

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

**Tuesday, June 7<sup>th</sup>, 2016 at 8:00 a.m.**  
**Location – City Hall Common Council Chambers**  
**1004 East 1<sup>st</sup> 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 April 26<sup>th</sup>, 2016 and from joint RDA/Committee of Whole meeting of May 10<sup>th</sup>, 2016
4. Consider a resolution authorizing purchase of 1905 E. 14<sup>th</sup> St. to facilitate future multi-family residential redevelopment (TID No. 10 – Highway G Area)
5. Consider a resolution authorizing purchase of the following properties to facilitate commercial redevelopment (TID No. 3 – East Side Area):
  - a. 2606 E. Main St. – vacant lot owned by Andre Galella
  - b. 2604 E. Main St. – residential property owned by Troy Brandt
  - c. Three Badger Portfolio, LLC parcels – part of the mobile home park owned by Continental Communities (Two parcels between O'Reilly Auto and Gem Street and a parcel on the south side of River Street)
6. Consider a resolution authorizing development agreement by and between the City of Merrill, Wisconsin and Badger Portfolio, LLC (Continental Communities of Oak Brook, IL) for construction of new maintenance garage and relocation of mobile homes (TID No. 3)
7. Consider purchase of lot between W. 10<sup>th</sup> St. and W. St. Paul St. – vacant lot owned by Kathleen Kienitz-Olson and Geraldine Knowles (TID No. 11 – Northwest Area)
8. Consider purchase of 911 E. Main St. – vacant lot owned by Merrill Federal Savings & Loan for Downtown "Pocket Park" (TID No. 6 – Downtown Area)
9. Consider implementation of TIF loan program for vacant "blighted" commercial or manufacturing buildings to facilitate environmental review and demolition
10. Next RDA meeting

11. 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 property acquisition(s) and potential TIF development incentives to facilitate redevelopment opportunities in Tax Increment District No. 8 (West Side Area)
12. The RDA may reconvene in open session to potentially take action on closed session matter(s).
13. 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)

3

Tuesday, April 26<sup>th</sup>, 2016 at 6:00 P.M.  
City Hall Common Council Chambers

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

RDA Absent: Wally Smith, Tony Kusserow, and Jill Laufenberg

Others: Alderperson Paul Russell, Sean Lentz from Ehlers & Associates, City Administrator Dave Johnson, Finance Director Kathy Unertl, City Attorney Tom Hayden, Public Works Director Rod Akey, City Building Inspector Darin Pagel, Mary Rajek from Redevelopment Resources, Ken Maule from Lincoln County Economic Development Corp. (LCEDC), Dewey Pfister, Jeremy Ratliff from Merrill Courier, and about ten property and business owners. MP-3 students also filmed the meeting.

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

**Public Comment:** None.

**Consider approval of meeting minutes:**

**Motion (Schwartzman/Karow) to approve the meeting minutes from April 7<sup>th</sup>.**  
Carried.

**Public Hearing regarding the proposed project plan, boundaries and creation of Tax Increment District No. 11:**

The public hearing notice was published on April 8<sup>th</sup> and April 15<sup>th</sup> in the Merrill Courier. There have been no changes made in the draft Project Plan for Creation of TID No. 11 that was distributed at the April 7<sup>th</sup> RDA meeting.

Sean Lentz from Ehlers & Associates highlighted the basics of tax increment finance (TIF), district creation proposal, and timeline. The handout presentation included illustrations on how TIF works, eligible project costs, and an overview of the proposed district which is mixed-use district including 42 tax parcels and covering 138 acres. There is twenty-year lifespan for mixed-use TIDs.

The initial development would be residential including three 12-unit apartment buildings on a parcel currently owned by Lokemoen Construction. The City would be purchasing the property and then selling to the developer in phases. Construction of additional apartments and potential industrial and commercial developments/expansions are projected. There could be two City streets and utility infrastructure, as well as major expansion of the street lighting system. There is a summary project cost overview using potential four phases of future development which totals \$3,237,500. The projected future development growth totals \$14,000,000.

**Public Hearing regarding the proposed project plan, boundaries and creation of Tax Increment District No. 11 (Continued):**

Lentz advised that financing for the TID would include general obligation debt for Phase 1 of the apartment development. Pay-As-You-Go financing is planned for future development incentives. Future infrastructure improvements would be financing by general obligation debt. As far as economic feasibility, the district is expected to have strong cash flow if development occurs as projected. It is possible to transfer tax increment out of a mixed-used TID to "blighted area" tax increment districts.

There was a Joint Review Board meeting earlier on April 26<sup>th</sup>. Next steps after potential RDA action are the May 10<sup>th</sup> Common Council meeting and May 31<sup>st</sup> Joint Review Board meeting.

**Motion (Schwartzman/Karow) to open the public hearing.** Carried at 6:15 p.m.

Gary Dietrich (1309 Highland Dr.): Dietrich asked if TIF would be used for curb, gutter, and paving of Edgewater and Highland. Unertl reported that the Board of Public Works had an informational meeting on this planned 2017 street improvement project earlier this year. The City/Board of Public Works intends to special assess benefited property owners for street improvements. TIF will be used to extend water service lines to Dietrich's home and his duplex. Other adjacent residential properties were connected to water mains funded through TID No. 1 more than a decade ago.

There were no additional public comments or questions.

**Motion (Kostman/Karow) to close the public hearing.** Carried at 6:20 p.m.

**Consider a resolution designating proposed boundaries and approving a Project Plan for Tax Incremental District No. 11, City of Merrill, Wisconsin:**

**Motion (Kostman/Karow) to adopt RDA Resolution No. 2016-01 – a resolution designating proposed boundaries and approving a project plan for Tax Incremental District No. 11, City of Merrill, Wisconsin.** Motion carried.

**Consider a resolution authorizing development agreement by and between the City of Merrill and TSI State Property LLC (Nelson's Power House):**

Unertl distributed site plan for the two-building development area, as well as circulated Urban Construction concept drawings. The development site is south of Merrill Manufacturing on S. State St./Kinzel St. in TID No. 8. The new development would be in \$1.2 million range and potentially a couple new jobs would be created.

Schwartzman commented that this is type of development RDA/City is interested in supporting and this would help TID No. 8's fiscal status. RDA Commissioners reviewed recent City TIF incentives for new buildings and concurred with staff recommendation for total of \$225,000 (\$45,000 annually over five years) cash development incentive.

**Motion (Schwartzman/Kostman) to recommend the resolution authorizing development agreement by and between the City of Merrill and TSI State Property LLC (Nelson's Power House).** Motion carried.

**Next RDA meetings:** Next RDA meeting is scheduled for Tuesday, May 10<sup>th</sup> at 6:00 p.m. of joint meeting with the Committee of Whole. Unertl advised that the majority of the meeting will be closed session discussing potential property acquisitions and potential development incentives to facilitate new development or redevelopment.

The next regular RDA meeting will be Tuesday, June 7<sup>th</sup> at 8:00 a.m.

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 acquisition to facilitate redevelopment opportunities in Redevelopment Area No. 3 (Tax Increment District No. 10)

**Motion (Schwartzman/Karow) to move to closed session.** Motion carried 4-0 on roll call vote at 8:30 p.m. There was discussion on above item.

**Adjournment:** Motion (Schwartzman/Kostman) to adjourn at 6:50 p.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

**City of Merrill  
Redevelopment Authority/Committee of Whole (Joint Meeting)**

3

**Tuesday, May 10<sup>th</sup>, 2016 at 6:00 P.M.  
City Hall Common Council Chambers  
1004 East First Street**

Redevelopment Authority members present: Bill Bialecki, Ryan Schwartzman, Wally Smith, Jill Laufenberg, Amanda Kostman, Karen Karow, and Tony Kusserow

Committee of the Whole members present (9 of 9): Mayor Bill Bialecki, Alderperson Paul Russell (First District), Alderperson Peter Lokemoen (District 2), Alderperson Ryan Schwartzman (Third District), Alderperson Kandy Peterson (Fourth District), Alderperson John Burgener (Fifth District), Alderperson Mary Ball (Sixth District), Alderperson Rob Norton (Seventh District), and Alderperson Tim Meehan (Eighth District)

Other attendees: City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, City Public Works Director Rod Akey, City Building Inspector Darin Pagel, City Clerk Bill Heideman, and Mary Rajek and Mike Morrissey from Redevelopment Resources

**Call to Order**

Mayor Bialecki called the meeting to order at 6:00 P.M.

**Closed Session**

Mayor Bialecki read the following notice:

The RDA and Committee of Whole 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 property acquisition and development incentives for proposed development in Redevelopment Area No. 3 (Tax Increment District No. 10)
- b. Potential property acquisitions to facilitate redevelopment opportunities in Tax Increment Districts (TIDs) No. 3 (Eastside), No. 6 (Downtown area), and proposed No. 11 (State Road 107 area)

**Motion (Schwartzman/Russell) to move to closed session.** Motion carried 7-0 on roll call vote by the Redevelopment Authority and carried 7-1 by the Committee of Whole.

There was discussion on above items. Separate closed session minutes have been prepared and filled.

In addition to the properties being recommended by City management for potential acquisition, a property located in TID No. 9 and a property located in TID No. 7 were also mentioned.

**Adjournment of RDA and Committee of Whole:**

Motion (Norton/Smith) to adjourn. Carried at 6:50 P.M.

Minutes prepared by RDA Secretary Kathy Unertl

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING PURCHASE OF 1905 EAST 14<sup>TH</sup> STREET TO FACILITATE FUTURE MULTI-FAMILY RESIDENTIAL REDEVELOPMENT**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 10 on September 22, 2015; and,

WHEREAS, four major employers in the City of Merrill are located on East 14<sup>th</sup> Street (Lincoln County Highway G) and there appears to be a strong market demand for rental housing in the community; and

WHEREAS, the area is served by existing public infrastructure, schools, and parks and recreation amenities and the existing obsolete former light manufacturing building will be demolished prior to City acquisition; and

WHEREAS, the City of Merrill finds that the proposed residential redevelopment of a former light manufacturing parcel of just under five and a half acres located at the corner of East 14<sup>th</sup> Street and North Sales Street in Tax Increment District No. 10 serves a public purpose in accordance with State law; and,

WHEREAS, the Merrill Housing Authority and Horizon Design Build Manage has expressed a preliminary interest in developing up to sixty-units of multi-family housing on the site contingent upon obtaining potential WHEDA tax credit funding and potential other grant funding;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 14<sup>th</sup> day of June, 2016 to authorize the purchase of 1905 East 14<sup>th</sup> St. for \$450,000 to facilitate future multi-family housing redevelopment and, that the Mayor and City staff are authorized to complete and sign any offer documents, agreements, or related paperwork required to facilitate the acquisition thereof.

BE IT FURTHER RESOLVED that the Mayor and City staff are authorized to continue negotiations with the Merrill Housing Authority and Horizon Design Build Manage on a potential TIF development agreement with transfer of the property for \$0.00 and an estimated \$526,511 TIF Development Incentive subject to further Common Council review and action.

Recommended by: Redevelopment  
Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: \_\_\_\_\_

\_\_\_\_\_  
William R. Bialecki  
Mayor

Passed: \_\_\_\_\_

\_\_\_\_\_  
William N. Heideman  
City Clerk



**City of Merrill - Tax Increment District No. 10**

**Projected Tax Increment for proposed WHEDA  
tax credit multi-family housing redevelopment  
(Preliminary construction estimate of over \$10,000,000)**

**Projected Assessment:**

|                              | Land<br>Valuation | Improved<br>Valuation | Total RE<br>Valuation |  |
|------------------------------|-------------------|-----------------------|-----------------------|--|
| 2015                         | \$43,400          | \$289,800             | \$333,200             | 30 Years -<br>Income Based<br>Assessment                 |
| 2018                         | \$175,000         | \$1,750,000           | \$1,925,000           |  |
| <b>New Tax<br/>Increment</b> | <b>\$131,600</b>  | <b>\$1,460,200</b>    | <b>\$1,591,800</b>    | <b>Projected*<br/>Tax Increment<br/><br/>\$1,591,800</b> |

**Projected Tax Increment:**

| Const.<br>Year | Value<br>Year | Revenue<br>Year | TID Value<br>Increment | Tax<br>Rate | Projected<br>Tax Increment |
|----------------|---------------|-----------------|------------------------|-------------|----------------------------|
| 2017           | 2018          | 2019            | \$1,591,800            | 31.91       | \$50,794                   |
| 2018           | 2019          | 2020            | \$1,591,800            | 31.91       | \$50,794                   |
| 2019           | 2020          | 2021            | \$1,591,800            | 31.91       | \$50,794                   |
| 2020           | 2021          | 2022            | \$1,591,800            | 31.91       | \$50,794                   |
| 2021           | 2022          | 2023            | \$1,591,800            | 31.91       | \$50,794                   |
| 2022           | 2023          | 2024            | \$1,591,800            | 31.91       | \$50,794                   |
| 2023           | 2024          | 2025            | \$1,591,800            | 31.91       | \$50,794                   |
| 2024           | 2025          | 2026            | \$1,591,800            | 31.91       | \$50,794                   |
| 2025           | 2026          | 2027            | \$1,591,800            | 31.91       | \$50,794                   |
| 2026           | 2027          | 2028            | \$1,591,800            | 31.91       | \$50,794                   |
| 2027           | 2028          | 2029            | \$1,591,800            | 31.91       | \$50,794                   |
| 2028           | 2029          | 2030            | \$1,591,800            | 31.91       | \$50,794                   |
| 2029           | 2030          | 2031            | \$1,591,800            | 31.91       | \$50,794                   |
| 2030           | 2031          | 2032            | \$1,591,800            | 31.91       | \$50,794                   |
| 2031           | 2032          | 2033            | \$1,591,800            | 31.91       | \$50,794                   |
| 2032           | 2033          | 2034            | \$1,591,800            | 31.91       | \$50,794                   |
| 2033           | 2034          | 2035            | \$1,591,800            | 31.91       | \$50,794                   |
| 2034           | 2035          | 2036            | \$1,591,800            | 31.91       | \$50,794                   |
| 2035           | 2036          | 2037            | \$1,591,800            | 31.91       | \$50,794                   |
| 2036           | 2037          | 2038            | \$1,591,800            | 31.91       | \$50,794                   |
| 2037           | 2038          | 2039            | \$1,591,800            | 31.91       | \$50,794                   |
| 2038           | 2039          | 2040            | \$1,591,800            | 31.91       | \$50,794                   |
| 2039           | 2040          | 2041            | \$1,591,800            | 31.91       | \$50,794                   |
|                |               |                 |                        |             | <b>\$1,168,270 Total</b>   |

5

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING PURCHASES OF VARIOUS PROPERTIES ALONG STATE HIGHWAY 64 (EAST MAIN STREET) TO FACILITATE FUTURE COMMERCIAL REDEVELOPMENT**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 3 on September 13, 2005 and amended the District boundaries on July 11, 2006, September 24, 2013, and September 22, 2015; and,

WHEREAS, State Highway 64 (East Main Street) is the gateway into the community from US Highway 51 and has existing public infrastructure; and,

WHEREAS, the City of Merrill finds that the proposed commercial redevelopment of a former residential area of over eight acres located on State Highway 64 (East Main Street) near Memorial Drive serves a public purpose in accordance with State law; and,

WHEREAS, the City and three property owners have negotiated purchase prices for various properties;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 14<sup>th</sup> day of June, 2016 to authorize the purchase of the following properties located in Tax Increment District No. 3 to facilitate future commercial redevelopment:

2606 E. Main St. – vacant lot owned by Andre Galella for \$18,000

2604 E. Main St. – residential property owned by Troy Brandt for \$55,000

Three Badger Portfolio, LLC parcels – 7.745 acres of the mobile home park owned by Continental Communities for \$504,000;

and, that the Mayor and City staff are authorized to complete and sign any offer documents, agreements, or related paperwork required to facilitate the acquisition thereof.

Recommended by: Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: \_\_\_\_\_

\_\_\_\_\_  
William R. Bialecki  
Mayor

Passed: \_\_\_\_\_

\_\_\_\_\_  
William N. Heideman  
City Clerk

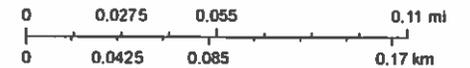
# Tax Increment Districts



May 19, 2016

-  CityRoads
-  CityParcels

1:2,257



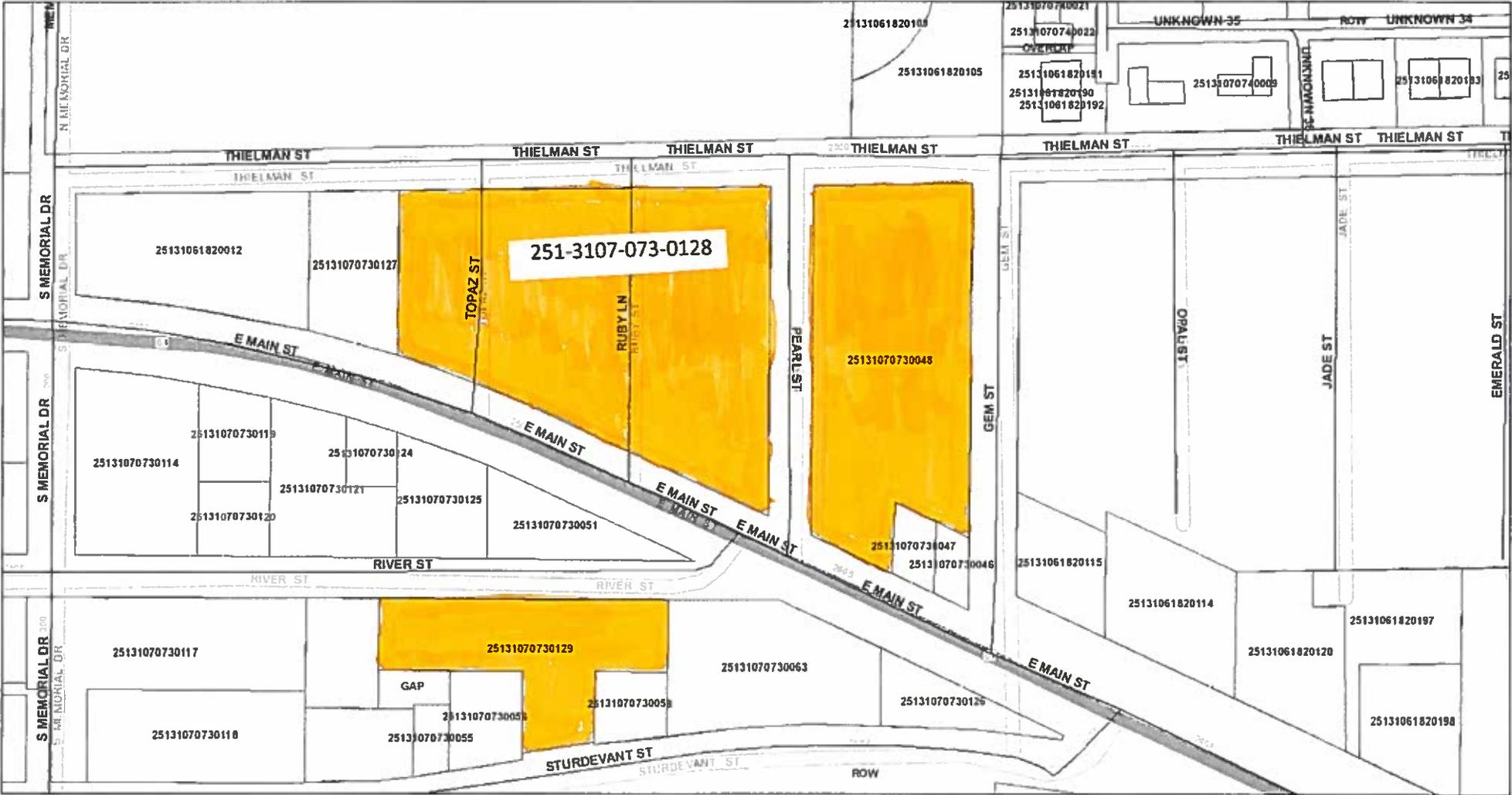
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**City of Merrill - Mobile Home Park Area**

| PIN               | Parcel Number         | Address         | Owner          | Assessed Valuation |          |         | Purchase Price | 2015 Taxes |
|-------------------|-----------------------|-----------------|----------------|--------------------|----------|---------|----------------|------------|
|                   |                       |                 |                | Land               | Improved | Total   |                |            |
| 251-3107-073-0046 | 34-0018-000-516-00-00 | 2606 E Main St. | Galella, Andre | \$9,400            | \$0      | \$9,400 | \$18,000       | \$254      |
|                   |                       |                 |                | Demo in 2014       |          |         |                |            |

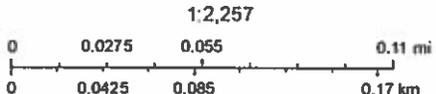
| PIN               | Parcel Number         | Address         | Owner        | Assessed Valuation |          |          | Purchase Price | 2015 Taxes |
|-------------------|-----------------------|-----------------|--------------|--------------------|----------|----------|----------------|------------|
|                   |                       |                 |              | Land               | Improved | Total    |                |            |
| 251-3107-073-0047 | 34-0018-000-517-00-00 | 2604 E Main St. | Brandt, Troy | \$10,200           | \$40,000 | \$50,200 | \$55,000       | \$1,296    |
|                   |                       |                 |              | 2004 Sale Amount = |          |          | \$57,000       |            |

# Tax Increment Districts



May 19, 2016

-  CityRoads
-  CityParcels



Sources: Esri, HERE, DeLorme, Inlemap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**City of Merrill - Potential Property Acquisition**

**Tax Increment District No. 3**

**State Highway 64 frontage to Thielman Street (about 6.47 acres)**

**Proposed acquisition of three tax parcels in Whispering Pines Mobile Home Park - with Closing on or before October 31st, 2016**  
 Mobile home park owned by Continental Communities (Oak Brook, IL)

| PIN               | Location                  | Ownership            | Assessed Valuation - 2015 |                  |                | 2015 Taxes       | Purchase Price  |                  |
|-------------------|---------------------------|----------------------|---------------------------|------------------|----------------|------------------|-----------------|------------------|
|                   |                           |                      | Acres                     | Land             | Improved       |                  |                 | Total            |
| 251-3107-073-0128 | East of O'Reilly Auto     | Badger Portfolio LLC | 3.989                     | \$280,000        | \$0            | \$280,000        | \$7,579         |                  |
| 251-3107-073-0048 | Between Pearl/Gem Streets | Badger Portfolio LLC | 2.479                     | \$152,000        | \$0            | \$152,000        | \$4,114         |                  |
| 251-3107-073-0129 | South side of River St.   | Badger Portfolio LLC | 1.277                     | \$72,000         | \$2,500        | \$74,500         | \$1,954         |                  |
|                   |                           |                      | <b>7.745</b>              | <b>\$504,000</b> | <b>\$2,500</b> | <b>\$506,500</b> | <b>\$13,647</b> | <b>\$504,000</b> |

Continental Communities would continue to operate Whispering Pines on their remaining tax parcel that fronts on Thielman St.

| PIN               | Location              | Ownership            | Assessed Valuation - 2015 |           |          | 2015 Taxes |          |       |
|-------------------|-----------------------|----------------------|---------------------------|-----------|----------|------------|----------|-------|
|                   |                       |                      | Acres                     | Land      | Improved |            |          | Total |
| 251-3106-182-0112 | Thielman St. Frontage | Badger Portfolio LLC | 15.572                    | \$600,000 | \$0      | \$600,000  | \$16,241 | N/A   |

6

DRAFT – Pending further negotiation/discussion

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND BADGER PORTFOLIO, LLC (CONTINENTIAL COMMUNITIES)**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 3 on September 13, 2005 and amended the District boundaries on July 11, 2006, September 24, 2013, and September 22, 2015; and,

WHEREAS, Badger Portfolio, LLC owns a 15.572 acre parcel fronting on Thielman Street, which is located within TID No. 3; and,

WHEREAS, Badger Portfolio, LLC continues to operate a mobile home park community; and

**6/3/2016 Status** – Additional negotiation/discussion is needed to accomplish:

- New maintenance garage would need to be constructed
- Existing 19 mobile homes would need to be relocated

Based upon existing City of Merrill businesses on the east-side, preliminary future projected Improved Valuation is projected about \$3,000,000 (or so).



Finance Director/RDA Secretary Kathy Unertl

6/3/2016

**City of Merrill - Potential Future Commercial Redevelopment**

**Tax Increment District No. 3**

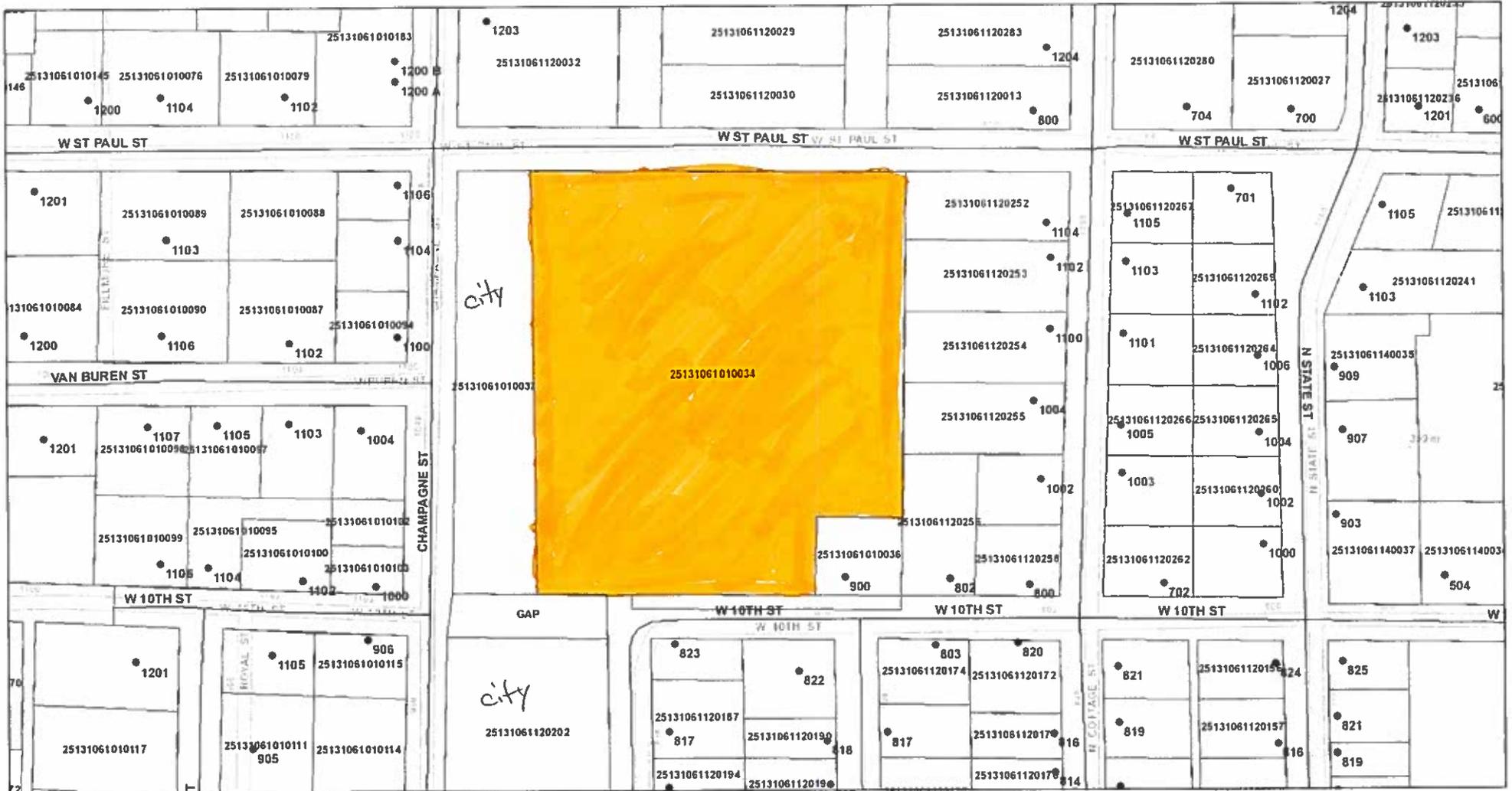
Redevelopment Authority objective for the former mobile home parcels is comparable future commercial redevelopment to these existing east-side businesses:

**Adjacent Area Developments**

|                       |                                  |                             | Assessed Valuation - 2015 |                  |                    |                    | 2015            |
|-----------------------|----------------------------------|-----------------------------|---------------------------|------------------|--------------------|--------------------|-----------------|
|                       |                                  |                             | Acres                     | Land             | Improved           | Total              | Taxes           |
| 2308 E. Main St.      | Salon 64/Day Care                | Pine Dells Investment       | 0.500                     | \$30,700         | \$133,800          | \$164,500          | \$4,390         |
| 2403 E. Main St.      | Associated Bank                  | Associated Bank Leasing     | 0.981                     | \$76,100         | \$440,500          | \$516,600          | \$13,921        |
| 2407 E. Main St.      | Retail Strip Mall                | MAKN LLC                    | 0.291                     | \$30,000         | \$124,100          | \$154,100          | \$4,108         |
| 2402-2402 E. Main St. | Oak Park Dental & other business | Main St Center Building LLC | 1.209                     | \$95,700         | \$424,700          | \$520,400          | \$14,024        |
| 2412 E. Main St.      | O'Reilly Auto                    | O'Reilly Automotive         | 0.603                     | \$51,000         | \$239,700          | \$290,700          | \$7,806         |
| 100 Eagle Dr.         | Bone & Joint                     | B & J Properties            | 2.203                     | \$194,200        | \$622,200          | \$816,400          | \$22,035        |
| 2812 E. Main St.      | Quirt Dental                     | Professional Resource Dev.  | 0.750                     | \$57,200         | \$567,800          | \$625,000          | \$16,855        |
| 3340 E. Main St.      | Mexican Restaurant               | Los Mezcales                | 0.155                     | \$23,600         | \$467,800          | \$491,400          | \$13,434        |
| <b>Totals</b>         |                                  |                             | <b>6.692</b>              | <b>\$558,500</b> | <b>\$3,020,600</b> | <b>\$3,579,100</b> | <b>\$96,573</b> |



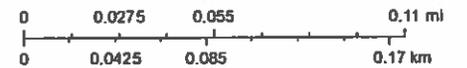
# Tax Increment Districts



May 9, 2016

- AddressPoints
- CityRoads
- CityParcels

1:2,257



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

*Proposed TID No. 11*

## Downtown "Pocket Park" – Potential additional land acquisition

City of Merrill has acquired 913 E. Main St. from Lincoln Community Bank for \$10,000.

To reduce costs for "pocket park" development, preliminary plan is to purchase block wall materials directly (i.e. retaining wall on Wisconsin River side). Installation of the block wall and other improvements would be by Merrill Street Department personnel with oversight by Public Works Director Rod Akey and Street Superintendent Dustin Bonack.

After extensive discussions with Merrill Federal Savings & Loan regarding potential easement or acquisition of 911 E. Main St., there is **proposed \$3,000 purchase price.**

Additional provisions of proposed land purchase:

- Access Easement – Merrill Federal needs to be able to maintain its building, etc.
- Merrill Federal reserves the right to purchase the property back for \$10,000 within 5 years. This will offset any City costs it has in the park.

Other concerns:

Parking – Merrill Federal does not want to see any parking spots eliminated.

Loitering/potential damages – related to eastern side of their building from lawn maintenance or from activities of public

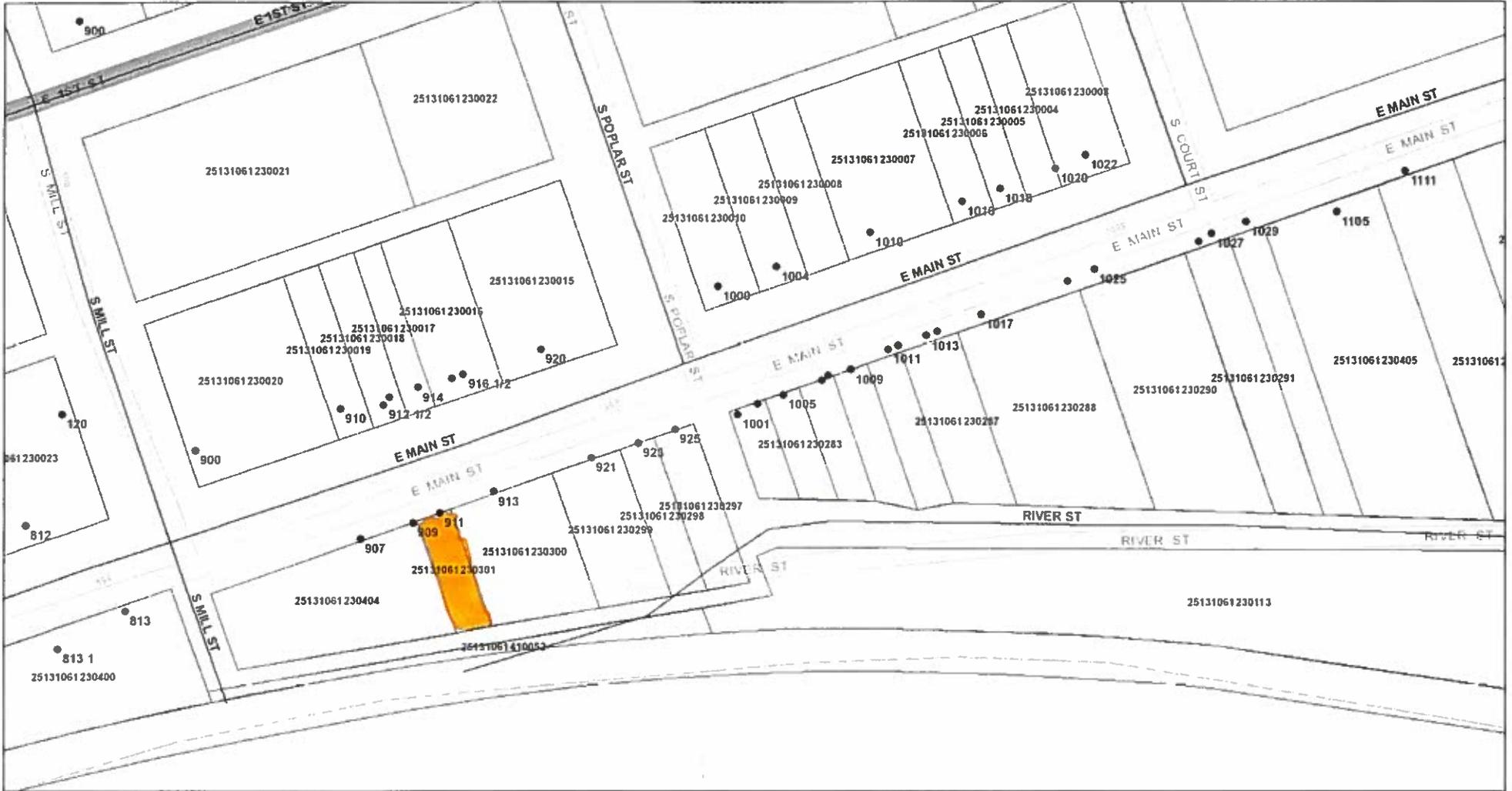
**City of Merrill - TID No. 6 (Downtown)  
"Pocket Park"**

|  | Acres | Previous Assessment | Purchase Price |
|--|-------|---------------------|----------------|
| City of Merrill - 913 E. Main St.<br>(From Lincoln Community Bank) | 0.196 | \$37,800            | \$10,000       |

|   |       |          |  |
|---|-------|----------|--|
| Merrill Federal Savings & Loan<br>- 911 E. Main St. | 0.048 | \$12,000 | <b>Price Request</b><br><b>\$3,000</b> |
|---|-------|----------|--|

**Potential Total Acres** 0.244

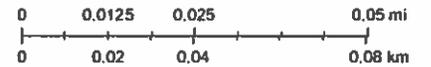
# Tax Increment Districts



June 2, 2016

- AddressPoints
- CityRoads
- CityParcels

1:1,128



TID No. 6 -  
"Pocket Park" Additional Land

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

**City of Merrill - TIF Loan Proposal**

**TIF loans would be for environmental assessment and demolition**

Developers are looking for vacant developable properties (i.e. without "blighted" buildings and/or environmental contamination).

**Proposed TIF loan criteria include:**

9

Property taxes would need to be current

City staff would not recommend use of TIF development incentives to rehabilitate existing buildings

Condition of obsolete existing structures hinder marketability of the property for redevelopment, as well as negatively impact on adjacent properties

Proposed TIF loan would be secured by mortgage on property with repayment due upon property sale

**Tax Increment District No. 9 - Example**

Former Club Modern site (with adjacent undeveloped parcel)

| PIN               | Parcel Number         | Address             | Owner                  | Assessed Valuation - 2015 |                 |                 |                  | 2015 Taxes     |
|-------------------|-----------------------|---------------------|------------------------|---------------------------|-----------------|-----------------|------------------|----------------|
|                   |                       |                     |                        | Acres                     | Land            | Improved*       | Total            |                |
| 251-3106-132-0074 | 34-0002-000-120-05-00 | 1005 S. Center Ave. | Blake, Stephen & Linda | 1.35                      | \$52,500        | \$69,400        | \$121,900        | \$3,237        |
| 251-3106-132-0079 | 34-0002-000-120-10-00 | 1003 S. Center Ave. | Blake, Stephen & Linda | 1.33                      | \$15,100        | \$21,600        | \$36,700         | \$931          |
|                   |                       |                     |                        | <b>2.68</b>               | <b>\$67,600</b> | <b>\$91,000</b> | <b>\$158,600</b> | <b>\$4,167</b> |

\*Prior to 2015 assessment valuation reduction, improvements totaled \$137,700 (i.e. reduced \$46,700).  
Finance Director Kathy Unerl anticipates potential request for further reduction as part of 2016 revaluation process.

| PIN               | Parcel Number         | Address                         | Owner                   | Acres | Land     | Improved* | Total    | 2015 Taxes |
|-------------------|-----------------------|---------------------------------|-------------------------|-------|----------|-----------|----------|------------|
| 251-3106-132-0232 | 34-0002-000-119-01-04 | Adjacent site - Pine Bluff Ave. | Johnson, Robert & Peggy | 4.00  | \$15,600 | \$0       | \$15,600 | \$422      |

Under recent WI Stats changes, this parcel could now be included in TID No. 9

|                                     |  |  |  |             |                 |                 |                  |                |
|-------------------------------------|--|--|--|-------------|-----------------|-----------------|------------------|----------------|
| <b>Potential redevelopment site</b> |  |  |  | <b>6.68</b> | <b>\$83,200</b> | <b>\$91,000</b> | <b>\$174,200</b> | <b>\$4,590</b> |
|-------------------------------------|--|--|--|-------------|-----------------|-----------------|------------------|----------------|

**Woodland Court - Assisted Living Center**

| PIN                         | Parcel Number         | Address                    | Owner                 | Assessed Valuation - 2015 |                  |                  |                  | 2015 Taxes      |
|-----------------------------|-----------------------|----------------------------|-----------------------|---------------------------|------------------|------------------|------------------|-----------------|
|                             |                       |                            |                       | Acres                     | Land             | Improved*        | Total            |                 |
| 251-3106-132-0220           | 34-0002-000-120-12-02 | 1102 - 1004 S. Center Ave. | Heavyd Properties LLC | 4.92                      | \$118,800        | \$661,500        | \$780,300        | \$21,059        |
| 251-3106-133-0003           | 34-0002-000-120-13-17 | 1102 - 1004 S. Center Ave. | Heavyd Properties LLC | 1.24                      | \$15,500         | \$0              | \$15,500         | \$420           |
| <b>Existing development</b> |                       |                            |                       | <b>6.16</b>               | <b>\$134,300</b> | <b>\$661,500</b> | <b>\$795,800</b> | <b>\$21,479</b> |

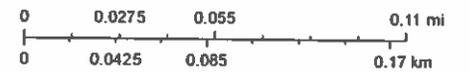
# Tax Increment Districts



May 27, 2016

- TID 9
- AddressPoints
- CityRoads
- CityParcels

1:2,257



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, MRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community