ Dev Corp	0	0	500	500	500	500	0	
57100-02-57500 Contract Engineering	0	0	1,000	0	0	1,000	0	
57100-02-65000 Planning - Housing Study	0	0	2,500	0	0	2,500	0	
TOTAL Contractual Services	6,561	400	10,000	900	900	11,000	1,000	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013	2014	(----- 2015 -----)			(----- 2016 -----)		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-52000 Potential Dev Incentives	0	0	25,000	0	0	25,000	0	
TOTAL Special Services	0	0	25,000	0	0	25,000	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	0	2,841	2,622	592	2,622	2,589	(33)	
TOTAL Fixed Charges	0	2,841	2,622	592	2,622	2,589	(33)	
Capital Outlay								
57100-08-24000 Street-Parking (Aquatic)	0	0	0	0	0	100,000	100,000	
57100-08-25750 Streetlight Improvements	0	0	100,000	0	0	0	(100,000)	
57100-08-25775 Airport Champagne Lights	35,000	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	705	5,000	0	0	5,000	0	
57100-08-92000 Trees - Street Lawn	0	0	2,500	0	0	2,500	0	
TOTAL Capital Outlay	35,000	705	107,500	0	0	107,500	0	
57100-08-25750 Streetlight Improvements	PERMANENT NOTES: Hwy 107, Champagne Street, and airport industrial park area.							
57100-08-31000 Marketing - Advertising	PERMANENT NOTES: Including welcome banners and wayfinder signage.							
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TOTAL EXPENDITURES	42,839	4,850	149,279	1,492	4,512	151,310	2,031	
REVENUE OVER/ (UNDER) EXPENDITURES	1,045	8,344	(36,236)	11,839	8,819	(138,010)	(101,774)	
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FUND TOTAL REVENUES	43,884	13,194	113,043	13,331	13,331	13,300	(99,743)	
FUND TOTAL EXPENDITURES	42,839	4,850	149,279	1,492	4,512	151,310	2,031	
REVENUE OVER/ (UNDER) EXPENDITURES	1,045	8,344	(36,236)	11,839	8,819	(138,010)	(101,774)	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2015			2016				
	2013 ACTUAL	2014 ACTUAL	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	0	0	0	0	0	0	
47100-41113 Proceeds - Long Term Debt	72,500	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	72,500	0	0	0	0	0	0	
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	4,171	3,634	3,500	3,148	3,148	3,000	(500)	
TOTAL Intergovernmental	4,171	3,634	3,500	3,148	3,148	3,000	(500)	
<u>Miscellaneous Revenues</u>								
47100-48250 Fed Stimulus - BAB	1,271	1,271	750	1,271	1,271	1,000	250	
47100-48750 Sale of Property	32,300	0	0	0	0	5,000	5,000	
TOTAL Miscellaneous Revenues	33,571	1,271	750	1,271	1,271	6,000	5,250	

47100-48750 Sale of Property

PERMANENT NOTES:

In 2013 - 811 - 813 E. 1st St. In 2016, 900 E. 1st St.

TOTAL REVENUES	110,242	4,905	4,250	4,419	4,419	9,000	4,750
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EXPENDITURES

Personnel Services

57100-01-11000 Bldg Inspector-TID 6	0	89	3,194	294	750	3,194	0
57100-01-21000 City GIS - Mapping	289	0	250	0	250	250	0
57100-01-25000 Wages-Temp-Rag	108	5	250	0	250	250	0
57100-01-51000 SS/Medicare	249	297	1,011	14	400	1,011	0
57100-01-52000 WRS - Retirement	835	309	899	12	375	899	0
57100-01-54000 Health Insurance	1,224	598	1,362	0	750	1,362	0
57100-01-55000 Life Insurance	65	44	125	0	50	125	0
57100-01-56000 Adm/Legal-City Wages	7,739	3,789	10,021	0	3,500	10,021	0
TOTAL Personnel Services	10,509	5,131	17,112	320	6,325	17,112	0

Contractual Services

57100-02-10000 Legal Notices/Letters	0	0	250	870	900	250	0
57100-02-11500 Outside Legal Expense	0	1,215	2,000	35	500	2,000	0
57100-02-11750 Plan Develop-Consultant	75	0	5,000	0	5,000	5,000	0
57100-02-11900 TID Fee-Wis DOR	150	150	1,150	150	2,150	1,150	0
57100-02-13000 TIF Audit Fees	250	400	500	350	350	500	0
57100-02-20000 Building Inspector	2,000	0	0	48	0	0	0
57100-02-40000 Architectural Design	0	0	5,000	7,892	8,000	5,000	0
57100-02-40500 Downtown Planning	0	13,411	10,000	30,139	32,500	10,000	0

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013 ACTUAL	2014 ACTUAL	(----- 2015 -----) CURRENT BUDGET	(----- 2015 -----) Y-T-D ACTUAL	(----- 2015 -----) PROJECTED YEAR END	(----- 2016 -----) REQUESTED BUDEGT	(----- 2016 -----) BUDGET CHANGE	PROPOSED BUDGET
57100-02-41000 Plan - Redevelop Resource	17,395	14,193	15,000	2,266	5,000	15,000	0	
57100-02-45000 Planning - Waterfront	0	0	5,000	0	0	2,500	(2,500)	
57100-02-56500 LC Econ Dev Corp	0	0	500	650	650	500	0	
57100-02-57500 Contract Engineering	0	771	10,000	3,275	4,000	10,000	0	
57100-02-65000 Planning - Housing Study	0	0	3,500	0	0	3,500	0	
TOTAL Contractual Services	19,870	30,139	57,900	45,676	59,050	55,400	(2,500)	
Special Services								
57100-04-52000 Potential Dev Incentives	0	0	50,000	0	0	50,000	0	
57100-04-52100 One Way Collision Dev	1,000	1,000	1,000	1,000	1,000	1,000	0	
57100-04-52225 808 Studio Dev Incentive	0	10,000	0	0	0	0	0	
57100-04-75000 Blight Acquisition/Demo	0	66	164,007	0	0	250,000	85,993	
57100-04-75025 Blight - 104 Hendricks	0	0	9,812	9,812	9,812	0	(9,812)	
57100-04-75550 811-813 1ST Redevelopment	7,930	0	0	0	0	0	0	
57100-04-75575 900 E 1st St Redevelop	0	0	53,244	53,244	53,244	0	(53,244)	
57100-04-75579 Blight - 501 E 2nd St.	0	0	13,438	13,438	13,438	0	(13,438)	
57100-04-75580 Blight - 509 E 2nd St	0	0	9,499	9,499	9,499	0	(9,499)	
TOTAL Special Services	8,930	11,066	301,000	86,993	86,993	301,000	0	
57100-04-52000 Potential Dev Incentives			PERMANENT NOTES: Upon RDA and Council approval of development agreements.					
Fixed Charges								
57100-05-11000 Transfer - Debt Service	6,715	22,912	21,504	9,732	21,504	21,250	(254)	
57100-05-12000 Borrowing Expenses	50	50	50	0	0	0	(50)	
TOTAL Fixed Charges	6,765	22,962	21,554	9,732	21,504	21,250	(304)	
Capital Outlay								
57100-08-24000 Street Improvements	0	18,277	0	2,980	0	0	0	
57100-08-25750 Streetlight Improvements	0	19,049	15,000	13,200	13,200	0	(15,000)	
57100-08-27666 Parking Lot Improvements	0	0	0	137,898	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	5,000	0	0	5,000	0	
57100-08-45000 Utilities - Underground	0	0	0	0	0	150,000	150,000	
TOTAL Capital Outlay	0	37,326	20,000	154,078	13,200	155,000	135,000	
57100-08-27666 Parking Lot Improvements			PERMANENT NOTES: Pending 2015 Finance Director journal entries to allocate paving costs to Street Improvements, as well as to TID No. 8 for Stange Street.					
57100-08-31000 Marketing - Advertising			PERMANENT NOTES: Including welcome banners & wayfinder signage.					
TOTAL EXPENDITURES	46,074	106,625	417,566	296,799	187,072	549,762	132,196	
REVENUE OVER/(UNDER) EXPENDITURES	64,168	(101,720)	(413,316)	(292,380)	(182,653)	(540,762)	(127,446)	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

46 -TID #6 - Downtown
 TID #6 - Lincoln House

	2013 ACTUAL	2014 ACTUAL	2015			2016		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Miscellaneous Revenues</u>								
47200-48200 Lincoln House Rents	6,460	0	0	0	0	0	0	0
47200-48445 Ins Recovery-Damages	185,529	0	0	0	0	0	0	0
47200-48500 Sale - Lincoln House Site	0	0	1	0	0	1	0	0
TOTAL Miscellaneous Revenues	191,989	0	1	0	0	1	0	0

47200-48500 Sale - Lincoln House Site **PERMANENT NOTES:**
 RDA is activitely seeking interested housing developer.

TOTAL REVENUES	191,989	0	1	0	0	1	0	0
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EXPENDITURES

Personnel Services

57200-01-21000 Wages - Perm - Regular	2,477	0	0	0	0	0	0	0
57200-01-22000 LH Sanitary Sewer-Street	0	0	0	0	0	0	0	0
57200-01-25000 Wages - Temp - Reg.	549	69	0	0	0	0	0	0
57200-01-51000 Social Security	223	5	0	0	0	0	0	0
57200-01-52000 Retirement (WRS)	167	0	0	0	0	0	0	0
57200-01-54000 Health Insurance	0	0	0	0	0	0	0	0
57200-01-55000 Life Insurance	8	0	0	0	0	0	0	0
TOTAL Personnel Services	3,425	74	0	0	0	0	0	0

Contractual Services

57200-02-11750 Financial Advisor Service	0	0	1,500	0	0	1,500	0	0
57200-02-16000 Elevator Maintenance	1,150	0	0	0	0	0	0	0
57200-02-16250 HVAC Repairs/Maint	0	0	0	0	0	0	0	0
57200-02-17000 Water Main Break-Flood	56,529	0	0	0	0	0	0	0
57200-02-21000 Water & Sewer	1,674	0	0	0	0	0	0	0
57200-02-22000 Electric & Natural Gas	23,525	0	0	0	0	0	0	0
57200-02-23600 Garbage Removal	691	0	0	0	0	0	0	0
57200-02-42000 Property Man. Services	0	0	0	0	0	0	0	0
57200-02-43000 Janitorial Services	1,575	0	0	0	0	0	0	0
57200-02-43500 Sidewalks - Snow/Ice	0	0	0	0	0	0	0	0
57200-02-57500 Contract Engineering	0	0	0	0	0	0	0	0
TOTAL Contractual Services	85,144	0	1,500	0	0	1,500	0	0

57200-02-11750 Financial Advisor Services **PERMANENT NOTES:**
 Ehlers & Associates to assist in evaluating redevelopment financial proposals.

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

46 -TID #6 - Downtown
 TID #6 - Lincoln House

	2013 ACTUAL	2014 ACTUAL	2015			2016		PROPOSED BUDGET
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	
Supplies & Expenses								
57200-03-44000 Janitor Supplies	189	0	0	0	0	0	0	0
57200-03-50000 Repair & Maint Supply	166	0	0	0	0	0	0	0
TOTAL Supplies & Expenses	355	0	0	0	0	0	0	0
Special Services								
57200-04-27000 Parking Lot - Sidewalks	0	1,188	0	0	0	0	0	0
57200-04-75000 Lincoln House Rehab	685	0	0	0	0	0	0	0
57200-04-75100 Water System Repairs	0	0	0	0	0	0	0	0
57200-04-75250 Sanitary Sewer Repair	0	0	0	0	0	0	0	0
57200-04-75500 Lincoln House-Purchase	0	0	0	0	0	0	0	0
57200-04-80000 Demo - Lincoln House	43,071	126,509	0	0	0	0	0	0
57200-04-85000 Tenant Relocation	58,002	4,100	0	0	0	0	0	0
57200-04-85500 Trophy-Sanitary Sewer	23,095	0	0	0	0	0	0	0
57200-04-85575 LH Site Marketing-Redev.	0	0	5,000	3,500	3,500	5,000	0	0
TOTAL Special Services	124,853	131,796	5,000	3,500	3,500	5,000	0	0
TOTAL EXPENDITURES	213,777	131,870	6,500	3,500	3,500	6,500	0	0
REVENUE OVER/(UNDER) EXPENDITURES	(21,788)	(131,870)	(6,499)	(3,500)	(3,500)	(6,499)	0	0
FUND TOTAL REVENUES	302,231	4,905	4,251	4,419	4,419	9,001	4,750	
FUND TOTAL EXPENDITURES	259,851	238,495	424,066	300,299	190,572	556,262	132,196	
REVENUE OVER/(UNDER) EXPENDITURES	42,380	(233,590)	(419,815)	(295,880)	(186,153)	(547,261)	(127,446)	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013 ACTUAL	2014 ACTUAL	2015			2016		PROPOSED BUDGET
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #7	241	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	241	0	0	0	0	0	0	
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	1,769	1,391	1,250	1,763	1,763	2,000	750	
47100-43750 WI DNR - DERF Reimb.	0	0	40,500	0	0	40,500	0	
TOTAL Intergovernmental	1,769	1,391	41,750	1,763	1,763	42,500	750	
47100-43750 WI DNR - DERF Reimb.								PERMANENT NOTES: Due to DERF fiscal status, it might take several years for State of WI reimbursement.
<u>Miscellaneous Revenues</u>								
47100-48750 Sale of Property	0	0	5,000	0	0	5,000	0	
TOTAL Miscellaneous Revenues	0	0	5,000	0	0	5,000	0	
47100-48750 Sale of Property								PERMANENT NOTES: Former dry cleaner site - after WI DNR closure.
TOTAL REVENUES	2,010	1,391	46,750	1,763	1,763	47,500	750	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TID 7	0	443	1,277	132	250	1,277	0	
57100-01-21000 City GIS - Mapping	120	0	250	0	0	250	0	
57100-01-51000 SS/Medicare	42	128	404	0	500	404	0	
57100-01-52000 WRS - Retirement	52	129	359	0	475	359	0	
57100-01-54000 Health Insurance	73	152	545	0	500	545	0	
57100-01-55000 Life Insurance	6	15	50	0	50	50	0	
57100-01-56000 Adm/Legal-City Wages	532	1,225	4,008	0	3,750	4,008	0	
TOTAL Personnel Services	824	2,091	6,893	132	5,525	6,893	0	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	0	117	250	812	1,000	250	0	
57100-02-11500 Outside Legal Expense	0	0	1,500	9,382	10,500	1,500	0	
57100-02-11750 Plan Develop-Consultant	0	0	5,000	0	3,500	5,000	0	
57100-02-11900 TID Fee-Wis DOR	150	150	1,150	150	2,150	1,150	0	
57100-02-13000 TIF Audit Expense	250	250	250	250	250	250	0	
57100-02-40000 Architectural Design	0	0	2,500	0	0	2,500	0	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	(----- 2015 -----)				(----- 2016 -----)			
	2013 ACTUAL	2014 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
57100-02-41000 Plan - Redevelop Resouces	1,606	1,190	5,000	1,148	2,000	5,000	0	
57100-02-45000 Planning - Waterfront	0	0	2,500	0	0	2,500	0	
57100-02-56500 LC Econ Dev Corp	0	0	500	500	0	500	0	
57100-02-57500 Contract Engineering	0	3,688	5,000	1,730	2,500	5,000	0	
57100-02-65000 Planning - Housing Study	0	0	2,500	0	0	2,500	0	
TOTAL Contractual Services	2,006	5,395	26,150	13,971	21,900	26,150	0	
Special Services								
57100-04-52000 Potential Dev Incentives	0	0	100,000	0	0	100,000	0	
57100-04-52500 Pine Ridge Restaurant Dev	0	10,000	0	0	0	10,000	10,000	
57100-04-75000 Blight Acquisition/Demo	0	0	150,000	0	0	150,000	0	
57100-04-75123 "Blight" - 1008 E 7th St	0	0	0	116	12,500	0	0	
TOTAL Special Services	0	10,000	250,000	116	12,500	260,000	10,000	
57100-04-5200Potential Dev Incentives	PERMANENT NOTES: Upon RDA approval - RDA Area No. 3.							
57100-04-5250Pine Ridge Restaurant Dev	PERMANENT NOTES: Total of \$30,000 - additional \$10,000 payment in 2017.							
Capital Outlay								
57100-08-25000 Environmental-806 N Cente	0	5,973	32,500	18,882	27,500	5,000	(27,500)	
57100-08-25750 Streetlight Improvements	0	0	15,000	13,200	0	0	(15,000)	
57100-08-31000 Marketing - Advertising	0	705	3,500	0	500	3,500	0	
57100-08-45000 Street Improvements	0	0	0	0	0	150,000	150,000	
TOTAL Capital Outlay	0	6,678	51,000	32,082	28,000	158,500	107,500	
57100-08-2500Environmental-806 N Center	PERMANENT NOTES: Former dry cleaners - additional groundwater monitoring. Contract with AECOM for \$40,395 (4/2014).							
57100-08-3100Marketing - Advertising	PERMANENT NOTES: Including welcome banners and directional signage.							
57100-08-4500Street Improvements	PERMANENT NOTES: Hendricks St. (6th to 8th Streets) - Curb, gutter, & paving. E. 8th St. (Pier to Hendricks Streets) - utility/street.							
TOTAL EXPENDITURES	2,830	24,164	334,043	46,302	67,925	451,543	117,500	
REVENUE OVER/(UNDER) EXPENDITURES	(820)	(22,773)	(287,293)	(44,539)	(66,162)	(404,043)	(116,750)	
FUND TOTAL REVENUES	2,010	1,391	46,750	1,763	1,763	47,500	750	
FUND TOTAL EXPENDITURES	2,830	24,164	334,043	46,302	67,925	451,543	117,500	
REVENUE OVER/(UNDER) EXPENDITURES	(820)	(22,773)	(287,293)	(44,539)	(66,162)	(404,043)	(116,750)	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	2013 ACTUAL	2014 ACTUAL	(----- 2015 -----)			(----- 2016 -----)	
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE
REVENUES							
<u>Taxes (or Utility Rev.)</u>							
47100-41110 Property Tax - TID #8	0	0	0	0	0	0	0
47100-41113 Proceeds - Long Term Debt	0	0	350,000	0	50,000	0	(350,000)
TOTAL Taxes (or Utility Rev.)	0	0	350,000	0	50,000	0	(350,000)
<u>Intergovernmental</u>							
47100-43430 Exempt Computer Aid	2,892	1,252	1,250	2,419	2,419	2,500	1,250
TOTAL Intergovernmental	2,892	1,252	1,250	2,419	2,419	2,500	1,250
<u>Miscellaneous Revenues</u>							
47100-48750 Sale of Property	4,350	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	4,350	0	0	0	0	0	0
47100-48750 Sale of Property	PERMANENT NOTES: 2013 - 318 Grand Ave and 2016 - potential 416 Grand Ave.						

TOTAL REVENUES 7,242 1,252 351,250 2,419 52,419 2,500 (348,750)

EXPENDITURES

<u>Personnel Services</u>							
57100-01-11000 Bldg Inspector-TID 8	0	237	3,194	82	1,500	3,194	0
57100-01-21000 City GIS - Mapping	289	0	250	0	250	250	0
57100-01-51000 SS/Medicare	306	563	858	5	500	858	0
57100-01-52000 WRS - Retirement	514	586	762	4	400	762	0
57100-01-54000 Health Insurance	725	1,133	1,090	0	750	1,090	0
57100-01-55000 Life Insurance	59	84	100	0	50	100	0
57100-01-56000 Adm/Legal-City Wages	6,455	7,121	8,017	0	3,500	8,017	0
TOTAL Personnel Services	8,348	9,725	14,271	91	6,950	14,271	0
<u>Contractual Services</u>							
57100-02-10000 Legal Notices/Letters	432	0	100	608	750	100	0
57100-02-11500 Outside Legal Expense	500	626	1,000	3,765	500	1,000	0
57100-02-11750 Plan Develop-Consultant	5,050	0	5,000	0	3,500	5,000	0
57100-02-11900 TID Fee-Wis DOR	1,150	150	1,150	150	1,150	1,150	0
57100-02-13000 TIF Audit Fees	250	250	500	450	250	500	0
57100-02-20000 Building Inspector	2,626	0	0	0	0	0	0
57100-02-40000 Architectural Design	2,350	3,600	5,000	6,651	9,000	5,000	0
57100-02-41000 Plan - Redevelop Resource	9,890	12,395	15,000	26,327	30,500	15,000	0
57100-02-45000 Planning - Waterfront	624	0	2,500	0	500	2,500	0
57100-02-56500 LC Econ Dev Corp	2,500	1,500	500	750	750	1,970	1,470

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

			(----- 2015 -----)			(----- 2016 -----)		
	2013 ACTUAL	2014 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
57100-02-57500 Contract Engineering	1,622	0	5,000	1,561	2,500	5,000	0	
57100-02-65000 Planning - Housing Study	0	0	3,500	0	0	3,500	0	
TOTAL Contractual Services	26,994	18,521	39,250	40,261	49,400	40,720	1,470	
Special Services								
57100-04-50300 406 W Main St Facade	25,049	0	0	0	0	0	0	
57100-04-50303 Dev Incentive-Ballyhoo's	0	0	10,000	10,000	10,000	0	(10,000)	
57100-04-50317 Dev Incent-RD Properties	0	0	40,000	40,000	40,000	0	(40,000)	
57100-04-50500 WI Island - Storage	10,000	579	2,000	7,693	7,693	10,000	8,000	
57100-04-50555 Merrill Tool & Water Jet	0	25,000	0	0	0	0	0	
57100-04-52000 Potential Dev Incentives	0	0	50,000	0	0	100,000	50,000	
57100-04-59400 1502 W. Main St. Facade	0	10,000	5,000	5,000	5,000	5,000	0	
57100-04-74000 S&S-Dev (Winterize)	3,966	0	0	0	0	0	0	
57100-04-75000 Blight Acquisition/Demo	0	0	139,500	0	0	150,000	10,500	
57100-04-75025 Blight - 122 S Prospect	0	0	10,500	9,675	10,500	0	(10,500)	
57100-04-75500 Blight/Demo - Grand 416	0	0	0	0	0	5,000	5,000	
57100-04-75555 Blight/Demo - Grand 318	15,291	0	0	0	0	0	0	
57100-04-75575 Blight - 413-419 W Main	1,903	0	0	0	0	0	0	
TOTAL Special Services	56,208	35,579	257,000	72,368	73,193	270,000	13,000	
57100-04-5050WI Island - Storage			PERMANENT NOTES: Total \$25,000 - with \$15,000 pay-as-you-go on new storage.					
57100-04-5200Potential Dev Incentives			PERMANENT NOTES: Upon RDA and Council approval of development agreements.					
57100-04-59401502 W. Main St. Facade			PERMANENT NOTES: Total of \$25,000 - with \$5,000 annually in 2017 & 2018.					
57100-04-7500Blight Acquisition/Demo			PERMANENT NOTES: Potential acquisition, tenant relocation, and demolition.					
Capital Outlay								
57100-08-23500 Parking Lots - Public	0	15,000	0	0	0	25,000	25,000	
57100-08-24000 Street Improvements	0	0	0	0	0	125,000	125,000	
57100-08-25750 Streetlight Improvements	5,566	0	15,000	13,200	13,200	0	(15,000)	
57100-08-31000 Marketing - Advertising	0	705	5,000	0	5,000	5,000	0	
TOTAL Capital Outlay	5,566	15,705	20,000	13,200	18,200	155,000	135,000	
57100-08-2400Street Improvements			PERMANENT NOTES: Curb & gutter, stormwater, and paving of gravel section on Eugene Street.					
57100-08-3100Marketing - Advertising			PERMANENT NOTES: Including welcome banners & wayfiender signage.					
TOTAL EXPENDITURES	97,116	79,530	330,521	125,920	147,743	479,991	149,470	
REVENUE OVER/(UNDER) EXPENDITURES	(89,874)	(78,278)	20,729	(123,501)	(95,324)	(477,491)	(498,220)	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

48 -TID #8 - West Side
 TID #8 -River Bend Trail

	(----- 2015 -----) (----- 2016 -----)							
	2013 ACTUAL	2014 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47200-41113 Proceeds - Long Term Debt	0	0	40,000	0	0	0	(40,000)	
TOTAL Taxes (or Utility Rev.)	0	0	40,000	0	0	0	(40,000)	
<u>Intergovernmental</u>								
47200-43500 WI DNR - Stewardship	0	75,667	0	0	0	0	0	
TOTAL Intergovernmental	0	75,667	0	0	0	0	0	
<u>Miscellaneous Revenues</u>								
47200-48950 River Bend Foundation	135,973	195,864	0	16,894	118,289	0	0	
47200-48957 Trail Donations-Benches ETC	0	0	0	1,100	1,100	0	0	
TOTAL Miscellaneous Revenues	135,973	195,864	0	17,994	119,389	0	0	
TOTAL REVENUES	135,973	271,531	40,000	17,994	119,389	0	(40,000)	
EXPENDITURES								
<u>Capital Outlay</u>								
57200-08-24000 Street Improvements	0	0	40,000	17,661	50,000	0	(40,000)	
57200-08-50000 Engineering-Survey-Trail	0	0	0	0	0	0	0	
57200-08-52350 RR Land Purchase -Trail	135,973	0	0	0	0	0	0	
57200-08-52355 River Bend Foundation	0	75,667	0	0	0	0	0	
57200-08-52500 River Bend Trail Improve.	0	196,158	0	36,489	36,489	0	0	
57200-08-52525 WI DNR Wetlands Permit	0	0	0	513	513	0	0	
57200-08-52539 River Bend-Polk to Hwy64	0	0	0	65,567	81,800	0	0	
TOTAL Capital Outlay	135,973	271,825	40,000	120,228	168,802	0	(40,000)	
57200-08-2400Street Improvements								PERMANENT NOTES: Stange Street (from Weinbrenner to S. Genessee St.) - pending cost allocation by Finance Director.
57200-08-5250River Bend Trail Improve.								PERMANENT NOTES: Contract with Muson approved 7/24/2014 for path paving.
TOTAL EXPENDITURES	135,973	271,825	40,000	120,228	168,802	0	(40,000)	
REVENUE OVER/(UNDER) EXPENDITURES	0	(294)	0	(102,234)	(49,413)	0	0	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

48 -TID #8 - West Side
 TID #8 - 201 S Prospect

	2013 ACTUAL	2014 ACTUAL	(-----2015 CURRENT BUDGET	2015 Y-T-D ACTUAL	(-----2016 PROJECTED YEAR END	(-----2016 REQUESTED BUDEGT	(-----2016 BUDGET CHANGE	(----- PROPOSED BUDGET
REVENUES								
<u>Intergovernmental</u>								
47500-43400 Env Grants - 201 S Prospect	0	120,000	0	0	0	200,000	200,000	
TOTAL Intergovernmental	0	120,000	0	0	0	200,000	200,000	
<u>Miscellaneous Revenues</u>								
47500-48114 Interest - MADC Loan	0	1,655	0	0	0	0	0	
47500-48500 MADC Loan Repayment	0	200,000	0	0	0	0	0	
TOTAL Miscellaneous Revenues	0	201,655	0	0	0	0	0	
TOTAL REVENUES	0	321,655	0	0	0	200,000	200,000	
<u>EXPENDITURES</u>								
<u>Special Services</u>								
57500-04-50175 MADC-201 S Prospect Loan	200,000	0	0	0	0	0	0	
57500-04-50195 MADC Dev Incent-Asbestos	0	148,320	0	0	0	0	0	
57500-04-50200 Env Work - 201 S Prospect	0	120,000	0	0	0	200,000	200,000	
TOTAL Special Services	200,000	268,320	0	0	0	200,000	200,000	
57500-04-5017MADC-201 S Prospect Loan	PERMANENT NOTES: Loan repaid to City by MADC (with interest) - May 2014.							
TOTAL EXPENDITURES	200,000	268,320	0	0	0	200,000	200,000	
REVENUE OVER/ (UNDER) EXPENDITURES	(200,000)	53,335	0	0	0	0	0	
FUND TOTAL REVENUES	143,215	594,438	391,250	20,413	171,808	202,500	(188,750)	
FUND TOTAL EXPENDITURES	433,088	619,675	370,521	246,149	316,545	679,991	309,470	
REVENUE OVER/ (UNDER) EXPENDITURES	(289,874)	(25,237)	20,729	(225,736)	(144,737)	(477,491)	(498,220)	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	(----- 2015 -----)			(----- 2016 -----)				
	2013 ACTUAL	2014 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	0	0	4,500	3,861	3,861	3,500	(1,000)	
TOTAL Intergovernmental	0	0	4,500	3,861	3,861	3,500	(1,000)	
TOTAL REVENUES	0	0	4,500	3,861	3,861	3,500	(1,000)	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TID 9	0	44	1,277	0	500	500	(777)	
57100-01-21000 City GIS - Mapping	289	0	250	0	250	250	0	
57100-01-51000 SS/Medicare	236	534	558	0	350	500	(58)	
57100-01-52000 WRS - Retirement	235	558	496	0	325	475	(21)	
57100-01-54000 Health Insurance	317	1,199	817	0	750	750	(67)	
57100-01-55000 Life Insurance	28	83	100	0	50	100	0	
57100-01-56000 Adm/Legal-City Wages	3,021	7,331	3,013	0	2,500	3,000	(13)	
TOTAL Personnel Services	4,126	9,748	6,511	0	4,725	5,575	(936)	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	426	78	150	0	0	150	0	
57100-02-11500 Outside Legal Expense	1,257	8,699	1,000	0	0	2,500	1,500	
57100-02-11750 Plan Develop-Consultant	5,050	0	5,000	0	0	5,000	0	
57100-02-11900 TID Fee-Wis DOR	1,000	150	1,150	150	150	1,150	0	
57100-02-13000 TIF Audit Fees	0	250	250	250	250	500	250	
57100-02-20000 Building Inspector	1,000	0	0	0	0	0	0	
57100-02-40000 Architectural Design	0	0	2,500	0	0	2,500	0	
57100-02-40500 Downtown Planning	0	0	0	1,080	1,080	0	0	
57100-02-41000 Plan - Redevelop Resource	0	5,940	3,500	1,565	1,565	3,000	(500)	
57100-02-45000 Planning - Waterfront	0	0	0	25	25	0	0	
57100-02-56500 LC Econ Dev Corp	0	0	500	750	750	750	250	
57100-02-57500 Contract Engineering	2,959	0	5,000	0	0	5,000	0	
57100-02-65000 Planning - Housing Study	0	0	1,500	0	0	1,500	0	
TOTAL Contractual Services	11,691	15,116	20,550	3,820	3,820	22,050	1,500	
<u>Special Services</u>								
57100-04-50500 Neumann Lot2-Dev Incent	0	15,000	15,000	15,000	15,000	15,000	0	
57100-04-52000 Potential Dev Incentives	0	0	50,000	0	0	50,000	0	
TOTAL Special Services	0	15,000	65,000	15,000	15,000	65,000	0	

57100-04-5050Neumann Lot2-Dev Incent

PERMANENT NOTES:

Total of \$75,000 - \$15,000 annually from 2014 - 2018.

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	(----- 2015 -----)				(-----2016 -----)			
	2013 ACTUAL	2014 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
57100-04-5200 Potential Dev Incentives	PERMANENT NOTES: Upon RDA and Council approval of development agreements.							
<u>Capital Outlay</u>								
57100-08-25750 Streetlight Improvements	0	0	15,000	13,200	13,200	0	(15,000)	
57100-08-31000 Marketing - Advertising	0	705	5,000	0	0	5,000	0	
TOTAL Capital Outlay	0	705	20,000	13,200	13,200	5,000	(15,000)	
57100-08-3100 Marketing - Advertising	PERMANENT NOTES: Including welcome banners & wayfinder signage.							
TOTAL EXPENDITURES	15,817	40,569	112,061	32,020	36,745	97,625	(14,436)	
REVENUE OVER/(UNDER) EXPENDITURES	(15,817)	(40,569)	(107,561)	(28,159)	(32,884)	(94,125)	13,436	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

49 -TID#9 -WI River/S Center
 TID #9-Former D&L

	2013	2014	(----- 2015 -----)			(----- 2016 -----)		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Miscellaneous Revenues								
47500-48500 Sale - Steel Bldgs	0	6,129	0	0	0	0	0	
47500-48850 Foundation Donations	0	78,570	0	6,655	46,841	0	0	
TOTAL Miscellaneous Revenues	0	84,699	0	6,655	46,841	0	0	
TOTAL REVENUES	0	84,699	0	6,655	46,841	0	0	
EXPENDITURES								
Personnel Services								
57500-01-21000 Wages - Streets/Parks	0	0	3,000	0	0	3,000	0	
57500-01-51000 SS/Medicare	0	0	500	0	250	500	0	
57500-01-52000 WRS - Retirement	0	0	475	0	225	475	0	
57500-01-54000 Health Insurance	0	0	750	0	500	750	0	
57500-01-55000 Life Insurance	0	0	75	0	50	75	0	
57500-01-56000 Adm/Legal - City Wages	0	0	3,000	0	3,000	2,000	(1,000)	
TOTAL Personnel Services	0	0	7,800	0	4,025	6,800	(1,000)	
Contractual Services								
57500-02-21000 Water & Sewer-Disconnect	0	3,356	0	0	0	0	0	
57500-02-22000 Electric & Gas-401 S Kyes	0	300	0	0	0	0	0	
57500-02-57500 Engineering/Environmental	0	6,570	2,500	6,655	6,655	2,500	0	
TOTAL Contractual Services	0	10,227	2,500	6,655	6,655	2,500	0	
Supplies & Expenses								
57500-03-54000 Tax Bills-2014 D-L Parcel	0	5,749	0	0	0	0	0	
TOTAL Supplies & Expenses	0	5,749	0	0	0	0	0	
Special Services								
57500-04-75000 Blight Demo/Disp-Anson-Gi	0	72,114	0	0	40,186	0	0	
TOTAL Special Services	0	72,114	0	0	40,186	0	0	
Capital Outlay								
57500-08-31000 Marketing-Advertising	0	0	5,000	0	0	5,000	0	
TOTAL Capital Outlay	0	0	5,000	0	0	5,000	0	
TOTAL EXPENDITURES	0	88,090	15,300	6,655	50,866	14,300	(1,000)	
REVENUE OVER/(UNDER) EXPENDITURES	0	(3,391)	(15,300)	0	(4,025)	(14,300)	1,000	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: SEPTEMBER 30TH, 2015

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

	(----- 2015 -----)			(----- 2016 -----)				
	2013 ACTUAL	2014 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	0	417,250	417,250	
47300-48850 River Bend - Donations	0	0	0	29,560	29,560	50,000	50,000	
TOTAL Miscellaneous Revenues	0	0	0	29,560	29,560	467,250	467,250	
TOTAL REVENUES	0	0	0	29,560	29,560	467,250	467,250	
EXPENDITURES								
<u>Contractual Services</u>								
57300-02-22000 Electric-306B S Park St	0	0	0	104	250	0	0	
57300-02-57500 Engineering/Environmental	0	0	50,000	0	10,000	200,000	150,000	
TOTAL Contractual Services	0	0	50,000	104	10,250	200,000	150,000	
<u>Special Services</u>								
57300-04-75000 Blight Demo/Disp-DC Motor	0	0	150,000	35	0	150,000	0	
TOTAL Special Services	0	0	150,000	35	0	150,000	0	
<u>Capital Outlay</u>								
57300-08-24000 Street Improvements	0	0	0	0	0	500,000	500,000	
57300-08-52350 Land -Trailhead - WPS	0	0	0	29,530	29,530	0	0	
57300-08-52500 River Bend Trail	0	0	0	0	0	100,000	100,000	
TOTAL Capital Outlay	0	0	0	29,530	29,530	600,000	600,000	
57300-08-2400Street Improvements								PERMANENT NOTES: Park Street & Kyes St. - utility (water, sanitary sewer, & stormwater), curb/gutter, sidewalk, and paving.
57300-08-5250River Bend Trail								PERMANENT NOTES: Potential extension from Park Street Trailhead to the east.
TOTAL EXPENDITURES	0	0	200,000	29,669	39,780	950,000	750,000	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	(200,000)	(109)	(10,220)	(482,750)	(282,750)	
FUND TOTAL REVENUES	0	84,699	4,500	40,076	80,262	470,750	466,250	
FUND TOTAL EXPENDITURES	15,817	128,659	327,361	68,344	127,391	1,061,925	734,564	
REVENUE OVER/(UNDER) EXPENDITURES	(15,817)	(43,960)	(322,861)	(28,268)	(47,129)	(591,175)	(268,314)	

*** END OF REPORT ***