

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

**Tuesday, September 9th, 2014 at 8:00 a.m.
Location – City Hall Council Chambers 1004 East 1st Street**

AGENDA

Voting RDA Members: Bill Bialecki, Ryan Schwartzman, Ralph Sturm, Wally Smith,
Karen Karow, Jill Laufenberg, and David Hayes

1. Call to order
2. Consider approval of meeting minutes from June 24th, 2014
3. Consider recommendation on proposed development agreement by and between the City of Merrill, Wisconsin and Clark Cup-N-Cone, LLC for property located at 2802 East Main Street (Tax Increment District No. 3)
4. Update on potential bids for sale/redevelopment of former ranger station parcel (1110 East 10th Street – Tax Increment District No. 7)
5. Consider draft 2015 Tax Increment District (TID) operating budget and potential TID capital budget requests
6. Next RDA meeting
7. Public Comment
8. Adjournment

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

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)**

(2)

**Tuesday, June 24th, 2014 at 8:00 A.M.
City Hall Council Chambers**

RDA Present: Bill Bialecki, Ryan Schwartzman, Wally Smith,
Ralph Sturm, Jill Laufenberg, and Karen Karow

RDA Absent: David Hayes

Others: Alderpersons Chris Malm, Pete Lokemoen, Tim Meehean, and Dave Sukow, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Susan Ryman from Lincoln County Economic Development Corp (LCEDC), Marijean Hoppe from Becher Hoppe, Kristen Fish and Mary Rajek from Redevelopment Resources, Mike Morrissey from Morrissey Consulting, City Building Inspector/Zoning Administrator Darin Pagel, Community Development Program Administrator Shari Wicke, Todd and Renea Frederick, and Rick Schroeder from Becher Hoppe representing Stephanie Springborn

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

Closed Session:

Chair Bialecki read the following: 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 development incentives for proposed redevelopment project in Tax Increment District No. 7 (North Center Avenue).

Motion (Schwartzman/Smith) to convene in closed session. Carried on roll call vote at 8:03 a.m.

During the closed session, there was discussion on potential redevelopment project and financing, TIF cash development incentive request, and potential infrastructure needs. No action taken.

Motion (Karow/Schwartzman) to reconvene in open session. Carried at 8:50 a.m.

Approval of meeting minutes from June 3rd, 2014:

Motion (Sturm/Karow) to approve the meeting minutes. Carried.

Status update on 2011 TIF Development Agreement with HWD Acquisitions, Inc./Seal Asset, LLC (Tax Increment District No. 8):

Copies of letters from HWD Acquisition's Vice President of Administration Scott Albers and Mayor Bill Bialecki were included in the RDA agenda packet. Superseal has met the seventy-five (75) new full time job requirement of the 2011 TID No. 8 development agreement. The \$200,000 loan has been forgiven (i.e. no repayment requirement since now a cash TIF development incentive).

Consider recommendation on proposed development agreement by and between the City of Merrill, Wisconsin and Merrill Tool & Water Jet LLC for property located at 202 S. Thomas Street (Tax Increment District No. 8):

City staff recommendation is for \$25,000 TIF development incentive related to the building improvements (such as electric and high pressure gas system and materials handling infrastructure) needed to implement the new \$1,000,000 fiber optic laser. Three new jobs will be created with potential for future employment expansion.

Susan Ryman from LCEDC advised that the City's Community Development Committee approved a \$200,000 low interest loan from the Central Wisconsin Economic Development (CWED) fund due the project financing gap. To remain competitive, this is the type of high tech equipment investment that is required.

Motion (Schwartzman/Sturm) to recommend the proposed development agreement by and between the City of Merrill, Wisconsin and Merrill Tool & Water Jet LLC for property located at 202 South Thomas Street (Tax Increment District No. 8). Carried.

Consider agreements to facilitate sale and redevelopment of 413 & 419 West Main St. (Lifting demolition orders for former vocational school):

City Attorney Tom Hayden advised that City staff had met with Stephanie Springborn, as well as received copy of structural engineering report on the 419 West Main St. building condition. Phased redevelopment is dependent upon exterior improvements first – new roof, new doors, and weather tight windows by end of 2014. Future phases will include window replacement. City has requested either a surety bond or cash in the amount of \$50,000 in the event that building rehabilitation did not proceed and demolition is required in the future.

Motion (Sturm/Smith) to recommend to the Common Council to allow Springborn to proceed with building redevelopment. Carried.

Review Redevelopment Area No. 3 Plan and Tax Increment District No. 7 Project Plan:

Unertl advised that only RDA Commissioner Wally Smith was a Redevelopment Authority member in August 2009 when Redevelopment Area No. 3 Plan and Tax Increment District No. 7 Project Plan was approved by the Merrill Common Council.

Copies of the plans were included in the RDA meeting packet for review by RDA Commissioners.

Next RDA meeting: At the call of the RDA Chair.

Public Comment: Susan Ryman from Lincoln County Economic Development Corp. advised that this would be her last meeting and thanked everyone for their involvement in economic development efforts.

Adjournment:

Motion (Smith/Sturm) to adjourn the meeting at 9:10 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill – TIF Development Incentive Overview

TID No. 3 (East Side)

3

Property Owner: Amanda and James Clark, Jr.

Business Entity: Clark Cup-N-Cone, LLC

Location: 2802 East Main Street

Development: Purchased property (8/22/2014), remodeling building, façade improvements, and some new food-preparation equipment. Investment projected at about \$175,000.

Adding new fast lunch items (sandwiches/etc.) and hot drink items to existing ice cream, cheese, and miniature golf. Potential future meat products.

Financing: Through Merrill Federal Savings & Loan Association

Merrill Community Development Committee approved a \$45,000 CWED loan at 3% for ten-years on 8/21/2014

Jobs: The two business owners anticipate hiring several part-time employees, as well as expanding to year-round instead of just seasonal business.

Infrastructure: N/A

Property Tax Status: Property sale closing resulted in payoff of \$8,052 in previously delinquent real estate taxes (2011 – 2013)

TID Development Incentives:

Business/Building Owner: \$10,000 upon completion of signage/façade improvements

TID Lifespan Tax Increment:

Spreadsheet provided – projected at \$10,024

City of Merrill - TID No. 3					
Projected Tax Increment for 2802 E. Main St.					
Clark Cup-N-Cone, LLC (Amanda & James Clark)					
Projected Assessment:					
	Land	Improved	Total RE		
	Valuation	Valuation	Valuation		
2013	\$37,500	\$78,700	\$116,200		
2016	\$50,000	\$87,000	\$137,000		Personal Property
New Tax Increment	\$12,500	\$8,300	\$20,800		\$15,000 Averaged - through 2025
Projected Tax Increment:					
Const. Year	Value Year	Revenue Year	TID Value Increment	Tax Rate	Projected Tax Increment
2014	2015	2016	\$35,800	28.00	\$1,002
2015	2016	2017	\$35,800	28.00	\$1,002
2016	2017	2018	\$35,800	28.00	\$1,002
2017	2018	2019	\$35,800	28.00	\$1,002
2018	2019	2020	\$35,800	28.00	\$1,002
2019	2020	2021	\$35,800	28.00	\$1,002
2020	2021	2022	\$35,800	28.00	\$1,002
2021	2022	2023	\$35,800	28.00	\$1,002
2022	2023	2024	\$35,800	28.00	\$1,002
2023	2024	2025	\$35,800	28.00	\$1,002
					\$10,024 Total

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND CLARK CUP-N-CONE, LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 3 on September 13, 2005 and amended the area on July 11, 2006 and October 4, 2013; and,

WHEREAS, Amanda and James Clark, Jr. purchased and are improving the building located at located 2802 East Main Street within TID No. 3: and,

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

WHEREAS, several new jobs will be created and additional tax base generated, and,

WHEREAS, Clark Cup-N-Cone, LLC has negotiated the development agreement to provide an incentive payment not to exceed \$10,000 to facilitate business expansion and building improvements;

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 9th day of September, 2014, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Clark Cup-N-Cone, LLC and to facilitate the implementation thereof.

Recommended by: Redevelopment Authority

CITY OF MERRILL, WISCONSIN

Moved: _____

William R. Bialecki
Mayor

Passed: _____

William N. Heideman
City Clerk

COMMUNITY DEVELOPMENT COMMITTEE MINUTES
Thursday, August 21, 2014, City Hall, Merrill, WI

Present: Ron Peterson, Ryan Schwartzman, Betsy Wiesneski, Daniel Schneider and Adam Rekau.

Present: Ken Maule, Lincoln County Economic Development Director, Jim Warsaw, CWED Director, Amanda & James Clark, Mark Zulliger, President of Merrill Federal Savings & Loan and Shari Wicke, Community Development Program Administrator

The meeting was called to order at 8:00 a.m. Mr. Schwartzman made a motion to approve the minutes of the previous meeting; seconded by Ms. Wiesneski. The motion carried.

Motion by Mr. Schwartzman to convene in closed session pursuant to Wis. Statutes Section 19.85(i)(e) for consideration of personal financial data related to File#2014-61-CLAR, CWED loan application; seconded by Ms. Wiesneski the motion carried 5-0 on roll vote.

Discussion was held in closed session.

Motion to reconvene in open session was made by Mr. Schwartzman; seconded by Mr. Schneider; motion carried. The meeting reconvened in open session.

Mr. Schneider made a motion to approve a loan to Clark's Cup & Cone for up to \$45,000, at an interest rate of 3% with an amortization of 10 years. The loan will be secured with 2nd on real estates, 2nd on applicants home, General Business Security Agreement (GBSA) and personal guarantees; seconded by Ms. Wiesneski; motion carried.

No Public comment.

There being no further business to discuss, Mr. Schneider made a motion to adjourn; seconded by Mr. Schwartzman. The motion carried. Adjournment was at 9:10a.m.

Respectfully submitted,
Shari Wicke

Time Frame

Minor outside clean up

Upon closing date the canopy will be painted turquoise and a creamy white. The trim around the outside front of the building will be painted it's existing color as well as some minor fixing of the fence and furniture.

Approximate completion date- one week within closing date

Cheese side clean up

Upon closing date the cheese side of the building will be painted a neutral color as well as trim. The store will be organized for efficiency and overall appearance to the consumer.

Approximate completion date- one week within closing date

Construction on the structure of the building

The structure of the building will take approximately one month. At the end of that time, the structure will be complete as well as milk board in prep area of the building and flooring on the left side of the building. The contractor that I am working with can begin construction in October. This will give me the rest of the summer months to utilize that side of the building for sales of ice cream

Approximate Completion date- November 15, 2014

Signage

We are working with Finishing Touch from Wausau WI. They are creating a sign to replace the current signs on poll in front of building as well as the two signs placed on the front of the building. Dylan from Finishing Touch will be making arrangements the City of Merrill Inspector to get all approval.

Approximate Completion Date- November 15, 2014

Wall placement, hood ventilation and bathroom

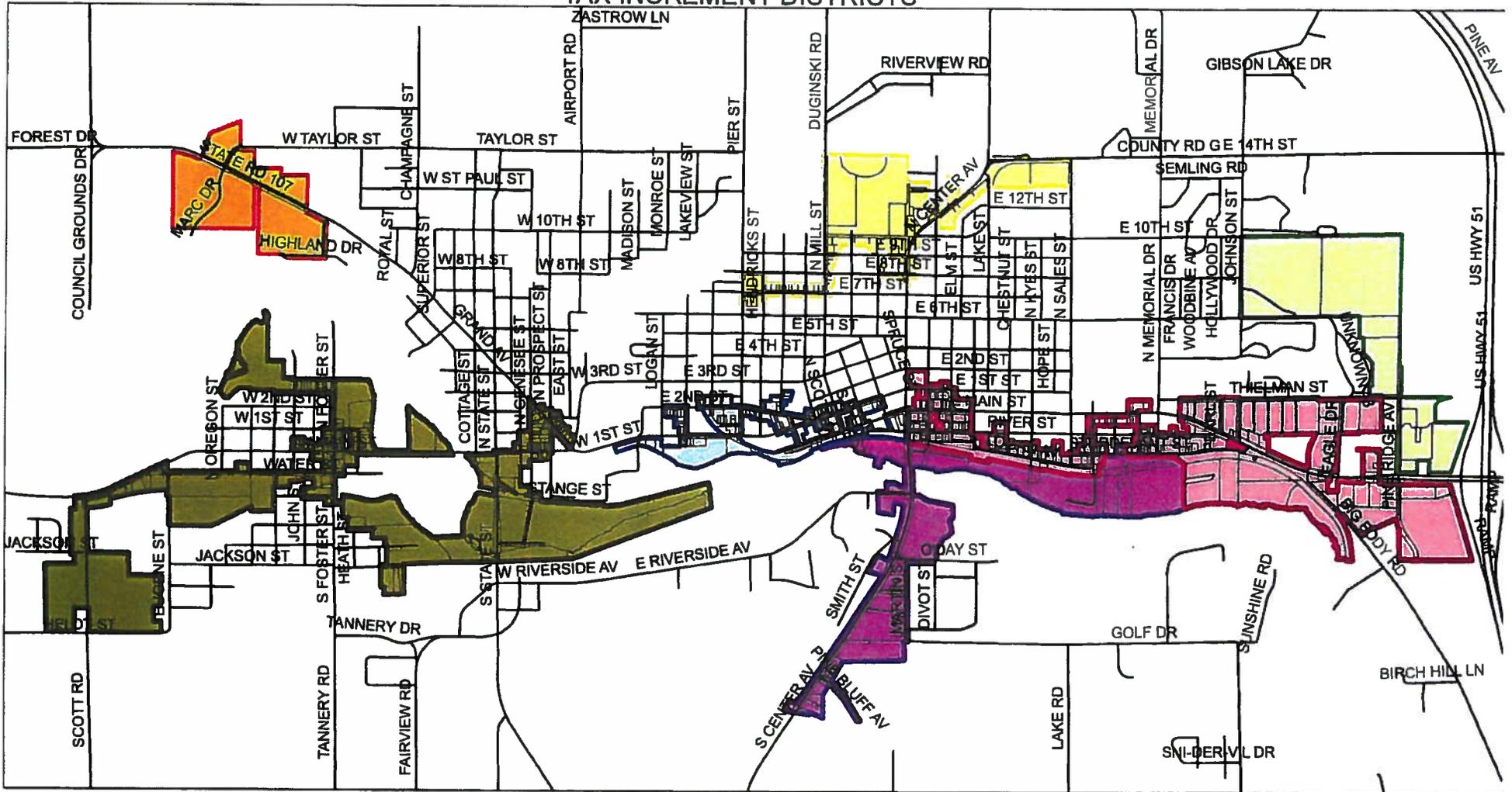
We will be putting up a wall to help eliminate the visual of storage to the consumer. At that time we will be moving a door to be on the hallway of the building verses its current placement. We will also be installing a small hood ventilation system to be able to install a small one basket fryer.

Approximate Completion date- July 2015

CITY OF MERRILL
2015 BUDGET REQUESTS -
TAX INCREMENT DISTRICTS (TIDs)

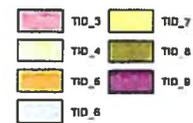
	<u>Type</u>	<u>Created</u>
TID No. 3	- Mixed Use	9/13/2005
TID No. 4	- Mixed Use	9/11/2007
TID No. 5	- Mixed Use	9/11/2007
TID No. 6	- "Blighted Area"	5/12/2009
TID No. 7	- "Blighted Area"	8/11/2009
TID No. 8	- "Blighted Area"	9/27/2011
TID No. 9	- "Blighted Area"	9/24/2013

TAX INCREMENT DISTRICTS



City of Merrill

Legend



merrill
 Location. Nature. People.

Smart Move

Drawn By: Kate Drewek

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- 2014 -----) CURRENT BUDGET	(----- 2014 -----) Y-T-D ACTUAL	(----- 2014 -----) PROJECTED YEAR END	(----- 2015 -----) REQUESTED BUDEGT	(----- 2015 -----) BUDGET CHANGE	(----- 2015 -----) PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #3	207,673	231,124	236,263	236,263	236,263	525,000	288,737	
47100-41113 Proceeds From Long Term Debt	0	0	0	0	0	250,000	250,000	
TOTAL Taxes (or Utility Rev.)	207,673	231,124	236,263	236,263	236,263	775,000	538,737	
47100-41113 Proceeds From Long Term DePERMANENT NOTES:								
Preliminary estimate \$150,000 - proposed Hwy 64 project (Eagle Dr. to new Pine Ridge Ave. intersection).								
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	8,808	7,997	8,000	4,418	4,418	10,000	2,000	
47100-43500 WI DOT-Access Safety Grant	0	10,000	0	0	0	0	0	
TOTAL Intergovernmental	8,808	17,997	8,000	4,418	4,418	10,000	2,000	
TOTAL REVENUES	216,481	249,121	244,263	240,681	240,681	785,000	540,737	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TD 3	0	0	2,000	59	1,000	2,000	0	
57100-01-21000 City GIS - Mapping	0	433	0	0	250	250	250	
57100-01-21500 Wages-Street Department	0	0	0	0	1,250	0	0	
57100-01-32000 Education & Training	0	0	500	0	0	500	0	
57100-01-51000 SS/Medicare	985	230	650	5	650	650	0	
57100-01-52000 WRS - Retirement	1,390	982	575	4	575	575	0	
57100-01-54000 Health Insurance	2,265	1,427	2,000	0	2,000	1,750	(250)	
57100-01-55000 Life Ins.	15	100	100	0	100	100	0	
57100-01-56000 Adm/Legal-City Wages	17,530	9,040	5,000	795	5,000	5,000	0	
TOTAL Personnel Services	22,185	12,212	10,825	862	10,825	10,825	0	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	0	435	500	0	150	250	(250)	
57100-02-11500 Outside Legal Expense	0	1,090	500	281	500	2,000	1,500	
57100-02-11750 Plan Develop-Consultant	0	5,000	0	900	900	5,000	5,000	
57100-02-11755 RR-Business Recruit/Plan	5,422	9,379	5,000	3,663	5,500	5,500	500	
57100-02-11900 TID Fee-Wis DOR	150	2,150	150	150	150	1,150	1,000	
57100-02-13000 TIF Audit Fees	1,500	1,250	1,250	1,250	1,250	1,250	0	
57100-02-20000 Building Inspector	4,200	2,000	0	0	0	0	0	
57100-02-40000 Planning/Architectural	0	1,000	5,000	2,780	5,000	5,000	0	
57100-02-42500 Traffic Planning-East	0	10,000	0	0	0	0	0	
57100-02-56500 LC Econ Dev Corp	0	0	500	1,000	1,000	1,500	1,000	

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012	2013	(----- 2014 -----)			(----- 2015 -----)		PROPOSED
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	BUDGET
57100-02-57500 Contract Engineering	31,638	29,940	25,000	2,296	25,000	25,000	0	
57100-02-65000 Planning - Housing Study	0	0	0	0	0	4,000	4,000	
TOTAL Contractual Services	42,910	62,244	37,900	12,320	39,450	50,650	12,750	
57100-02-4000Planning/Architectoral								
			PERMANENT NOTES: Potential architectural design/planning services to facilitate redevelopment.					
Supplies & Expenses								
57100-03-10000 Office Supplies	0	0	100	0	100	100	0	
57100-03-11000 Postage	0	0	100	0	0	100	0	
57100-03-13000 Copies	718	0	100	0	100	100	0	
57100-03-30000 Mileage	67	0	0	0	0	0	0	
TOTAL Supplies & Expenses	785	0	300	0	200	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.	0	35,000	0	0	0	20,000	20,000	
57100-04-50225 Mex Restaurant-Liquor Lic	0	10,000	0	0	0	0	0	
57100-04-50235 Central Carpet Facade	0	9,150	0	0	0	0	0	
57100-04-50500 Culver's Dev Incentive	40,000	40,000	0	0	0	0	0	
57100-04-50555 Pine Dells/Wendorf Dev In	0	0	10,000	0	10,000	0	(10,000)	
57100-04-52000 Potential Dev Incentives	0	0	240,000	0	0	100,000	(140,000)	
57100-04-75000 Blight Acquisition/Demo	0	75	0	0	0	250,000	250,000	
TOTAL Special Services	90,626	144,851	300,626	50,626	60,626	420,626	120,000	
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 in 2014. 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. Pending discussions regarding a number of potential new developments - new tax base and new jobs.					
57100-04-7500Blight Acquisition/Demo								
			PERMANENT NOTES: Potential site acquisition, tenant relocations, and demolition to faciliate redevelopment.					

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- 2014 -----) CURRENT BUDGET	(----- 2014 -----) Y-T-D ACTUAL	PROJECTED YEAR END	(----- 2015 -----) REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer - Debt Service	10,195	10,008	14,820	2,410	14,820	14,445	(375)	
57100-05-11200 Transfer - Landfill DS	1,400	715	0	0	0	0	0	
57100-05-12000 Borrowing Expenses	50	25	0	0	0	0	0	
TOTAL Fixed Charges	11,645	10,747	14,820	2,410	14,820	14,445	(375)	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	10,000	150,000	150,000	
57100-08-24500 S Pine Rdige Ave Improve	0	0	0	0	0	100,000	100,000	
57100-08-25750 Streetlight Improvements	2,100	17,832	0	2,019	2,019	0	0	
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	
57100-08-26100 Storm Sewer Improvements	0	0	0	0	0	0	0	
57100-08-26500 Sanitary Sewer Improve.	0	0	0	8,980	8,980	0	0	
57100-08-31000 Marketing - Advertising	1,354	0	5,000	0	5,000	5,000	0	
TOTAL Capital Outlay	3,454	17,832	5,000	10,999	25,999	255,000	250,000	
57100-08-2400Street Improvements			PERMANENT NOTES: Preliminary estimate - Hwy 64 from Eagle Drive to new Pine Ridge Ave. intersection.					
57100-08-2575Streetlight Improvements			PERMANENT NOTES: Light control box/electric meter - East Main Street - Center Ave. to Stuyvesant St. (new LED heads - 18) and Memorial Dr. to Pine Ridge Ave. Converted 55 street lights to time of use - with future operational savings.					
57100-08-3100Marketing - Advertising			PERMANENT NOTES: Including welcome banners & wayfinder signage.					
TOTAL EXPENDITURES	171,604	247,886	369,471	77,218	151,920	751,846	382,375	
REVENUE OVER/(UNDER) EXPENDITURES	44,877	1,234	(125,208)	163,463	88,761	33,154	158,362	

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- 2014 -----) CURRENT BUDGET	(----- 2014 -----) Y-T-D ACTUAL	(----- 2014 -----) PROJECTED YEAR END	(----- 2015 -----) REQUESTED BUDEGT	(----- 2015 -----) BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
<u>Miscellaneous Revenues</u>								
47500-48775 Reimb-Inspections Wal-Mart	0	200,738	59,262	0	59,262	0	(59,262)	
47500-48800 Land/Exp Reimbursement	0	8,487	0	0	0	0	0	
TOTAL Miscellaneous Revenues	0	209,226	59,262	0	59,262	0	(59,262)	
TOTAL REVENUES	0	209,226	59,262	0	59,262	0	(59,262)	
EXPENDITURES								
<u>Capital Outlay</u>								
57500-08-23250 Land Purchase-S Pine Ridg	6,500	0	0	0	0	0	0	
57500-08-23450 Inspection-Construction	0	204,098	55,902	23,590	55,902	0	(55,902)	
57500-08-23500 Pine Ridge/Hwy 64 Imp.	0	0	400,000	0	400,000	0	(400,000)	
TOTAL Capital Outlay	6,500	204,098	455,902	23,590	455,902	0	(455,902)	
57500-08-23450 Inspection-Construction								
			PERMANENT NOTES: City engineering inspection related to utility and street infrastructure - Walmart development area.					
TOTAL EXPENDITURES	6,500	204,098	455,902	23,590	455,902	0	(455,902)	
REVENUE OVER/(UNDER) EXPENDITURES	(6,500)	5,127	(396,640)	(23,590)	(396,640)	0	396,640	
FUND TOTAL REVENUES	216,481	458,346	303,525	240,681	299,943	785,000	481,475	
FUND TOTAL EXPENDITURES	178,104	451,985	825,373	100,808	607,822	751,846	(73,527)	
REVENUE OVER/(UNDER) EXPENDITURES	38,377	6,362	(521,848)	139,873	(307,879)	33,154	555,002	

*** END OF REPORT ***

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(-----) 2014 CURRENT BUDGET	(-----) 2014 Y-T-D ACTUAL	(-----) 2014 PROJECTED YEAR END	(-----) 2015 REQUESTED BUDEGT	(-----) 2015 BUDGET CHANGE	(-----) PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID #4	56,173	53,859	53,531	53,531	53,531	60,000	6,469	
47100-41113 Proceeds - Long Term Debt	0	0	50,000	0	0	75,000	25,000	
47100-41114 Interest Income - TID #4	0	0	0	749	0	0	0	
TOTAL Taxes (or Utility Rev.)	56,173	53,859	103,531	54,280	53,531	135,000	31,469	
47100-41113 Proceeds - Long Term Debt PERMANENT NOTES: From previous borrowing - Series 2008B.								
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	0	0	0	1,018	1,018	1,000	1,000	
47100-43500 WI DOT-Access Safety Grant	0	15,000	0	0	0	0	0	
TOTAL Intergovernmental	0	15,000	0	1,018	1,018	1,000	1,000	
TOTAL REVENUES	56,173	68,859	103,531	55,298	54,549	136,000	32,469	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TID 4	0	0	500	0	750	2,500	2,000	
57100-01-21000 City GIS - Mapping	0	144	0	0	0	250	250	
57100-01-51000 SS/Medicare	34	144	500	0	150	650	150	
57100-01-52000 WRS - Retirement	26	250	650	0	125	600	(50)	
57100-01-54000 Health Insurance	46	385	1,000	0	350	750	(250)	
57100-01-55000 Life Insurance	0	30	0	0	25	50	50	
57100-01-56000 Adm/Legal-City Wages	444	2,607	750	400	2,500	2,500	1,750	
TOTAL Personnel Services	550	3,559	3,400	400	3,900	7,300	3,900	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	0	435	250	0	0	250	0	
57100-02-11500 Outside Legal Expense	1,450	500	500	0	500	500	0	
57100-02-11750 Plan Develop-Consultant	0	5,000	0	0	5,000	5,000	5,000	
57100-02-11900 TID Fee-Wis DOR	150	2,150	150	150	150	150	0	
57100-02-13000 TIF Audit Expense	500	250	500	250	250	500	0	
57100-02-20000 Building Inspector	250	0	0	0	0	0	0	
57100-02-31000 Marketing - Advertising	1,250	0	3,500	0	500	0	(3,500)	
57100-02-42500 Traffic Planning-East	0	15,000	0	0	0	0	0	
57100-02-56500 LC Econ Dev Corp	0	0	500	1,000	1,000	1,000	500	
57100-02-57500 Contract Engineering/Surv	0	12,883	0	2,719	10,000	25,000	25,000	
57100-02-65000 Planning - Housing Study	0	0	0	0	0	2,500	2,500	
TOTAL Contractual Services	3,600	36,217	5,400	4,119	17,400	34,900	29,500	

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012	2013	(----- 2014 -----)			(----- 2015 -----)		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-50100 MADC Dev Incentive	35,000	35,000	35,000	203,635	405,289	0	(35,000)	
57100-04-50500 Land Purchase-From MADC	0	100,000	0	0	0	0	0	
57100-04-52000 Potential Dev Incentives	0	0	150,000	0	0	100,000	(50,000)	
TOTAL Special Services	35,000	135,000	185,000	203,635	405,289	100,000	(85,000)	
57100-04-5010MADC Dev Incentive								
			PERMANENT NOTES: Development incentive of \$390,000 (plus interest) paid-in-full. Finance Director journal entry pending between TID No. 4 and TID No. 8.					
Fixed Charges								
57100-05-11000 Transfer - Debt Service	29,960	29,420	33,880	6,940	33,880	33,500	(380)	
57100-05-12000 Borrowing Expense	50	50	0	0	50	0	0	
TOTAL Fixed Charges	30,010	29,470	33,880	6,940	33,930	33,500	(380)	
Capital Outlay								
57100-08-25775 N Pine Ridge/6th Improve	0	0	0	0	0	0	0	
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	
57100-08-26100 Stormwater Improvements	0	0	50,000	133	133	75,000	25,000	
57100-08-26500 Sewer Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	3,500	3,500	
TOTAL Capital Outlay	0	0	50,000	133	133	78,500	28,500	
57100-08-2610Stormwater Improvements								
			PERMANENT NOTES: Replacement stormwater culvert - Thielman Street - delayed to 2015.					
57100-08-3100Marketing - Advertising								
			PERMANENT NOTES: Including potential banners & wayfinder signage.					
TOTAL EXPENDITURES	69,160	204,246	277,680	215,227	460,652	254,200	(23,480)	
REVENUE OVER/ (UNDER) EXPENDITURES	(12,987)	(135,388)	(174,149)	(159,928)	(406,103)	(118,200)	55,949	
FUND TOTAL REVENUES	56,173	68,859	103,531	55,298	54,549	136,000	32,469	
FUND TOTAL EXPENDITURES	69,160	204,246	277,680	215,227	460,652	254,200	(23,480)	
REVENUE OVER/ (UNDER) EXPENDITURES	(12,987)	(135,388)	(174,149)	(159,928)	(406,103)	(118,200)	55,949	

*** END OF REPORT ***

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012	2013	(----- 2014 -----)			(----- 2015 -----)		
	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	9,605	8,884	13,132	13,132	13,132	13,500	368	
47100-41113 Proceeds-Long Term Debt	0	35,000	0	0	0	100,000	100,000	
TOTAL Taxes (or Utility Rev.)	9,605	43,884	13,132	13,132	13,132	113,500	100,368	
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	12	0	10	62	62	50	40	
TOTAL Intergovernmental	12	0	10	62	62	50	40	
TOTAL REVENUES	9,617	43,884	13,142	13,194	13,194	113,550	100,408	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TID 5	0	0	0	0	0	100	100	
57100-01-21000 City GIS - Mapping	0	120	0	0	0	100	100	
57100-01-51000 SS/Medicare	9	71	100	0	100	300	200	
57100-01-52000 WRS - Retirement	7	74	85	0	90	275	190	
57100-01-54000 Health Insurance	13	113	165	0	165	175	10	
57100-01-55000 Life Insurance	0	10	0	0	10	15	15	
57100-01-56000 Adm/Legal-City Wages	117	890	1,000	0	1,000	1,000	0	
TOTAL Personnel Services	146	1,278	1,350	0	1,365	1,965	615	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	0	81	0	0	0	100	100	
57100-02-11500 Outside Legal Expense	0	500	0	0	0	500	500	
57100-02-11750 Plan Develop-Consultant	0	5,000	0	0	0	2,500	2,500	
57100-02-11900 TID Fee- Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Expense	250	250	250	250	250	250	0	
57100-02-41000 Planning-Redev Resources	0	0	3,500	0	500	1,500	(2,000)	
57100-02-45000 Waterfront/Path Planning	1,500	580	1,000	0	0	1,000	0	
57100-02-56500 LC Econ Dev Corp	0	0	500	0	500	750	250	
57100-02-57500 Contract Engineering	0	0	1,000	0	0	1,000	0	
57100-02-65000 Planning - Housing Study	0	0	0	0	0	2,500	2,500	
TOTAL Contractual Services	1,900	6,561	6,400	400	1,400	10,250	3,850	

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- 2014 -----) CURRENT BUDGET	(----- 2014 -----) Y-T-D ACTUAL	(----- 2014 -----) PROJECTED YEAR END	(----- 2015 -----) REQUESTED BUDEGT	(----- 2015 -----) BUDGET CHANGE	PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer - Debt Service	0	0	0	0	2,840	2,622	2,622	
TOTAL Fixed Charges	0	0	0	0	2,840	2,622	2,622	
Capital Outlay								
57100-08-25750 Streetlight Improvements	0	0	0	0	0	100,000	100,000	
57100-08-25775 Airport Champagne Lights	0	35,000	0	0	0	0	0	
57100-08-31000 Marketing-Advertising	0	0	5,000	0	5,000	5,000	0	
57100-08-92000 Trees - Street Lawn	0	0	2,500	0	0	2,500	0	
TOTAL Capital Outlay	0	35,000	7,500	0	5,000	107,500	100,000	
57100-08-2575Streetlight Improvements	PERMANENT NOTES: Hwy 107, Champagne Street, and airport industrial park area.							
57100-08-3100Marketing-Advertising	PERMANENT NOTES: Including banners and wayfinder signage.							
TOTAL EXPENDITURES	2,046	42,839	15,250	400	10,605	122,337	107,087	
REVENUE OVER/(UNDER) EXPENDITURES	7,571	1,045	(2,108)	12,794	2,589	(8,787)	(6,679)	
FUND TOTAL REVENUES	9,617	43,884	13,142	13,194	13,194	113,550	100,408	
FUND TOTAL EXPENDITURES	2,046	42,839	15,250	400	10,605	122,337	107,087	
REVENUE OVER/(UNDER) EXPENDITURES	7,571	1,045	(2,108)	12,794	2,589	(8,787)	(6,679)	

*** END OF REPORT ***

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

46 -TID #6 - Downtown
 TID #6 - Courtview Proj

	2012 ACTUAL	2013 ACTUAL	(-----2014-----) CURRENT BUDGET	(-----2014-----) Y-T-D ACTUAL	(-----2014-----) PROJECTED YEAR END	(-----2015-----) REQUESTED BUDEGT	(-----2015-----) BUDGET CHANGE	(-----2015-----) PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47001-41113 Proceeds - Long Term Debt	0	137,500	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	0	137,500	0	0	0	0	0	
TOTAL REVENUES	0	137,500	0	0	0	0	0	
EXPENDITURES								
<u>Personnel Services</u>								
57001-01-21000 Wages - Street Dept.	1,742	10,820	0	0	0	0	0	
57001-01-51500 SS/Medicare-Streets	133	828	0	0	0	0	0	
57001-01-52500 WRS-Retirement Streets	103	718	0	0	0	0	0	
57001-01-54500 Health Ins. - Streets	367	1,500	0	0	0	0	0	
57001-01-55500 Life Ins.-Streets	8	150	0	0	0	0	0	
TOTAL Personnel Services	2,353	14,017	0	0	0	0	0	
<u>Capital Outlay</u>								
57001-08-24250 Courview Redevelopment	10,699	84,172	0	0	0	0	0	
57001-08-24500 Fence - Courtview Proj	6,748	9,115	0	0	0	0	0	
TOTAL Capital Outlay	17,447	93,287	0	0	0	0	0	
57001-08-24250 Courview Redevelopment	PERMANENT NOTES: Two-way access, parking, path, fence, and historical lighting on former Courtview parcel - including engineering and Street Department.							
TOTAL EXPENDITURES	19,800	107,304	0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	(19,800)	30,196	0	0	0	0	0	

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- 2014 -----) CURRENT BUDGET	(----- 2014 -----) Y-T-D ACTUAL	(----- 2014 -----) PROJECTED YEAR END	(----- 2015 -----) REQUESTED BUDEGT	(----- 2015 -----) BUDGET CHANGE	(----- 2015 -----) PROPOSED BUDGET
57100-02-45000 Planning - Waterfront	1,500	0	5,000	0	0	5,000	0	
57100-02-55000 Building Inspector-Blight	1,381	2,000	0	0	0	0	0	
57100-02-56500 LC Econ Dev Corp	0	0	0	0	0	500	500	
57100-02-57500 Contract Engineering	0	0	1,000	0	1,000	1,000	0	
57100-02-65000 Planning - Housing Study	0	0	0	0	0	3,500	3,500	
TOTAL Contractual Services	27,716	19,870	45,150	9,377	20,150	45,900	750	
Special Services								
57100-04-11000 Transfer for Debt Service	6,996	6,715	7,000	6,680	22,912	21,504	14,504	
57100-04-12000 Borrowing Expense	50	50	0	50	50	50	50	
57100-04-52000 Potential Dev Incentives	0	0	40,000	0	0	50,000	10,000	
57100-04-52100 One Way Collision Dev	1,000	1,000	1,000	1,000	1,000	1,000	0	
57100-04-52150 Oddfellows-820 Dev Incent	4,500	0	0	0	0	0	0	
57100-04-52225 808 Studio Dev Incentive	0	0	10,000	10,000	10,000	0	(10,000)	
57100-04-75000 Blight Acquisition/Demo	212	0	0	0	0	100,000	100,000	
57100-04-75550 811-813 1ST Redevelopment	56,592	7,930	0	0	0	0	0	
TOTAL Special Services	69,350	15,696	58,000	17,730	33,962	172,554	114,554	
57100-04-5200Potential Dev Incentives	PERMANENT NOTES: Upon RDA and Council approval of development agreements.							
Capital Outlay								
57100-08-24000 Street Improvements	27	0	50,000	0	30,000	0	(50,000)	
57100-08-25750 Streetlighting Improvemen	0	0	22,500	13,338	22,500	0	(22,500)	
57100-08-31000 Marketing-Advertising	50	0	5,000	0	5,000	5,000	0	
TOTAL Capital Outlay	77	0	77,500	13,338	57,500	5,000	(72,500)	
57100-08-2400Street Improvements	PERMANENT NOTES: Blaine St. (between 1st and 2nd Streets) - curb & gutter and repaving the one block.							
57100-08-2575Streetlighting Improvement	PERMANENT NOTES: East Main St. - Mill St. to Scott St. in 2014.							
57100-08-3100Marketing-Advertising	PERMANENT NOTES: Including banners & wayfinder signage.							
TOTAL EXPENDITURES	102,382	46,074	188,775	40,479	119,537	231,929	43,154	
REVENUE OVER/(UNDER) EXPENDITURES	(84,684)	64,168	(111,025)	(35,574)	(62,132)	(227,679)	(116,654)	



CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012	2013	(----- 2014 -----)			(----- 2015 -----)		
	ACTUAL	ACTUAL	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	21,550	6,460	0	0	0	0	0	
47200-48445 Ins Recovery-Damages	35	185,529	0	0	0	0	0	
47200-48500 Sale - Lincoln House Site	0	0	1	0	0	1	0	
TOTAL Miscellaneous Revenues	21,585	191,989	1	0	0	1	0	

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

TOTAL REVENUES	21,585	191,989	1	0	0	1	0	
-----------------------	---------------	----------------	----------	----------	----------	----------	----------	--

EXPENDITURES

Personnel Services

57200-01-21000 Wages - Perm - Regular	1,737	2,477	0	0	0	0	0	
57200-01-22000 LH Sanitary Sewer-Street	0	0	0	0	0	0	0	
57200-01-25000 Wages - Temp - Reg.	155	549	0	36	150	0	0	
57200-01-51000 Social Security	139	223	0	3	50	0	0	
57200-01-52000 Retirement (WRS)	102	167	0	0	0	0	0	
57200-01-54000 Health Insurance	0	0	0	0	0	0	0	
57200-01-55000 Life Insurance	8	8	0	0	0	0	0	
TOTAL Personnel Services	2,141	3,425	0	38	200	0	0	

Contractual Services

57200-02-11750 Financial Advisor Service	1,933	0	1,500	0	0	1,500	0	
57200-02-16000 Elevator Maintenance	623	1,150	0	0	0	0	0	
57200-02-16250 HVAC Repairs/Maint	210	0	0	0	0	0	0	
57200-02-17000 Water Main Break-Flood	0	56,529	0	0	0	0	0	
57200-02-21000 Water & Sewer	2,323	1,674	0	0	0	0	0	
57200-02-22000 Electric & Natural Gas	17,752	23,525	0	0	0	0	0	
57200-02-23600 Garbage Removal	888	691	0	0	0	0	0	
57200-02-42000 Property Man. Services	0	0	0	0	0	0	0	
57200-02-43000 Janitorial Services	2,700	1,575	0	0	0	0	0	
57200-02-43500 Sidewalks - Snow/Ice	333	0	0	0	0	0	0	
57200-02-57500 Contract Engineering	0	0	0	0	0	0	0	
TOTAL Contractual Services	26,761	85,144	1,500	0	0	1,500	0	

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

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- 2014 -----) CURRENT BUDGET	(----- 2014 -----) Y-T-D ACTUAL	(----- 2014 -----) PROJECTED YEAR END	(----- 2015 -----) REQUESTED BUDEGT	(----- 2015 -----) BUDGET CHANGE	PROPOSED BUDGET
Supplies & Expenses								
57200-03-44000 Janitor Supplies	61	189	0	0	0	0	0	
57200-03-50000 Repair & Maint Supply	1,527	166	0	0	0	0	0	
TOTAL Supplies & Expenses	1,588	355	0	0	0	0	0	
Special Services								
57200-04-27000 Parking Lot Maint.	0	0	0	0	0	0	0	
57200-04-75000 Lincoln House Rehab	115	685	0	0	0	0	0	
57200-04-75100 Water System Repairs	0	0	0	0	0	0	0	
57200-04-75250 Sanitary Sewer Repair	0	0	0	0	0	0	0	
57200-04-75500 Lincoln House-Purchase	0	0	0	0	0	0	0	
57200-04-80000 Demo - Lincoln House	0	43,071	125,500	126,509	126,509	0	(125,500)	
57200-04-85000 Tenant Relocation	0	58,002	4,100	4,100	4,100	0	(4,100)	
57200-04-85500 Trophy-Sanitary Sewer	0	23,095	0	0	0	0	0	
57200-04-85575 Site Marketing - Redev.	0	0	5,000	0	5,000	5,000	0	
TOTAL Special Services	115	124,853	134,600	130,609	135,609	5,000	(129,600)	
TOTAL EXPENDITURES	30,605	213,777	136,100	130,647	135,809	6,500	(129,600)	
REVENUE OVER/(UNDER) EXPENDITURES	(9,021)	(21,788)	(136,099)	(130,647)	(135,809)	(6,499)	129,600	
FUND TOTAL REVENUES								
FUND TOTAL REVENUES	39,282	439,731	77,751	4,905	57,405	4,251	(73,500)	
FUND TOTAL EXPENDITURES								
FUND TOTAL EXPENDITURES	152,787	367,155	324,875	171,126	255,346	238,429	(86,446)	
REVENUE OVER/(UNDER) EXPENDITURES	(113,504)	72,576	(247,124)	(166,221)	(197,941)	(234,178)	12,946	

*** END OF REPORT ***

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012	2013	2014			2015		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
57100-02-45000 Planning - Waterfront	0	0	2,500	0	0	2,500	0	
57100-02-55000 Building Inspector-Blight	775	0	0	0	0	0	0	
57100-02-56500 LC Econ Dev Corp	0	0	0	0	0	500	500	
57100-02-57500 Contract Engineering	0	0	1,000	3,244	3,500	5,000	4,000	
57100-02-65000 Planning - Housing Study	0	0	0	0	0	2,500	2,500	
TOTAL Contractual Services	7,924	2,006	19,400	4,834	6,500	24,150	4,750	
Special Services								
57100-04-52000 Potential Dev Incentives	0	0	90,000	0	0	90,000	0	
57100-04-52500 Pine Ridge Restaurant Dev	0	0	10,000	0	10,000	10,000	0	
57100-04-75525 Acquisition/Demo-Potentia	0	0	0	0	0	125,000	125,000	
TOTAL Special Services	0	0	100,000	0	10,000	225,000	125,000	
57100-04-5250Pine Ridge Restaurant Dev	PERMANENT NOTES: Additional \$10,000 payments in 2016 & 2017 - total of \$30,000 development incentive.							
Capital Outlay								
57100-08-25000 Environmentt-806 N Center	0	0	25,000	0	10,000	32,500	7,500	
57100-08-31000 Marketing-Advertising	500	0	3,500	0	500	3,500	0	
TOTAL Capital Outlay	500	0	28,500	0	10,500	36,000	7,500	
57100-08-2500Environmentt-806 N Center	PERMANENT NOTES: Former dry cleaners - additional groundwater monitoring needed to close-out. Contract with AECOM for \$40,395 (4/2014).							
57100-08-2500Environmentt-806 N Center	CURRENT YEAR NOTES: Carry-over project from 2014 to 2015 since pending WI DNR waiver for environmental contractor selection to maintain eligibility for future DERF (Drycleaner Environmental Remediation Fund) reimbursement.							
57100-08-3100Marketing-Advertising	PERMANENT NOTES: Including welcome banners and directional signage.							
TOTAL EXPENDITURES	9,540	2,830	151,285	5,172	30,455	288,855	137,570	
REVENUE OVER/ (UNDER) EXPENDITURES	3,823	(820)	(144,535)	(3,781)	(29,064)	(242,105)	(97,570)	
FUND TOTAL REVENUES	13,363	2,010	6,750	1,391	1,391	46,750	40,000	
FUND TOTAL EXPENDITURES	9,540	2,830	151,285	5,172	30,455	288,855	137,570	
REVENUE OVER/ (UNDER) EXPENDITURES	3,823	(820)	(144,535)	(3,781)	(29,064)	(242,105)	(97,570)	

*** END OF REPORT ***

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- 2014 -----) CURRENT BUDGET	(----- 2014 -----) Y-T-D ACTUAL	(----- 2014 -----) PROJECTED YEAR END	(----- 2015 -----) REQUESTED BUDEGT	(----- 2015 -----) BUDGET CHANGE	(----- 2015 -----) PROPOSED BUDGET
REVENUES								
<u>Taxes (or Utility Rev.)</u>								
47100-41110 Property Tax - TID#8	0	0	3,000	0	0	0	(3,000)	
47100-41113 Proceeds-Long Term Debt	0	0	20,000	0	20,000	200,000	180,000	
TOTAL Taxes (or Utility Rev.)	0	0	23,000	0	20,000	200,000	177,000	
47100-41113 Proceeds-Long Term Debt								PERMANENT NOTES: Preliminary proposed City taxable borrowing for Superseal development incentive.
<u>Intergovernmental</u>								
47100-43430 Exempt Computer Aid	0	2,892	0	1,252	1,252	0	0	
47100-43550 WHEDA Blight Demo	20,000	0	0	0	0	0	0	
TOTAL Intergovernmental	20,000	2,892	0	1,252	1,252	0	0	
47100-43550 WHEDA Blight Demo								PERMANENT NOTES: WHEDA demo grant for 318 Grand Ave.
<u>Miscellaneous Revenues</u>								
47100-48750 Sale of Property	0	4,350	0	0	0	0	0	
TOTAL Miscellaneous Revenues	0	4,350	0	0	0	0	0	
47100-48750 Sale of Property								PERMANENT NOTES: Sale of 318 Grand Ave.
TOTAL REVENUES	20,000	7,242	23,000	1,252	21,252	200,000	177,000	
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TID 8	0	0	2,500	59	2,500	2,500	0	
57100-01-21000 City GIS - Mapping	0	289	0	0	250	250	250	
57100-01-51000 SS/Medicare	325	306	500	5	500	500	0	
57100-01-52000 WRS - Retirement	336	514	450	4	400	450	0	
57100-01-54000 Health Insurance	570	725	1,000	0	750	1,000	0	
57100-01-55000 Life Insurance	5	59	50	0	50	50	0	
57100-01-56000 Adm/Legal - City Staff	4,871	6,455	5,000	0	5,000	5,000	0	
57100-01-56500 LC Econ Dev Staff	0	0	2,000	0	0	2,000	0	
57100-01-57500 Contract Engineer/Mapping	0	1,622	1,000	0	500	1,000	0	
TOTAL Personnel Services	6,107	9,969	12,500	68	9,950	12,750	250	

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	2014			2015		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	63	432	100	0	100	100	0	
57100-02-11500 Outside Legal Expense	150	500	500	0	500	500	0	
57100-02-11750 Plan Develop-Consultant	150	5,050	5,000	0	0	5,000	0	
57100-02-11900 TID Fee - WI DOR	0	1,150	150	150	150	1,150	1,000	
57100-02-13000 TID Audit Fees	250	250	500	250	250	500	0	
57100-02-20000 Blight - Bldg Inspector	3,144	2,626	0	0	0	0	0	
57100-02-40000 Architectural Design	4,125	2,350	3,500	1,100	3,500	3,500	0	
57100-02-41000 Plan-Redevelop Resources	22,898	9,890	15,000	7,557	12,500	15,000	0	
57100-02-45000 Waterfront - RR - Path	1,416	624	500	0	500	500	0	
57100-02-56500 LC Econ Dev Corp	0	2,500	0	1,500	1,500	1,500	1,500	
57100-02-65000 Planning - Housing Study	0	0	0	0	0	3,500	3,500	
TOTAL Contractual Services	32,197	25,372	25,250	10,557	19,000	31,250	6,000	
Special Services								
57100-04-50150 Hurd-Superseal Dev Incent	0	0	0	0	0	0	0	
57100-04-50250 Development Incentives	0	0	225,000	0	0	100,000	(125,000)	
57100-04-50300 406 W Main St Facade	0	25,049	0	0	0	0	0	
57100-04-50500 WI Island - Storage	0	10,000	580	579	579	2,000	1,420	
57100-04-50555 Merrill Tool & Water Jet	0	0	25,000	25,000	25,000	0	(25,000)	
57100-04-59400 1502 W. Main St. Facade	0	0	0	0	0	25,000	25,000	
57100-04-74000 S&S-Dev (Winterize)	0	3,966	0	0	0	0	0	
57100-04-75500 Blight/Demo - Grand 416	33,315	0	0	0	0	0	0	
57100-04-75555 Blight/Demo - Grand 318	29,370	15,291	0	0	0	0	0	
57100-04-75575 Blight - 413-419 W Main S	0	1,903	0	0	0	0	0	
57100-04-75995 Acq/Demo-Blighted	0	0	0	0	0	150,000	150,000	
TOTAL Special Services	62,685	56,208	250,580	25,579	25,579	277,000	26,420	
57100-04-5050WI Island - Storage	PERMANENT NOTES: Total \$25,000 - pay-as-you-go. Building rehab and two new storage buildings.							
57100-04-59401502 W. Main St. Facade	PERMANENT NOTES: Development agreement from 2013 - unclear when rehab project will be completed and incentive paid out.							
57100-04-7599Acq/Demo-Blighted	PERMANENT NOTES: Potential acquisition, tenant relocation, and demolition.							
Capital Outlay								
57100-08-23500 Parking Lot - E of S&S	0	0	20,000	0	20,000	0	(20,000)	
57100-08-25750 Streetlight Improvements	0	5,566	0	0	0	0	0	
57100-08-31000 Marketing/Bus Recruitment	1,300	0	5,000	0	5,000	5,000	0	
TOTAL Capital Outlay	1,300	5,566	25,000	0	25,000	5,000	(20,000)	
57100-08-2350Parking Lot - E of S&S	PERMANENT NOTES: Removal/replacement of blacktop - public parking lot east of							

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012	2013	2014			2015		
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
<hr/>								
S&S Bar @ HWy 107/N. Prospect St.								
<hr/>								
57100-08-2575Streetlight Improvements								
			PERMANENT NOTES: Installed electric meter base and controls for 18 streetlights- West Main St. (Foster St. to East end of WI River bridge) and Grand Ave. (West Main St. to N. Genessee St. & N. Prospect St. (W. Main St. to Grand Ave.)).					
<hr/>								
TOTAL EXPENDITURES	102,289	97,116	313,330	36,204	79,529	326,000	12,670	
REVENUE OVER/(UNDER) EXPENDITURES	(82,289)	(89,874)	(290,330)	(34,952)	(58,277)	(126,000)	164,330	

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- CURRENT BUDGET	2014 Y-T-D ACTUAL	(----- PROJECTED YEAR END	(----- REQUESTED BUDEGT	2015 BUDGET CHANGE	(----- PROPOSED BUDGET
REVENUES								
<u>Intergovernmental</u>								
47500-43400 WI SAG - 201 S Prospect	0	0	120,000	0	0	120,000	0	
TOTAL Intergovernmental	0	0	120,000	0	0	120,000	0	
47500-43400 WI SAG - 201 S Prospect	PERMANENT NOTES: Project carryover from 2014 to 2015 - pending Wisconsin Economic Development Corp. SAG extension.							
TOTAL REVENUES	0	0	120,000	0	0	120,000	0	
EXPENDITURES								
<u>Personnel Services</u>								
57500-01-21000 Wages-Streets/Parks Maint	0	0	0	0	0	0	0	
57500-01-51000 SS/Medicare	0	0	0	0	0	0	0	
57500-01-52000 WRS - Retirement	0	0	0	0	0	0	0	
57500-01-54000 Health Insurance	0	0	0	0	0	0	0	
57500-01-55000 Life Insurance	0	0	0	0	0	0	0	
57500-01-56000 Adm/Legal - City Staff	0	0	0	0	0	0	0	
TOTAL Personnel Services	0	0	0	0	0	0	0	
<u>Special Services</u>								
57500-04-50175 MADC-201 S Prospect Loan	0	200,000	0	0	0	0	0	
57500-04-50200 SAG - 201 S Prospect	0	0	120,000	0	0	120,000	0	
TOTAL Special Services	0	200,000	120,000	0	0	120,000	0	
57500-04-5017MADC-201 S Prospect Loan	PERMANENT NOTES: Loan from MADC repaid - \$201,654.79. Pending Finance Director journal entries between TIDs No. 4 and No. 8.							
<u>Capital Outlay</u>								
57500-08-31000 Marketing-Advertising	0	0	0	0	0	0	0	
TOTAL Capital Outlay	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	0	200,000	120,000	0	0	120,000	0	
REVENUE OVER/(UNDER) EXPENDITURES	0	(200,000)	0	0	0	0	0	
FUND TOTAL REVENUES	20,000	143,215	218,667	76,919	154,517	320,000	101,333	
FUND TOTAL EXPENDITURES	102,289	433,088	508,997	112,165	364,128	446,000	(62,997)	
REVENUE OVER/(UNDER) EXPENDITURES	(82,289)	(289,874)	(290,330)	(35,246)	(209,611)	(126,000)	164,330	

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(----- 2014 -----) CURRENT BUDGET	(----- 2014 -----) Y-T-D ACTUAL	(----- 2014 -----) PROJECTED YEAR END	(----- 2015 -----) REQUESTED BUDEGT	(----- 2015 -----) BUDGET CHANGE	(----- 2015 -----) PROPOSED BUDGET
EXPENDITURES								
<u>Personnel Services</u>								
57100-01-11000 Bldg Inspector-TID 9	0	0	750	44	750	750	0	
57100-01-21000 City GIS - Mapping	0	289	0	0	250	250	250	
57100-01-51000 SS/Medicare	0	236	350	3	350	375	25	
57100-01-52000 WRS - Retirement	0	235	425	3	425	350	(75)	
57100-01-54000 Health Insurance	0	317	500	0	500	500	0	
57100-01-55000 Life Insurance	0	28	100	0	50	75	(25)	
57100-01-56000 Adm/Legal - City Staff	0	3,021	3,475	400	2,500	3,000	(475)	
TOTAL Personnel Services	0	4,126	5,600	451	4,825	5,300	(300)	
<u>Contractual Services</u>								
57100-02-10000 Legal Notices/Letters	0	426	0	0	100	150	150	
57100-02-11500 Outside Legal Expense	0	1,257	0	1,066	1,066	1,000	1,000	
57100-02-11750 Plan Develop-Consultant	0	5,050	0	0	0	5,000	5,000	
57100-02-11900 TID Fee - WI DOR	0	1,000	150	150	150	1,150	1,000	
57100-02-13000 TID Audit Fees	0	0	250	250	250	250	0	
57100-02-20000 Blight - Bldg Inspector	0	1,000	0	0	0	0	0	
57100-02-40000 Architectural Design	0	0	2,500	0	0	2,500	0	
57100-02-41000 Plan-Redevelop Resources	0	0	5,000	0	1,000	3,500	(1,500)	
57100-02-57500 Contract Engineering	0	2,959	1,500	0	0	1,500	0	
57100-02-65000 Planning - Housing Study	0	0	0	0	0	1,500	1,500	
TOTAL Contractual Services	0	11,691	9,400	1,466	2,566	16,550	7,150	
<u>Special Services</u>								
57100-04-50250 Development Incentives	0	0	50,000	0	0	50,000	0	
57100-04-50500 Neumann Lot2-Dev Incent	0	0	30,000	15,000	15,000	15,000	(15,000)	
TOTAL Special Services	0	0	80,000	15,000	15,000	65,000	(15,000)	
57100-04-5050Neumann Lot2-Dev Incent			PERMANENT NOTES: Per development agreement, \$15,000 upon completion in 2014 and then \$15,000 over next four years = total of \$75,000.					
<u>Capital Outlay</u>								
57100-08-31000 Marketing-Advertizing	0	0	5,000	0	5,000	5,000	0	
TOTAL Capital Outlay	0	0	5,000	0	5,000	5,000	0	
57100-08-3100Marketing-Advertizing			PERMANENT NOTES: Including welcome banners & wayfinder signage.					
TOTAL EXPENDITURES	0	15,817	100,000	16,917	27,391	91,850	(8,150)	

T-22

DRAFT

CITY OF MERRILL
 PROPOSED BUDGET WORKSHEET
 AS OF: AUGUST 31ST, 2014

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

	2012 ACTUAL	2013 ACTUAL	(-----) 2014 CURRENT BUDGET	(-----) 2014 Y-T-D ACTUAL	(-----) 2014 PROJECTED YEAR END	(-----) 2015 REQUESTED BUDEGT	(-----) 2015 BUDGET CHANGE	(-----) PROPOSED BUDGET
REVENUES								
<u>Miscellaneous Revenues</u>								
47500-48850 Foundation Donations	0	0	0	0	77,500	0	0	
TOTAL Miscellaneous Revenues	0	0	0	0	77,500	0	0	
47500-48850 Foundation Donations	PERMANENT NOTES: Potential that demo & site clean-up will carryover to 2015.							
TOTAL REVENUES	0	0	0	0	77,500	0	0	
EXPENDITURES								
<u>Personnel Services</u>								
57500-01-21000 Wages - Streets/Parks	0	0	0	0	0	3,000	3,000	
57500-01-51000 SS/Medicare	0	0	0	0	383	500	500	
57500-01-52000 WRS - Retirement	0	0	0	0	375	475	475	
57500-01-54000 Health Insurance	0	0	0	0	750	750	750	
57500-01-55000 Life Insurance	0	0	0	0	50	75	75	
57500-01-56000 Adm/Legal - City Staff	0	0	0	0	5,000	3,000	3,000	
TOTAL Personnel Services	0	0	0	0	6,558	7,800	7,800	
<u>Contractual Services</u>								
57500-02-22000 Electric & Gas-401 S Kyes	0	0	0	300	500	0	0	
57500-02-57500 Engineering/Environmental	0	0	0	980	2,500	2,500	2,500	
TOTAL Contractual Services	0	0	0	1,280	3,000	2,500	2,500	
<u>Special Services</u>								
57500-04-75000 Blight Demo/Disposal	0	0	0	0	75,000	0	0	
TOTAL Special Services	0	0	0	0	75,000	0	0	
57500-04-75000Blight Demo/Disposal	PERMANENT NOTES: Potential that demo and clean-up will carryover to 2015.							
<u>Capital Outlay</u>								
57500-08-31000 Marketing-Advertising	0	0	0	0	0	5,000	5,000	
TOTAL Capital Outlay	0	0	0	0	0	5,000	5,000	
TOTAL EXPENDITURES	0	0	0	1,280	84,558	15,300	15,300	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	(1,280)	(7,058)	(15,300)	(15,300)	
FUND TOTAL REVENUES	0	0	0	0	77,500	0	0	
FUND TOTAL EXPENDITURES	0	15,817	100,000	18,197	111,949	107,150	7,150	
REVENUE OVER/(UNDER) EXPENDITURES	0	(15,817)	(100,000)	(18,197)	(34,449)	(107,150)	(7,150)	

DRAFT

City of Merrill, Wisconsin

Capital Plan

2015 thru 2024

PROJECTS & FUNDING SOURCES BY DEPARTMENT

Department	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Tax Increment Districts											
S. Pine Ridge Ave. Extension	TID3-15-001	100,000	1,900,000								2,000,000
Hwy 64 - Eagle Dr. to Pine Ridge	TID3-15-005	150,000									150,000
Thielman St. Culvert Replacement	TID4-15-001	75,000									75,000
N. Pine Ridge Ave./E. 6th St.	TID4-19-003				100,000	1,800,000					1,900,000
Hwy 107/Champagne Streetlighting	TID5-15-001	100,000									100,000
MARC Emergency Exit	TID5-16-005		50,000								50,000
Tax Increment Districts Total		425,000	1,950,000		100,000	1,800,000					4,275,000
<i>Non-Lapsing Fund</i>			40,000								40,000
<i>TID Borrowing - 20-Year Bonds</i>		250,000	2,010,000		50,000	1,800,000					4,110,000
<i>TID Borrowing - Previous</i>		75,000			50,000						125,000
Tax Increment Districts Total		325,000	2,050,000		100,000	1,800,000					4,275,000
Grand Total		425,000	1,950,000		100,000	1,800,000					4,275,000

Project # **TID3-15-001**
 Project Name **S. Pine Ridge Ave. Extension**

Department Tax Increment Districts
 Contact City Administrator
 Type Improvement
 Useful Life 20+ years
 Category Infrastructure Improvements
 Priority 5 Future Consideration

Total Cost **\$2,000,000**

Description

Depending upon potential annexation request to facilitate development south of new Wal-Mart, extension of municipal water, sanitary sewer, and street infrastructure (including potential connection to Big Eddy Road).

Justification

Would be dependent upon potential annexation request to facilitate new development.

Expenditures	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Planning/Design	100,000										100,000
Construction/Maintenance		1,900,000									1,900,000
Total	100,000	1,900,000									2,000,000

Funding Sources	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Non-Lapsing Fund		40,000									40,000
TID Borrowing - 20-Year Bonds		1,960,000									1,960,000
Total		2,000,000									2,000,000

Budget Impact/Other

Note: Non-Lapsing from Wal-Mart escrow for potential future sanitary sewer extension.

Project # **TID3-15-005**
 Project Name **Hwy 64 - Eagle Dr. to Pine Ridge**

Department Tax Increment Districts
 Contact City Administrator
 Type Improvement
 Useful Life 20 years
 Category Street Improvements
 Priority 1 Critical

Total Cost \$150,000

Description

Due to significantly deteriorated condition, potential project to remove and repave worse section of State Highway 64 from Eagle Dr. to new Pine Ridge Ave. intersection.

Justification

This section of State Highway 64 is in tough shape!

Expenditures	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Construction/Maintenance	150,000										150,000
Total	150,000										150,000

Funding Sources	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
TID Borrowing - 20-Year Bonds	150,000										150,000
Total	150,000										150,000

Budget Impact/Other

PRELIMINARY BALLPARK FISCAL ESTIMATE.

Project # **TID4-15-001**
 Project Name **Thielman St. Culvert Replacement**

Department Tax Increment Districts
 Contact Street Commissioner
 Type Maintenance
 Useful Life 20 years
 Category Street Improvements
 Priority 2 Important

Description Total Cost \$75,000
 Replacement of existing culvert on Thielman Street - bottom of existing culvert has been eroded away.

Justification
 Needed for stormwater drainage from watershed on North side of Thielman Street toward Wisconsin River. Without replacement, there is potential to undermine the street infrastructure.

Expenditures	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Construction/Maintenance	75,000										75,000
Total	75,000										75,000

Funding Sources	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
TID Borrowing - Previous	75,000										75,000
Total	75,000										75,000

Budget Impact/Other
 Tax Increment District No. 4.

Project # **TID4-19-003**
 Project Name **N. Pine Ridge Ave./E. 6th St.**

Department Tax Increment Districts
 Contact City Administrator
 Type Improvement
 Useful Life 20+ years
 Category Street Improvements
 Priority 2 Important

Description Total Cost \$1,900,000
 Engineering for extension of N. Pine Ridge Ave. to new E. 6th St., as well as development of E. 6th St. between Johnson St. and extension of N. Pine Ridge Ave.

Justification
 Extension of N. Pine Ridge Ave. and development of E. 6th St. would facilitate traffic flow on Merrill's east side.

Expenditures	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Planning/Design					100,000						100,000
Construction/Maintenance						1,750,000					1,750,000
Construction Inspection						50,000					50,000
Total					100,000	1,800,000					1,900,000

Funding Sources	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
TID Borrowing - 20-Year Bonds					50,000	1,800,000					1,850,000
TID Borrowing - Previous					50,000						50,000
Total					100,000	1,800,000					1,900,000

Budget Impact/Other
 There might be some Federal/State transportation funding available depending upon job creation.

Project # **TID5-15-001**
 Project Name **Hwy 107/Champagne Streetlighting**

Department Tax Increment Districts
 Contact RDA Secretary
 Type Improvement
 Useful Life 20+ years
 Category Streetlighting
 Priority 2 Important

Description Total Cost \$100,000
 Installation of new streetlights along Champagne Street and industrial park area.

Justification
 Minimal streetlighting in entire NW section of the City of Merrill with potential traffic safety issues. There are tens of thousands of vehicles traveling to Merrill Area Recreation Complex (MARC) and to the Northcentral Technical College Public Safety School of Excellence.

Expenditures	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Construction/Maintenance	100,000										100,000
Total	100,000										100,000

Funding Sources	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
TID Borrowing - 20-Year Bonds	100,000										100,000
Total	100,000										100,000

Budget Impact/Other

Project # **TID5-16-005**
 Project Name **MARC Emergency Exit**

Department Tax Increment Districts
 Contact Park & Rec. Director
 Type Improvement
 Useful Life 20 years
 Category Street Improvements
 Priority 4 Infrastructure - Important

Description Total Cost \$50,000
 Construction of emergency exit (i.e. extension of MARC Drive) to west of Smith Center to facilitate egress during major events.

Justification
 With increased usage at the MARC both inside the Smith Center and on the grounds, the traffic flow problem has manifested itself in a number of ways. There have been a number of times both on weekends and weeknights with a number of different events at the same time. If Parks and Recreation Department wants to continue to increase usage and exposure to our Recreation Complex, City needs to adapt and allow for that growth with infrastructure improvements.

Expenditures	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
Construction/Maintenance		50,000									50,000
Total		50,000									50,000

Funding Sources	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Total
TID Borrowing - 20-Year Bonds		50,000									50,000
Total		50,000									50,000

Budget Impact/Other
 Extension of MARC Drive/emergency exist route is TID No. 5 eligible project.