CITY OF MERRILL
Redevelopment Authority (RDA)

Wednesday, August 4, 2021 at 8:00 a.m.

Location – City Hall Common Council Chambers
1004 East 1st Street

AGENDA

1. Call to Order

2. Consider approval of RDA meeting minutes from June 29, 2021

3. Public Comment

4. Review of 1/1/2021 Equalized Valuations – Merrill Tax Increment Districts (TIDs)

5. Update on new home development on E. 10th St. (TID No. 7) – former HAVEN Lots

6. Consider 2021 TID No. 7 budget amendment for utility and street infrastructure improvements of E. 10th St. (between Mill St. and Spruce St.)

7. Review and discuss historic Tax Incremental District (TID) revenues, expenses, current fiscal status, and future fiscal projections

8. Next RDA meeting – Wednesday, September 1 at 8:00 a.m.

9. The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) – deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

   a. Review of Request for Proposal Responses for residential developments on Webster St. (between Alexander St. and Eugene St.) and negotiation terms for development incentive(s) (TID No. 8)

   b. Update on and discussion of potential negotiation for purchase of delinquent tax parcel on S. Center Ave. (TID No. 9)

10. The RDA may reconvene in open session to take action on above closed session items

11. Adjournment

Agenda prepared by RDA Secretary Kathy Unertl
Reviewed by RDA Chairperson Clyde Nelson

City of Merrill
Meeting of Redevelopment Authority (RDA)

Tuesday, June 29, 2021 at 6:00 p.m.
City Hall Common Council Chambers

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

Others: Alderpersons Rick Blake and Mark Weix, Finance Director Kathy Unertl, City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, City Building Inspector/ Zoning Administrator Darin Pagel, Bill Bialecki from Lincoln County Economic Corp. (LCEC), Brian Reilly from Ehlers & Associates, Ryan Ott from Ott Development & Construction, Julie LePasse, and Merrill Productions video operator

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

Consider approval of RDA meeting minutes from May 25th:

Motion (Polak/Kusserow) to approve the meeting minutes from May 25th. Carried.

Public Comment: None

Consider Residential Incentive Program Policy for privately-owned lots:

Following up from the May 5th RDA meeting, RDA Commissioners reviewed the draft TID Residential Incentive Program. The program would include Tax Increment Districts (TIDs) and properties within ½ mile of the TID boundaries.

Motion (Sabatke/Mindak) to recommend the TID New Residential Incentive Program for privately-owned lots. Carried.

Woellner also recommended including 2022 General Fund Budget request for any new residential developments outside of the TID boundaries or within ½ mile of the TID boundaries.

Motion (Woellner/Sabatke) to recommend New Residential Incentive Program in areas not eligible for TID funding. Mindak emphasized that development of new housing throughout the community was part of the City's Strategic Plan. Carried.

<u>Consider authorization to submit Idle Sites Grant to the Wisconsin Economic Development Corp. (WEDC) for Weinbrenner Shoe Company (TID No. 8)</u>:

Johnson reported that Weinbrenner Shoe Company was requesting WEDC Idle Sites grant funding to assist with building improvements to facilitate their manufacturing expansion. The former Hurd property meets the Idle Sites grant criteria of idle or underutilized property. The City of Merrill needs to be the applicant; however, the City does not need to own the property.

Motion (Woellner/Polak) to recommend a resolution supporting an Idle Sites grant application on behalf of Weinbrenner Shoe Company. Carried.

<u>Consider resolution authorizing development agreement by and between the City of Merrill, Wisconsin and Nicolet Lumber Company (TID No. 8)</u>;

Background information on the Phase 3 of Nicolet Lumber Company was included in the agenda packet. Site plan and building elevations were distributed. City Plan Commission is scheduled to consider rezoning from Agricultural to Rural Development and the Planned Unit Development (PUD) request.

Utility and Webster St. infrastructure will be extended between Alexander St. and Eugene St. The apartments will have access off Webster St. City will provide about 5.9 acres for the development (Lot 1), as well as $200,000 in TID No. 8 cash development incentive upon completion of the new apartment buildings. Unertl reported that the apartment development cash flows the purchase of the land; utility and street improvements of Webster St., and the future TID No. 8 cash development incentive.

Motion (Woellner/Kusserow) to recommend a resolution authorizing development agreement by and between the City of Merrill, Wisconsin and Nicolet Lumber Company (TID No. 8). Carried.

<u>Consider 2021 TID No. 8 budget amendment for utility and street infrastructure extension of Webster St. (between Alexander St. and Eugene St.)</u>:

Public Works Director/City Engineer Rod Akey provided engineering cost estimate of $350,000 for utility and street infrastructure for the Webster Street extension.

Motion (Sabatke/Woellner) to recommend 2021 TID No. 8 budget amendment. Due to timing and contractor availability, Akey advised it likely that only utility infrastructure and gravel base could be installed before winter.

Amended Motion (Woellner/Mindak) to recommend a 2021 TID No. 8 budget request of $200,000 for Webster St. infrastructure extension between Alexander St. and Eugene St. Carried. There will be an additional 2022 TID No. 8 budget request for curb, gutter, and paving of Webster St., as well as streetlighting.

Review and discussion of 2020 PE-300 Annual Reports:

Unertl reported that the 2020 PE-300 Annual Reports were submitted to the Wisconsin Department of Revenue and reviewed by the Merrill Joint Review Board. A summary spreadsheet highlighted the detail from the ten individual TID reports of 2020 revenues and expenditures. The draft CliftonLarsonAllen (CLA) 2020 audit report for the TIDs was provided. There was major refinancing of TID No. 3 debt service through issuance of $4,420,000 in Tax Increment Revenue Bonds, Series 2020D. Unertl thanked incredible bank (formerly River Valley Bank) for their community investments in the TID No. 3 Revenue Bonds that were repaid by the TID No. 3 refinancing process.

Review and discuss historic Tax Incremental District (TID) revenues, expenses, current fiscal status, and future fiscal projections:

Unertl advised the updated 1/1/2021 Equalized Valuation information would be available in early August 2021 from the Wisconsin Department of Revenue. There was historical information from 2000 through 2020 in the RDA agenda packet.

Brian Reilly from Ehlers & Associates provided presentation on the fiscal status of Merrill TIDs (No. 3 through No. 12) and responded to questions. Both TID No. 13 and No. 14 were created in 2021, so weren’t included in the cash projections.

As of 1/1/2020, the City TIDs captured $53,707,200 in increased valuation. This was 11.57% of the total City Equalized Valuation. With State maximum TID limit of 12.0%, it is probable that City will not be able to create any new TIDs or add properties to existing TID boundaries without State Legislative special authorization. Woellner asked about subtracting parcels. Reilly responded that it would be possible to subtract parcels if the TIDs are cash flowing to meet future fiscal obligations.

The last regular year for TID No. 3 is 2026. Unertl emphasized that the RDA and Common Council have discussed keeping the TID open for 2027 for affordable housing in the community. Reilly highlighted the detailed cash flows for each TID. Refinancing of the TID No. 10 and No. 11 Note Anticipation Notes (NAN) is planned by October 1st, 2021.

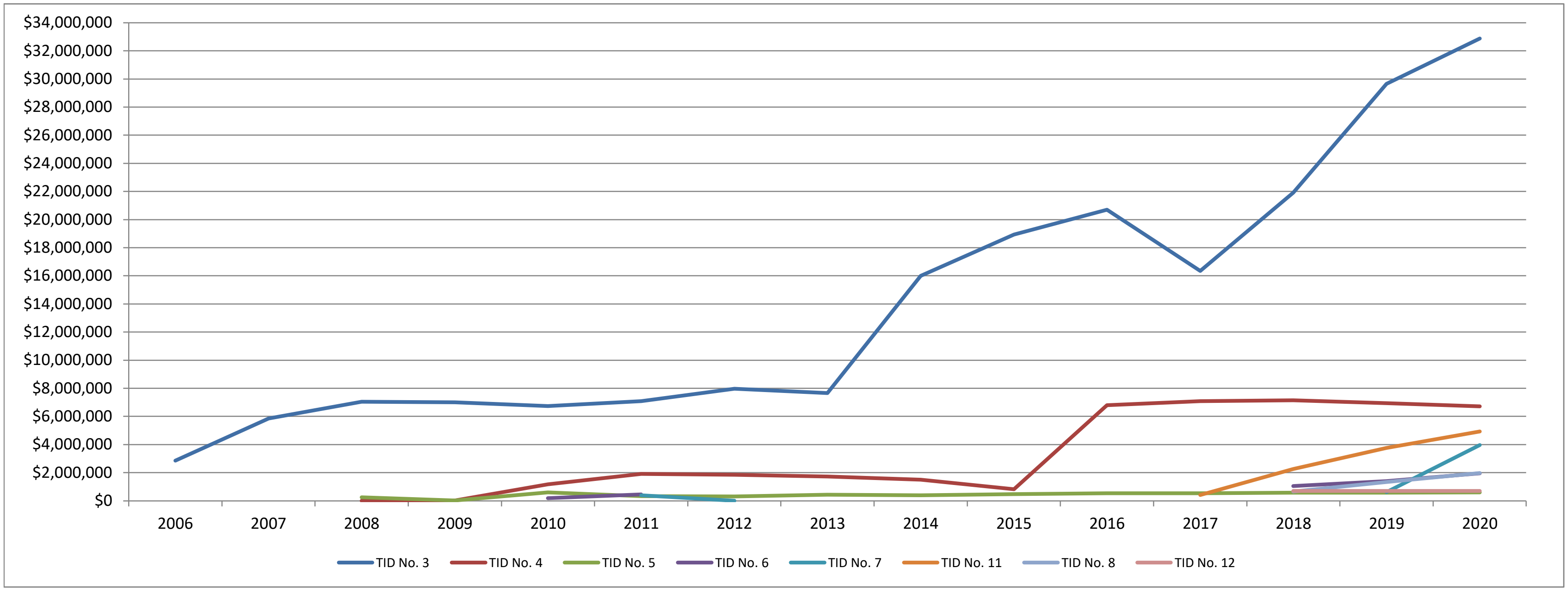
Expenditure periods for TID No. 4 and No. 5 end 9/11/2022. With the S.C. Swiderski FoxPoint development, Unertl recommended that TID No. 10 Plan be amended in about 2023 to allow for transfers to other “blighted area TIDs” (i.e. No. 6, No. 8, and No. 9). Reilly noted that the increased TID No. 7 tax base will generate adequate tax increment to cover that TIDs fiscal obligations including payoff of TID No. 7 portion of the 2016 NAN.

Next RDA meeting: Wednesday, August 4th at 8 a.m. .

Adjournment: (Woellner/Polak) to adjourn at 7:47 p.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

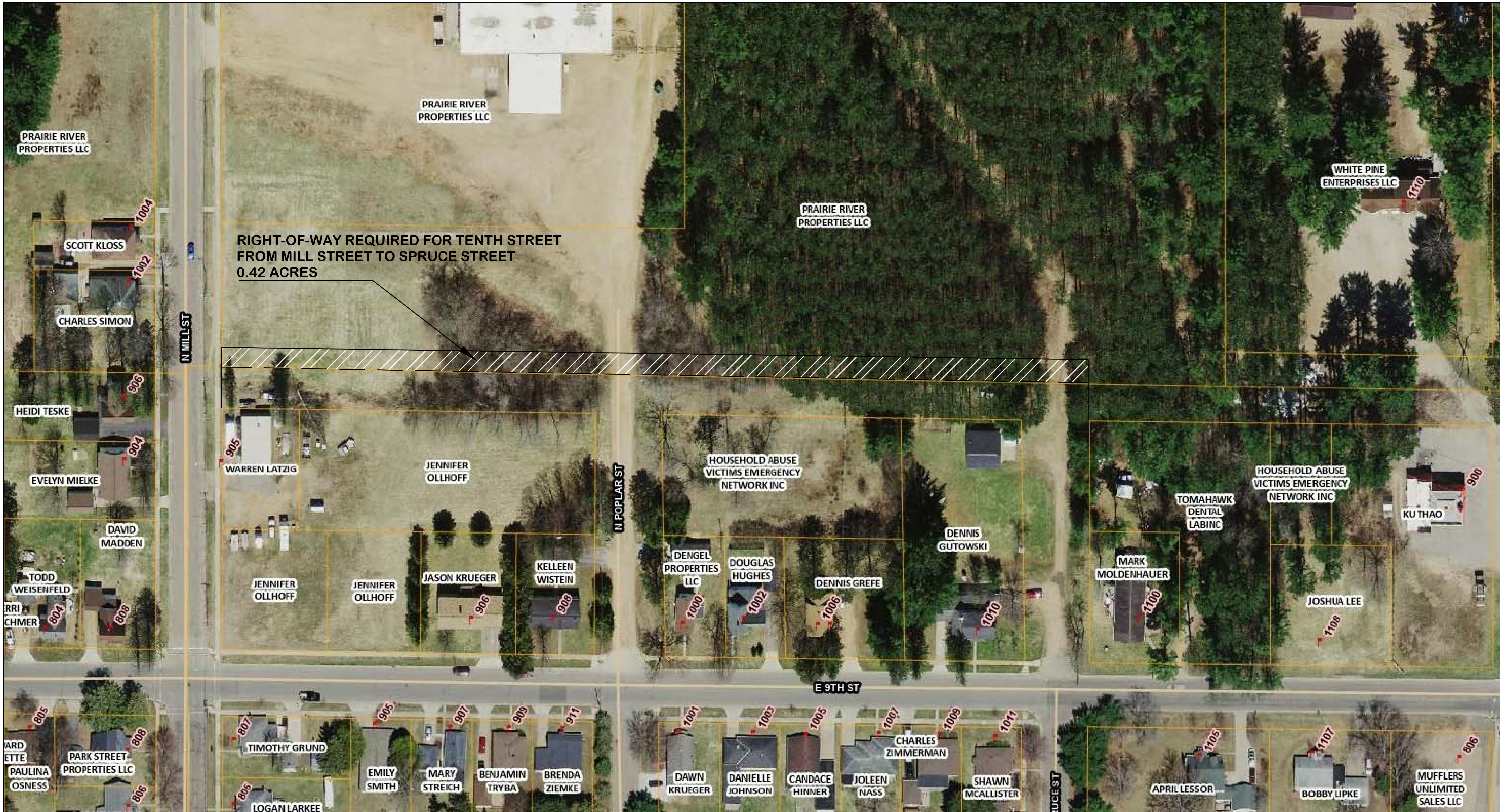
City of Merrill - Tax Increment District (TID) Value Increment by TID District



Assessment Year	Budget Year	TID Total Increment	TID No. 3 East Side	TID No. 4 Pine Ridge	TID No. 5 Hwy 107	TID No. 6 Downtown	TID No. 7 N. Center	TID No. 8 West Side	TID No. 9 River/ S. Center	TID No. 10 Fox Point	TID No. 11 Rock Ridge	TID No. 12 Weinbrenner
2005	2006	**$0**										
2006	2007	**$2,856,600**	$2,856,600									
2007	2008	**$5,853,400**	$5,853,400									
2008	2009	**$7,292,800**	$7,036,900	$5,200	$250,700							
2009	2010	**$7,045,600**	$7,000,100	$23,300	$22,200							
2010	2011	**$8,679,800**	$6,735,000	$1,163,600	$597,500	$183,700						
2011	2012	**$10,171,500**	$7,085,400	$1,916,500	$327,700	$442,700	$399,200					
2012	2013	**$10,140,000**	$7,968,500	$1,856,900	$306,300		$8,300					
2013	2014	**$9,819,800**	$7,658,800	$1,735,300	$425,700							
2014	2015	**$17,890,400**	$15,999,300	$1,495,300	$395,800							
2015	2016	**$20,233,700**	$18,938,800	$812,200	$482,700							
2016	2017	**$28,426,400** *	$20,691,100	$6,793,500	$537,300		$401,300			$3,200		
2017	2018	**$24,368,600**	$16,346,500	$7,077,700	$537,300						$407,100	
2018	2019	**$34,294,400**	$21,919,900	$7,139,100	$567,800	$1,057,500		$650,700			$2,251,300	$708,100
2019	2020	**$44,996,100**	$29,654,200	$6,942,100	$577,400	$1,393,200	$616,700	$1,344,900			$3,768,600	$699,000
2020	2021	**$53,707,200**	$32,885,900	$6,717,500	$592,900	$1,957,100	$3,958,300	$1,977,900			$4,925,200	$692,400
2021	2022	**WI DOR will release 1/1/2021 Equalized Valuations on August 1st. Updated info will be distributed at RDA meeting.**										

TID No. 5 had missed 2009 TID valuation due to switch to WI DOR manufacturing assessment. There was double tax increment for 2010.

* Based upon City Assessor June 2016 estimates prior to completion of 1/1/2016 revaluation process. There were adjustments made for 1/1/2017 values.



RIGHT-OF-WAY REQUIRED FOR TENTH STREET
FROM MILL STREET TO SPRUCE STREET
0.42 ACRES
N MILL ST
N POPLAR ST
E 9TH ST
PRUCE ST
PRAIRIE RIVER PROPERTIES LLC
PRAIRIE RIVER PROPERTIES LLC
PRAIRIE RIVER PROPERTIES LLC
WHITE PINE ENTERPRISES LLC
1110
SCOTT KLOSS
1004
1002
CHARLES SIMON
906
HEIDI TESKE
904
EVELYN MIELKE
DAVID MADDEN
TODD WEISENFELD
RRI CHMER
804
808
905
WARREN LATZIG
JENNIFER OLLHOFF
JENNIFER OLLHOFF
JENNIFER OLLHOFF
JASON KRUEGER
906
KELLEEN WISTEIN
908
HOUSEHOLD ABUSE VICTIMS EMERGENCY NETWORK INC
DENGEL PROPERTIES LLC
1000
DOUGLAS HUGHES
1002
DENNIS GREFE
1006
DENNIS GUTOWSKI
1010
MARK MOLDENHAUER
1100
TOMAHAWK DENTAL LABINC
HOUSEHOLD ABUSE VICTIMS EMERGENCY NETWORK INC
JOSHUA LEE
1108
KU THAO
900
805
ARD
ETTE
PAULINA OSNESS
808
PARK STREET PROPERTIES LLC
806
ROBERT LITECHT
807
TIMOTHY GRUND
805
LOGAN LARKEE
905
EMILY SMITH
907
MARY STREICH
909
BENJAMIN TRYBA
911
BRENDA ZIEMKE
1001
DAWN KRUEGER
1003
DANIELLE JOHNSON
1005
CANDACE HINNER
1007
JOLEEN NASS
1009
CHARLES ZIMMERMAN
1011
SHAWN MCALLISTER
1105
APRIL LESSOR
1107
BOBBY LIPKE
806
MUFFLERS UNLIMITED SALES LLC

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

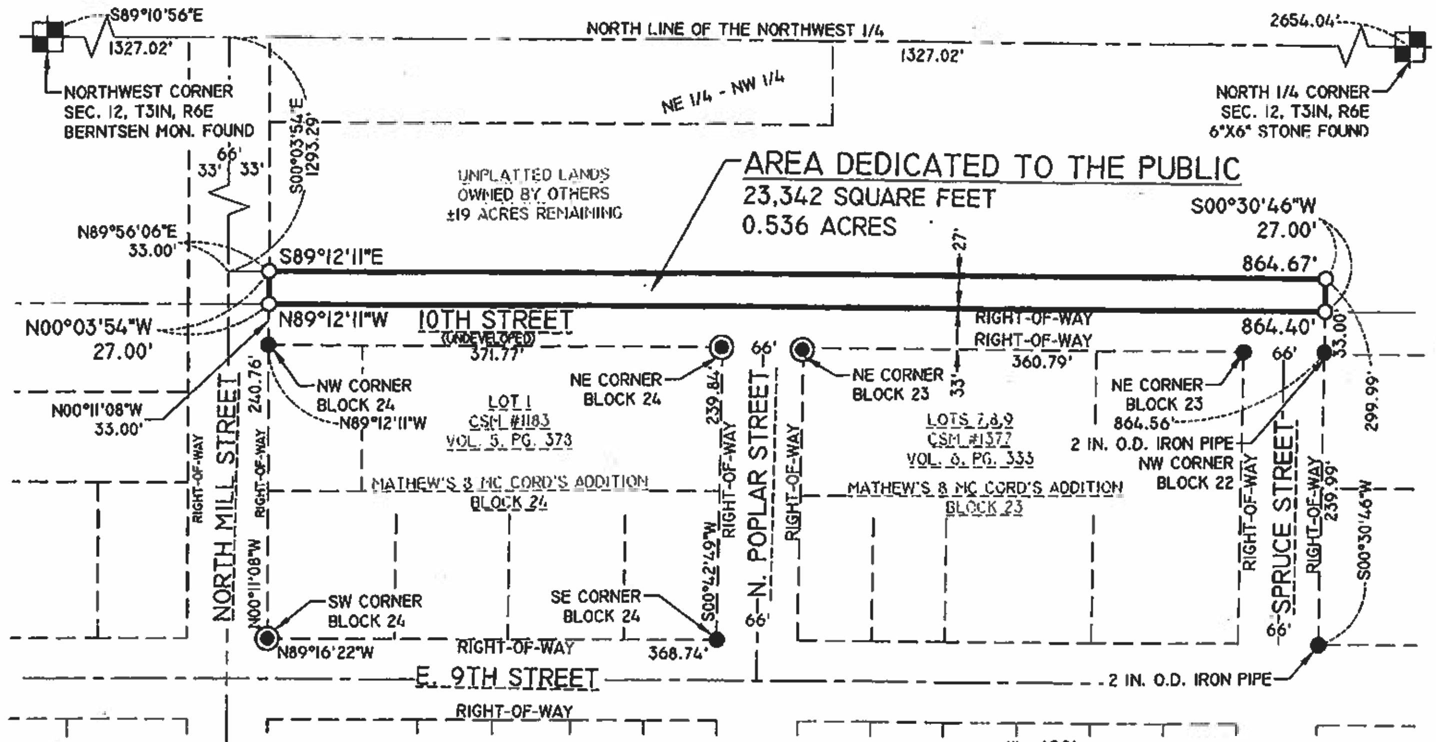
LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. 2857 VOLUME 17 PAGE 81

PREPARED FOR: CITY OF MERRILL

LANDOWNER: PRAIRIE RIVER PROPERTIES, LLC.

OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.



NOTES:
1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 89°10'56" EAST.
2. FIELD WORK WAS COMPLETED ON 5-18-2021.
3. RIGHT-OF-WAY IS BASED ON MONUMENTS FOUND IN FIELD.

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD, WI
LAND SURVEYOR
5-20-2021

LEGEND

- ◉ - 1 IN. BAR FOUND UNLESS NOTED
- ● - 1 IN. O.D. IRON PIPE FOUND UNLESS NOTED
- ○ - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET

552698

552698

SARAH L. KOSS
LINCOLN COUNTY, WI
REGISTER OF DEEDS
07/12/2021 12:30:00PM
RECORDING FEE: 30.00
PAGES: 3

DRAWING FILE: P:\1600-4599\4649A - City of Merrill - 10th Street Expansion\dwg\Survey\4649 CSM.dwg

SHEET 1 OF 3

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City of Merrill - Tax Increment Districts (TID) Tax Increment Sharing

Historical

Tax Increment Sharing Plan authorization includes: TID No. 3 to TID No. 6, No. 7, and No. 8.
TID No. 4 to TID No. 6, No. 7, No. 8, and No. 9

	TID Area	2016	2017	2018	2019	2020	Total
TID No. 3	East Side	**($300,000)**	**($485,000)**	**($73,069)**	**$0**	**($22,500)**	**($880,569)**
TID No. 4	N. Pine Ridge/Thielman					**($255,000)**	**($255,000)**
						Total Transferred	**($1,135,569)**

Tax Increment Transferred to following:

TID No. 6	Downtown	$75,000	$260,000	$0	$0	$40,000	**$375,000**
TID No. 7	N. Center Ave. Area	$150,000	$84,326	$28,069	$0	$35,000	**$297,395**
TID No. 8	West Side	$75,000	$140,674	$45,000	$0	$100,000	**$360,674**
TID No. 9	WI River/S. Center Ave.					$102,500	**$102,500**
TID No. 10	Former Fox Point			**S.C. Swiderski Development in 2021 & 2022**			

City of Merrill - Tax Increment Districts (TID) Tax Increment Sharing

Preliminary Future Plan
(Without transfers from TID No. 10)

Tax Increment Sharing Plan authorization includes: TID No. 3 to TID No. 6, No. 7, and No. 8.
TID No. 4 to TID No. 6, No. 7, No. 8, and No. 9
Future (about 2023) - TID No. 10 to TID No. 6, No. 7, No. 8, and No. 9

The following future projections are based upon Ehlers & Associates fiscal overviews presented at the 6/29/2021 Redevelopment Authority (RDA) meeting. There likely will be annual changes based upon actual Merrill TID fiscals.

	TID Area	2021	2022	2023	2024	2025	2026	2027	Total
TID No. 3	East Side	**($125,000)**	**($125,000)**	**($125,000)**	**($125,000)**	**($125,000)**	**($125,000)**	**N/A**	**($750,000)**
TID No. 4	N. Pine Ridge/Thielman	**($60,000)**	**($60,000)**	**($60,000)**	**($60,000)**	**($60,000)**	**($60,000)**	**($60,000)**	**($420,000)**
								Total Future Projected	**($1,170,000)**

Tax Increment Transfers to following:

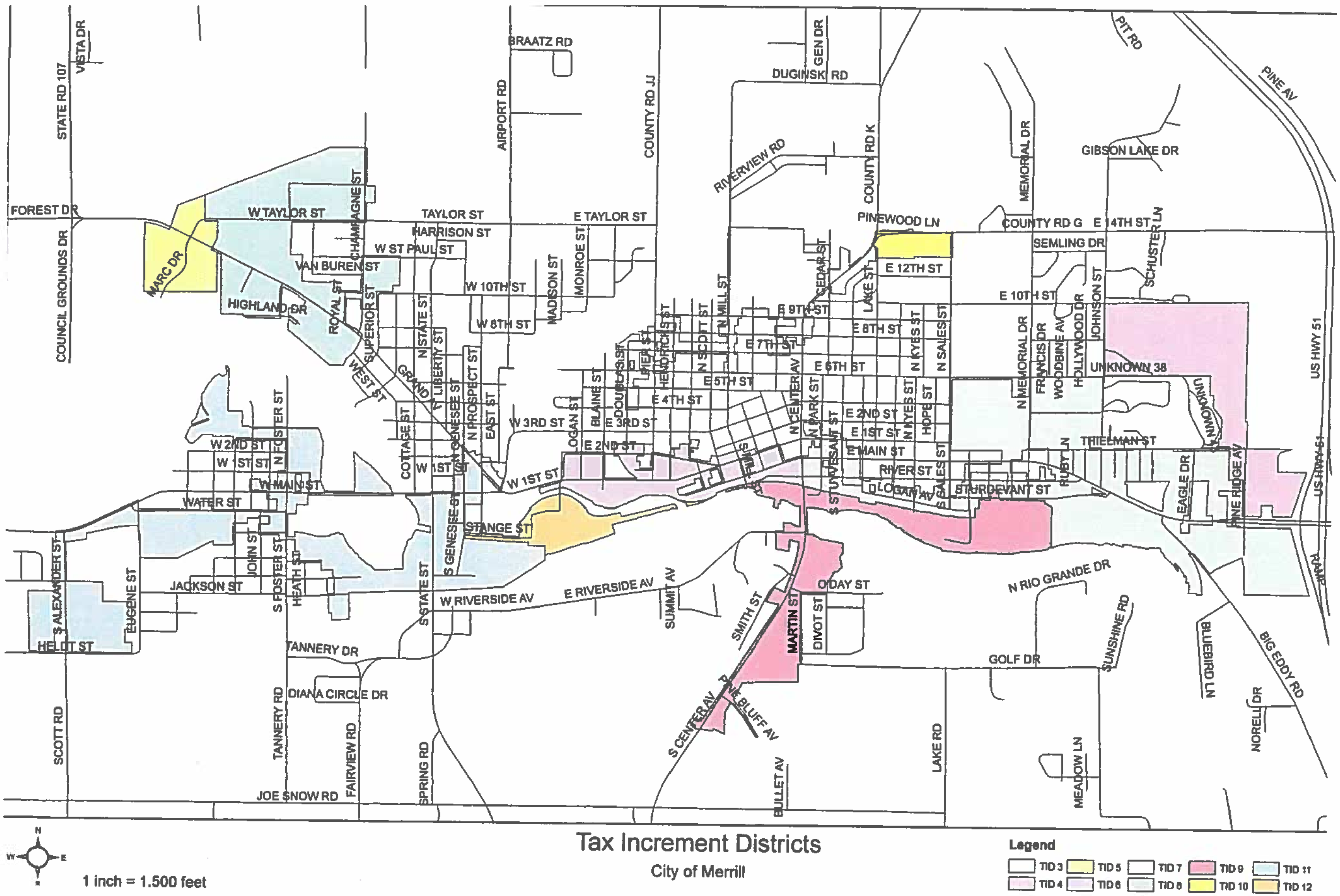
		2021	2022	2023	2024	2025	2026	2027	Total
TID No. 6	Downtown	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$30,000	**$330,000**
TID No. 7	N. Center Ave. Area	**Over $100,000 annual increase in Tax Increment effective 2021**							**$0**
TID No. 8	West Side	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000		**$450,000**
	Upcoming residential developments (Webster Street extension) will positively impact TID8 cash flow effective 2023								
TID No. 9	WI River/S. Center Ave.	$30,000	$30,000	$60,000	$60,000	$60,000	$60,000	$30,000	**$330,000**
TID No. 10	Former Fox Point	$30,000	$30,000						**$60,000**
	S.C. Swiderski Development in 2021 & 2022 will allow Tax Increment Sharing effective 2023								

City of Merrill

Tax Increment Districts (TIDs) - Historical
(From 2005 through 2020)

Prepared from City General Ledger fiscal:

by Kathy Unertl, Finance Director/RDA Secretary



Tax Increment Districts

City of Merrill

City of Merrill - Tax Increment District No. 12
Weinbrenner Factory Area

District Classification:	Mixed Use
Creation Date:	08/23/17
End of Expenditure Period:	08/23/32
Maximum Life:	08/23/37
Final Revenue Year:	2038

TID Cash Development Incentives:

None Planned (at this time)

Infrastructure Projects:

Logan St. and E. 6th St. improvements (i.e. former gravel) by Athletic Park in 2019 and 2020.

Borrowing:

General Obligation Series 2019B borrowing proceeds for Logan St./E. 6th St. infrastructure.

Potential Future Infrastructure Projects & TID12 Borrowing:

Riverside Avenue - sidewalk (S. Center Ave. to S. State St.)

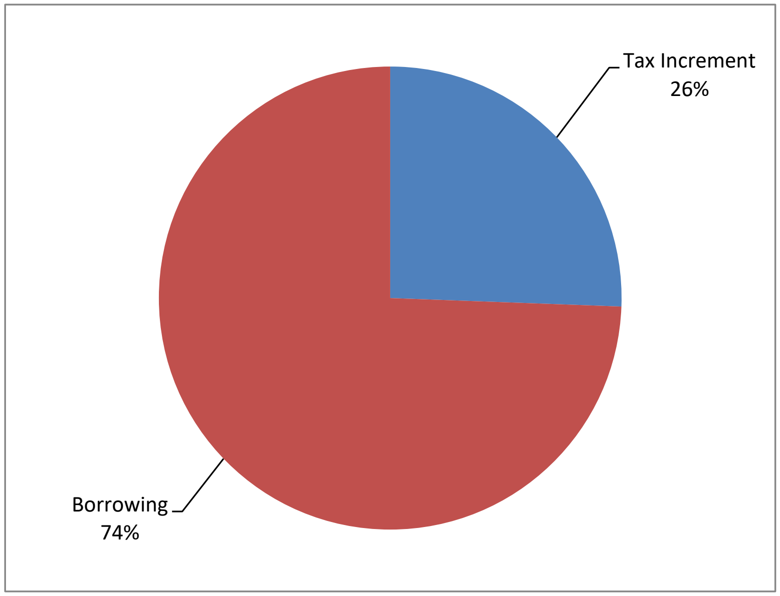
LED Streetlighting - S. Polk St.

Potentially S. State St. bridge deck replacement

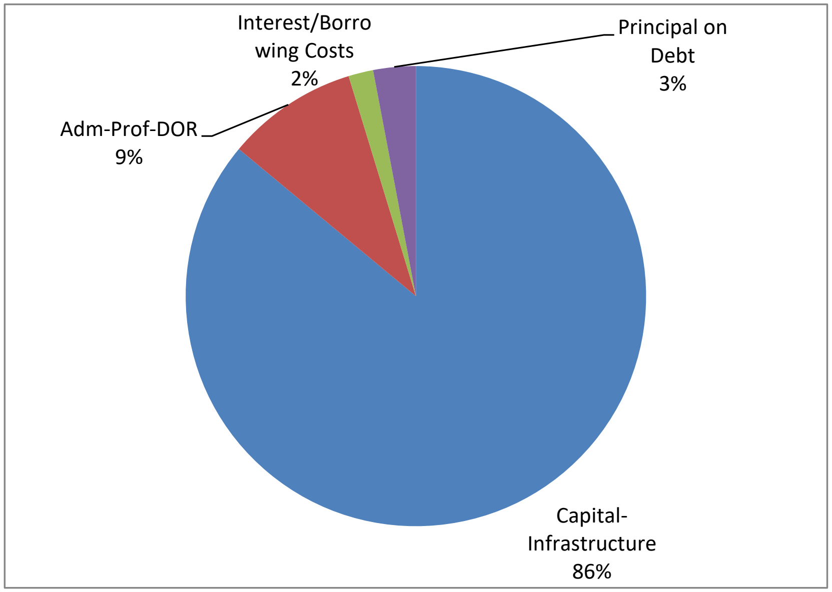
City of Merrill - Tax Increment District No. 12 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenses - Overall:



Revenues - Overall:

From Other TIDs	$0	0.0%
Tax Increment	$42,975	25.6%
Borrowing	$125,000	74.4%
Grants	$0	0.0%
Special Assessments	$0	0.0%
State Aids	$0	0.0%
Other Revenues	$0	0.0%
	$167,975	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$0	0.0%
TID Sharing	$0	0.0%
Blight - Demo	$0	0.0%
Capital-Infrastructure	$144,343	86.0%
Adm-Prof-DOR	$15,500	9.2%
Interest/Borrowing Costs	$2,920	1.7%
Principal on Debt	$5,000	3.0%
Site Acquisition	$0	0.0%
Other Costs	$0	0.0%
Total Expenditures	**$167,763**	**100.0%**

City of Merrill - Tax Increment District No. 12 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($12,056)**	**($13,031)**	**$115,796**

Revenues

	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	
Allocation amount from other TIDs	$0	$0	$0	$0	$0
Tax increment	$0	$0	$22,005	$20,970	**$42,975**
Borrowing	$0	$0	$125,000	$0	**$125,000**
Development guarantees	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	**$0**
Other grant sources	$0	$0	$0	$0	**$0**
Other revenue sources	$0	$0	$0	$0	**$0**
Investment income	$0	$0	$0	$0	**$0**
Special assessments	$0	$0	$0	$0	**$0**
Exempt computer aid	$0	$0	$0	$0	**$0**
State Personal Property Aid	$0	$0	$0	$0	**$0**
Miscellaneous revenue	$0	$0	$0	$0	**$0**
Sale of property	$0	$0	$0	$0	**$0**
Total Revenues	**$0**	**$0**	**$147,005**	**$20,970**	**$167,975**

City of Merrill - Tax Increment District No. 12 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2017	2018	2019	2020	Total
Developer Grants & Loans					**$0**
TID Sharing?	No	No	No	No	
TID Sharing Amount	$0	$0	$0	$0	**$0**
Other - Blight - Demo	$0	$0	$0	$0	**$0**
Capital Expenditures	$0	$0	$17,553	$126,790	**$144,343**
Administration	$2,898	$575	$191	$944	**$4,607**
Professional Services	$8,158	$250	$285	$750	**$9,443**
Interest & fiscal charges	$0	$0	$0	$2,920	**$2,920**
WI DOR Fees	$1,000	$150	$150	$150	**$1,450**
Discount on long-term debt	$0	$0	$0	$0	**$0**
Debt issuance costs	$0	$0	$0	$0	**$0**
Principal on long-term debt	$0	$0	$0	$5,000	**$5,000**
Environmental Costs	$0	$0	$0	$0	**$0**
Real property assembly costs	$0	$0	$0	$0	$0
Total Expenditures	**$12,056**	**$975**	**$18,179**	**$136,553**	**$167,763**
	2017	2018	2019	2020	Total
Balance at end of fiscal year	**($12,056)**	**($13,031)**	**$115,795**	**$213**	

City of Merrill - Tax Increment District No. 11
Hwy 107 Area (Rock Ridge Apartments & Single-Family Homes)

District Classification:	Mixed Use
Creation Date:	05/10/16
End of Expenditure Period:	05/15/31
Maximum Life:	05/10/37
Final Revenue Year:	2027

Note Anticipation Note (NAN) Series 2016C:

Borrowing for site acquisition will be refinanced by October 1st, 2021.

TID Cash Development Incentives:

Rock Ridge Apartments - Phase 1 of $500,000 in 2017.

Rock Ridge Apartments - Phase 2 of $200,000 in 2020. Additional $300,000 to be paid (2021 - 2023).

There will be payments to Denyon Homes/Ryan Ott Development and JJ Premier LLC beginning in 2021 of $10,000 per new single-family home (after Occupancy Permit issued).

Land Purchases:

Former Lokemoen Development field and former Kienitz parcels in 2016.

Former Russ Davis Wholesale parcels on Taylor St. for Northcentral Technical College in 2017.

City of Merrill - Tax Increment District No. 11
Hwy 107 Area (Rock Ridge Apartments & Single-Family Homes)

Infrastructure Investments:

Utility and street improvements - Rock Ridge Ct.

Curb, gutter, and paving of Edgewater Dr. and Highland Dr. (with some Special Assessments).

2021 Infrastructure Projects:

Curb, gutter, and paving of W. St. Paul St. between Champagne St. and N. State St.

Utility and street improvements - Superior St. (between W. 10th St. and W. St. Paul St.).

Utility and street improvements - Parkview Dr. (between Edgewater Dr. and Rock Ridge Ct.).

Also LED streetlighting on W. St. Paul St., Superior St., and Parkview Dr.

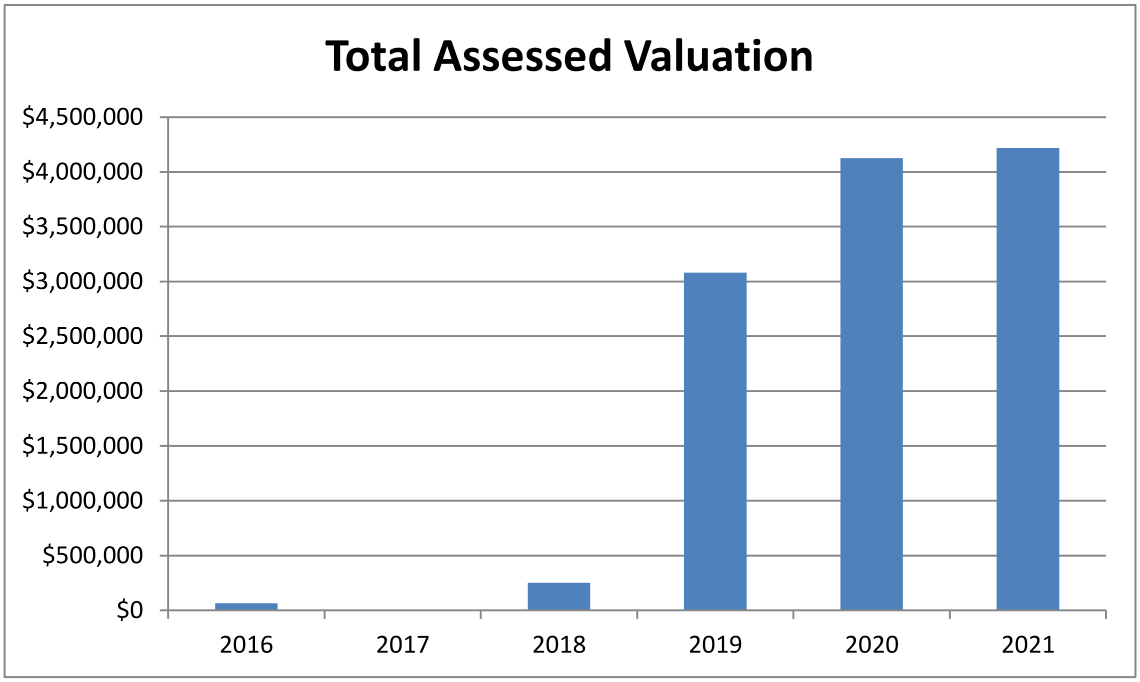
Future Infrastructure Projects:

LED streetlighting along Taylor St.

Potential reconstruction of State St. (from Grand Ave. to Taylor St.) and
potential reconstruction of Grand Ave. (from State St. to Champage St.)

Potential 8-unit T-Hanger at Champagne Airport Terminal Area

City of Merrill - TID No. 11 (Former Lokemoen field)
Rock Ridge Apartments and Rock Ridge Park Homes

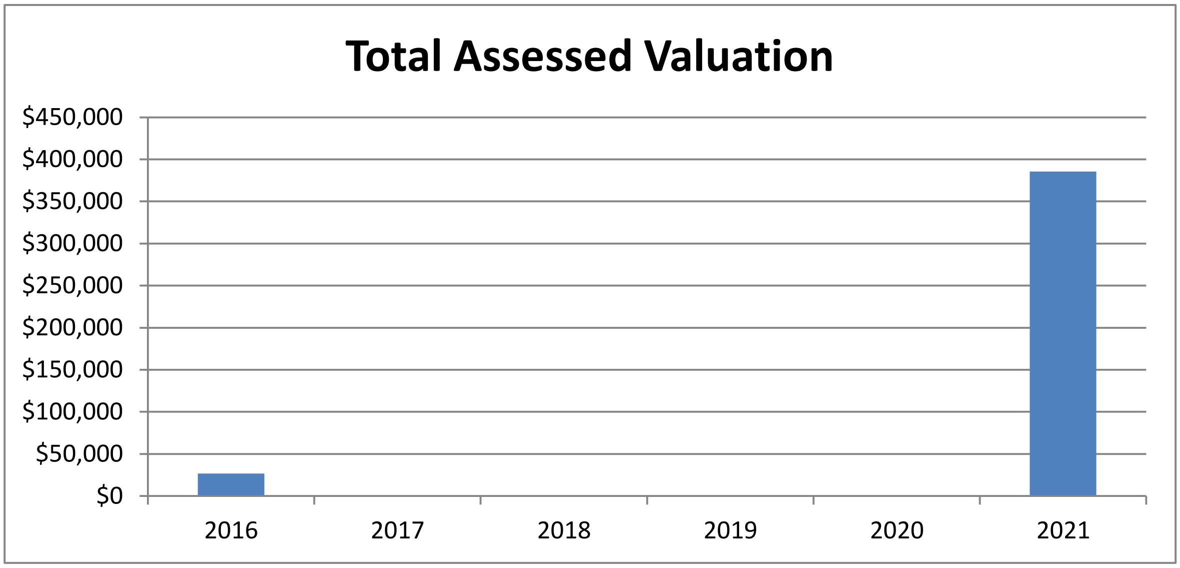


Assessed Valuation Summary:

As of 1/1st	Land	Improvements	Total Assessed	Change Over Base
2016	$57,000	$8,000	$65,000	**$0**
2017	$0	$0	$0	**($65,000)**
2018	$125,400	$125,000	$250,400	**$185,400**
2019	$243,400	$2,838,700	$3,082,100	**$3,017,100**
2020	$243,400	$3,881,700	$4,125,100	**$4,060,100**
2021	$265,400	$3,953,900	$4,219,300	**$4,154,300**

Note: 2021 includes three lots (i.e. two partial new homes)
Edgewater & Parkview Dr. assessments of: $94,200

City of Merrill - TID No. 11 (Former Kienitz Property)
Denyon Homes & Ryan Ott Development



Assessed Valuation Summary:

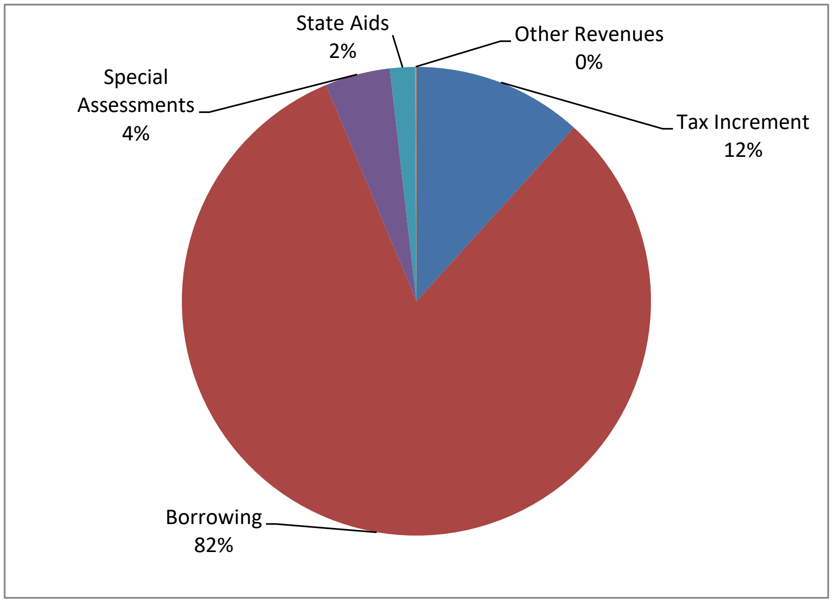
As of 1/1st	Land	Improvements	Total Assessed	Change Over Base
2016	$26,600	$0	$26,600	
2017	$0	$0	$0	($26,600)
2018	$0	$0	$0	($26,600)
2019	$0	$0	$0	($26,600)
2020	$0	$0	$0	($26,600)
2021	$27,600	$357,800	$385,400	**$358,800**

Note: 2021 includes three lots (i.e. three partial new homes)

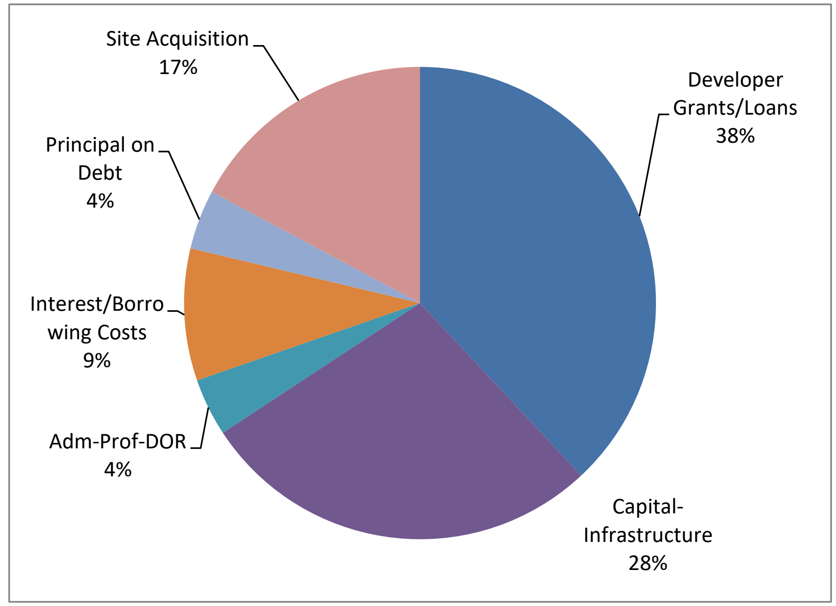
City of Merrill - Tax Increment District No. 11 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenses - Overall:



Revenues - Overall:

From Other TIDs	$0	0.0%
Tax Increment	$195,631	11.7%
Borrowing	$1,368,439	82.0%
Grants	$0	0.0%
Special Assessments	$74,936	4.5%
State Aids	$28,873	1.7%
Other Revenues	$1,415	0.1%
	$1,669,294	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$700,000	38.0%
TID Sharing	$0	0.0%
Blight - Demo	$0	0.0%
Capital-Infrastructure	$509,974	27.7%
Adm-Prof-DOR	$72,626	3.9%
Interest/Borrowing Costs	$166,364	9.0%
Principal on Debt	$75,000	4.1%
Site Acquisition	$316,455	17.2%
Other Costs	$0	0.0%
Total Expenditures	**$1,840,419**	**100.0%**

City of Merrill - Tax Increment District No. 11 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($187,456)**	**($89,154)**	**($154,338)**	**($162,174)**

Revenues

	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	No	
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0
Tax increment	$0	$0	$12,611	$69,961	$113,059	**$195,631**
Borrowing	$207,741	$955,698	$0	$0	$205,000	**$1,368,439**
Development guarantees	$0	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	$0	**$0**
Other grant sources	$0	$0	$0	$0	$0	**$0**
Other revenue sources	$0	$0	$0	$0	$0	**$0**
Investment income	$0	$0	$0	$0	$0	**$0**
Special assessments	$0	$74,936	$0	$0	$0	**$74,936**
Exempt computer aid	$0	$0	$0	$0	$0	**$0**
State Personal Property Aid	$0	$0	$0	$12,568	$16,305	**$28,873**
Miscellaneous revenue	$275	$0	$640	$0	$0	**$915**
Sale of property	$0	$500	$0	$0	$0	**$500**
Total Revenues	**$208,016**	**$1,031,134**	**$13,251**	**$82,529**	**$334,364**	**$1,669,294**

City of Merrill - Tax Increment District No. 11 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	$0	$500,000	$0	$0	$200,000	**$700,000**
TID Sharing?	No	No	No	No	No	
TID Sharing Amount	$0	$0	$0	$0	$0	**$0**
Other - Blight - Demo	$0	$0	$0	$0	$0	**$0**
Capital Expenditures	$163,638	$278,102	$6,145	$13,027	$49,062	**$509,974**
Administration	$3,457	$5,497	$6,157	$10,758	$17,507	**$43,376**
Professional Services	$9,815	$2,900	$2,640	$2,500	$9,794	**$27,649**
Interest & fiscal charges	$0	$16,419	$38,343	$38,929	$38,289	**$131,980**
WI DOR Fees	$1,000	$150	$150	$150	$150	**$1,600**
Discount on long-term debt	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$6,899	$23,972	$0	$0	$3,513	**$34,384**
Principal on long-term debt	$0	$0	$25,000	$25,000	$25,000	**$75,000**
Environmental Costs	$0	$0	$0	$0	$0	**$0**
Real property assembly costs	$210,663	$105,792	$0	$0	$0	$316,455
Total Expenditures	**$395,472**	**$932,832**	**$78,435**	**$90,364**	**$343,316**	**$1,840,419**
	2016	2017	2018	2019	2020	Total

City of Merrill - Tax Increment District No. 10
Former FoxPoint - 1905 E. 14th St. (S.C. Swiderski, LLC development site)

District Classification:	Blighted	
Creation Date:	09/22/15	The two parcel TID was split from TID No. 7 due to Improved Assessment revaluation of the former FoxPoint Sportswear building.
End of Expenditure Period:	09/22/37	
	Anticipate Plan Amendment to allow for Tax Increment Sharing in about 2023	
Maximum Life:	09/22/42	
Final Revenue Year:	2043	

Note Anticipation Note (NAN) Series 2016C:

Borrowing for site acquisition will be refinanced by October 1st, 2021.

TID Cash Development Incentives:

Total of $250,000 - with $50,000 upon 2021 Construction Start-up and then $50,000 for each of the four apartment buildings upon State Occupancy Permits. Total of 56 apartment units with Building Permit estimate of $6.7 million.

Land Purchases:

Former FoxPoint Sportswear building was demolished in 2016 prior to City of Merrill purchase of the vacant site for $454,378.

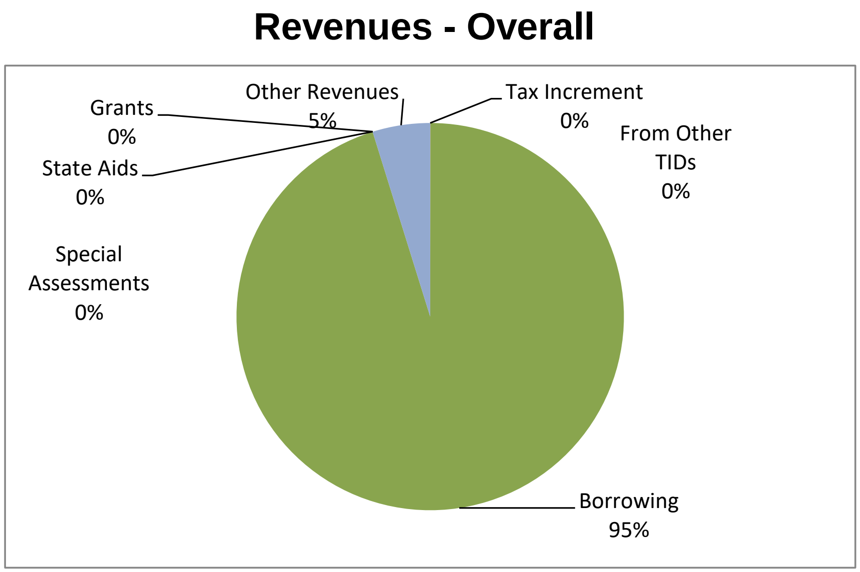
Future Infrastructure Projects:

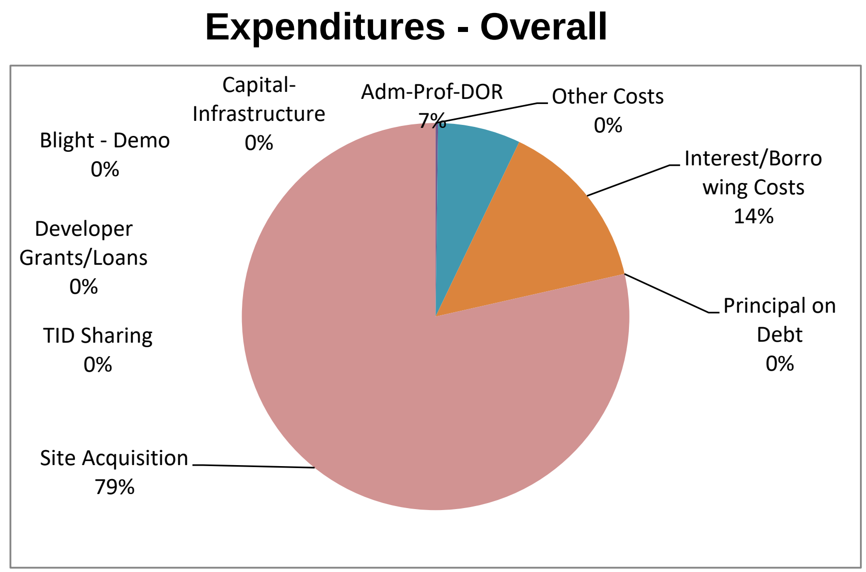
LED streetlighting along Lincoln County Highway G (E. 14th St.) and surrounding area.

Potential funding source for water and sewer infrastructure to serve City's future industrial/business park, as well as extension of N. Pine Ridge Ave. (from Thielman St. to Lincoln County Highway G).

City of Merrill - Tax Increment District No. 10 - Historical Summary

Fiscal Status and Revenues & Expenditures





Revenues - Overall:

From Other TIDs	$0	0.0%
Tax Increment	$103	0.0%
Borrowing	$495,000	95.2%
Grants	$0	0.0%
Special Assessments	$0	0.0%
State Aids	$0	0.0%
Other Revenues	$25,000	4.8%
	$520,103	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$0	0.0%
TID Sharing	$0	0.0%
Blight - Demo	$0	0.0%
Capital-Infrastructure	$1,200	0.2%
Adm-Prof-DOR	$39,901	6.9%
Interest/Borrowing Costs	$83,039	14.4%
Principal on Debt	$0	0.0%
Site Acquisition	$454,378	78.5%
Other Costs	$0	0.0%
Total Expenditures	**$578,519**	**100.0%**

City of Merrill - Tax Increment District No. 10 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($8,491)**	**($38,538)**	**($7,535)**	**($31,387)**	**($31,517)**

Revenues

	2015	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	No	No	
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0	$0
Tax increment	$0	$0	$103	$0	$0	$0	**$103**
Borrowing	$0	$445,505	$49,495	$0	$0	$0	**$495,000**
Development guarantees	$0	$0	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	$0	$0	**$0**
Other grant sources	$0	$0	$0	$0	$0	$0	**$0**
Other revenue sources	$0	$0	$0	$0	$25,000	$0	**$25,000**
Investment income	$0	$0	$0	$0	$0	$0	**$0**
Special assessments	$0	$0	$0	$0	$0	$0	**$0**
Exempt computer aid	$0	$0	$0	$0	$0	$0	**$0**
State Personal Property Aid	$0	$0	$0	$0	$0	$0	**$0**
Miscellaneous revenue	$0	$0	$0	$0	$0	$0	**$0**
Sale of property	$0	$0	$0	$0	$0	$0	**$0**
Total Revenues	**$0**	**$445,505**	**$49,598**	**$0**	**$25,000**	**$0**	**$520,103**

City of Merrill - Tax Increment District No. 10 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans							**$0**
TID Sharing?	No	No	No	No	No	No	
TID Sharing Amount	$0	$0	$0	$0	$0	$0	**$0**
Other - Blight - Demo	$0	$0	$0	$0	$0	$0	**$0**
Capital Expenditures	$0	$1,200	$0	$0	$0	$0	**$1,200**
Administration	$1,785	$10,361	$1,850	$2,952	$4,705	$4,818	**$26,471**
Professional Services	$5,706	$2,700	$500	$725	$250	$1,799	**$11,680**
Interest & fiscal charges	$0	$0	$16,094	$20,025	$20,025	$20,132	**$76,276**
WI DOR Fees	$1,000	$150	$150	$150	$150	$150	**$1,750**
Discount on long-term debt	$0	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$0	$6,763	$0	$0	$0	$0	**$6,763**
Principal on long-term debt	$0	$0	$0	$0	$0	$0	**$0**
Environmental Costs	$0	$0	$0	$0	$0	$0	**$0**
Real property assembly costs	$0	$454,378	$0	$0	$0	$0	$454,378
Total Expenditures	**$8,491**	**$475,552**	**$18,594**	**$23,852**	**$25,130**	**$26,900**	**$578,519**
	2015	2016	2017	2018	2019	2020	Total
Balance at end of fiscal year	**($8,491)**	**($38,538)**	**($7,534)**	**($31,387)**	**($31,517)**	**($58,417)**	

City of Merrill - Tax Increment District No. 9
WI River & S. Center Ave.

District Classification:	Blighted
Creation Date:	09/24/13
End of Expenditure Period:	09/24/35
Maximum Life:	09/24/40
Final Revenue Year:	2041

Cash flows dependent upon Tax Increment Transfers from TID No. 4 and in the future from TID No. 10

TID Cash Development Incentives:

Newman Lot 2 (Burgener Carriers) - Total of $75,000

Raze loan for Club Modern buildings - $34,254

Environmental and Razing Expenses:

Total of $428,548 for Anson-Gilkey, Page Milk, and Merrill Pavers

Grants and Donations:

Wisconsin DNR grant for River Bend Trail from Park St. east to Cooper St. of $113,750 and WEDC (Wisconsin Economic Development Corp.) Idle Sites Grant for Park St. and various building demolitions of $107.681.

River Bend Trail Foundation donation total of $327,488 for Agra Pavilion acquisition, Anson-Gilkey raze, and River Bend Trail from Park St. east to Cooper St.

City of Merrill - Tax Increment District No. 9
WI River & S. Center Ave.

Infrastructure Investments:

S. Center Ave. reconstruction from Wisconsin River Bridge to the south

Park St. and Cooper St. improvements as local match to Idle Sites Grant.

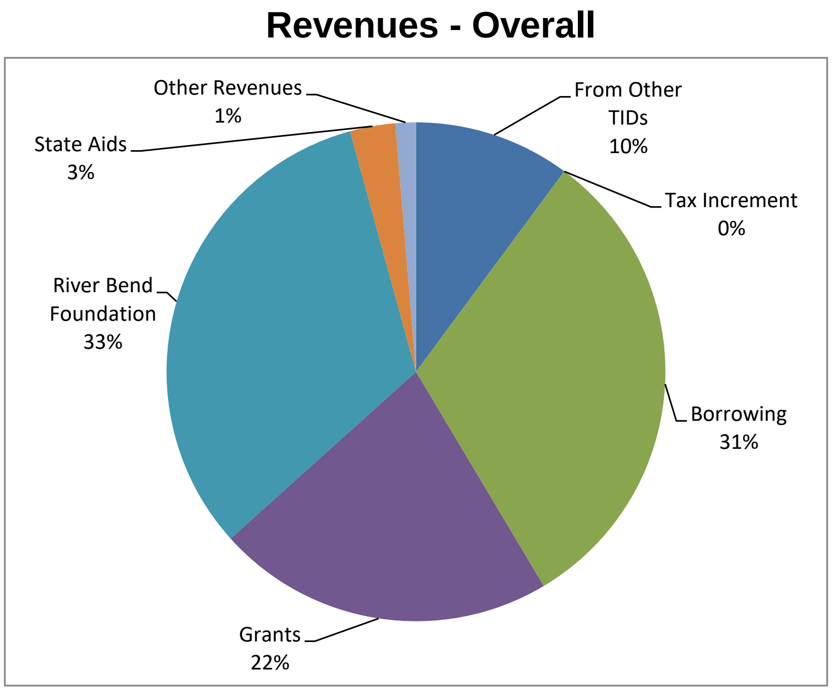
Potential Future Projects:

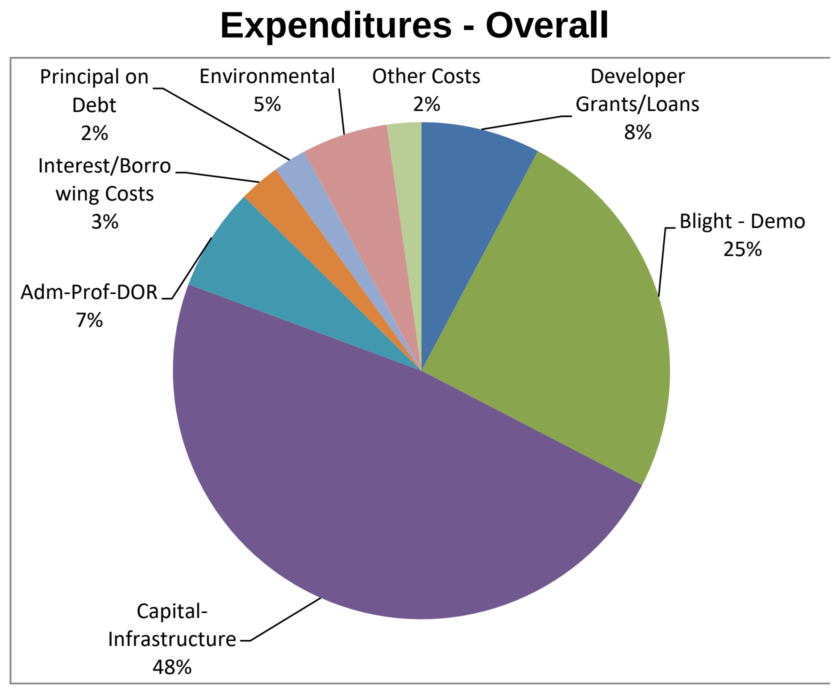
Potential grant writing assistance related to Wisconsin Economic Development Corp (WEDC) Idle Sites and Federal EPA Brownfield applications related to properties along Wisconsin River and S. Center Ave.

Potential infrastructure investments to facilitate redevelopment of former Anson-Gilkey and Merrill Pavers properties.

City of Merrill - Tax Increment District No. 9 - Historical Summary

Fiscal Status and Revenues & Expenditures





Revenues - Overall:

From Other TIDs	$102,500	10.1%
Tax Increment	$0	0.0%
Borrowing	$316,463	31.3%
Grants	$221,431	21.9%
River Bend Foundation	$327,488	32.4%
State Aids	$29,689	2.9%
Other Revenues	$13,393	1.3%
	$1,010,965	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$109,254	7.8%
TID Sharing	$0	0.0%
Blight - Demo	$349,658	24.9%
Capital-Infrastructure	$675,792	48.0%
Adm-Prof-DOR	$94,331	6.7%
Interest/Borrowing Costs	$37,733	2.7%
Principal on Debt	$30,000	2.1%
Environmental	$78,890	5.6%
Other Costs	$31,366	2.2%
Total Expenditures	**$1,407,025**	**100.0%**

City of Merrill - Tax Increment District No. 9 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($15,817)**	**($59,777)**	**($103,893)**	**($416,590)**	**($508,599)**	**($545,093)**	**($567,672)**

Revenues

	2013	2014	2015	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	No	No	No	Yes	
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0	$0	$102,500	$102,500
Tax increment	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Borrowing	$0	$0	$0	$0	$316,463	$0	$0	$0	**$316,463**
Development guarantees	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other grants (DNR Trails/Idle Sites)	$0	$0	$0	$0	$113,750	$0	$0	$107,681	**$221,431**
Other revenue (Club Modern Loan)	$0	$0	$0	$0	$0	$1,625	$2,820	$2,820	**$7,265**
Investment income	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Special assessments	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Exempt computer aid	$0	$0	$3,861	$6,545	$4,711	$4,780	$4,896	$4,896	**$29,689**
State Personal Property Aid	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
River Bend Trail Foundation	$0	$78,570	$83,715	$37,879	$127,324	$0	$0	$0	**$327,488**
Sale of property	$0	$6,129	$0	$0	$0	$0	$0	$0	**$6,129**
Total Revenues	**$0**	**$84,699**	**$87,576**	**$44,424**	**$562,248**	**$6,405**	**$7,716**	**$217,896**	**$1,010,965**

City of Merrill - Tax Increment District No. 9 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	$0	$15,000	$15,000	$49,254	$15,000	$15,000	$0	$0	**$109,254**
Club Modern Raze Loan - $34,254 in 2016									
TID Sharing?	No	No	No	No	No	No	No	No	
TID Sharing Amount	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other - Blight - Demo	$0	$88,090	$47,592	$181,649	$23,650	$0	$7,511	$1,166	**$349,658**
Anson-Gilkey, Page Milk, Merrill Pavers									
Capital Expenditures	$0	$0	$45,473	$42,585	$582,449	$5,286	$0	$0	**$675,792**
Administration	$4,126	$9,748	$7,917	$8,192	$7,010	$1,980	$2,109	$0	**$41,082**
Professional Services	$10,691	$15,671	$3,645	$9,840	$7,152	$1,875	$1,575	$750	**$51,199**
Interest & fiscal charges	$0	$0	$0	$0	$0	$8,608	$8,950	$8,650	**$26,208**
WI DOR Fees	$1,000	$150	$150	$150	$150	$150	$150	$150	**$2,050**
Discount on long-term debt	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$0	$0	$0	$0	$11,525	$0	$0	$0	**$11,525**
Principal on long-term debt	$0	$0	$0	$0	$0	$10,000	$10,000	$10,000	**$30,000**
Environmental Costs	$0	$0	$11,915	$65,452	$1,523	$0	$0	$0	**$78,890**
Real property assembly costs	$0	$0	$0	$0	$31,366	$0	$0	$0	$31,366
Total Expenditures	**$15,817**	**$128,659**	**$131,691**	**$357,122**	**$679,825**	**$42,899**	**$30,295**	**$20,716**	**$1,407,025**
	2013	2014	2015	2016	2017	2018	2019	2020	Total

City of Merrill - Tax Increment District No. 8
West Side Area

District Classification: Blighted

Creation Date: 09/27/11

End of Expenditure Period: 09/27/33

Maximum Life: 09/27/38

Final Revenue Year: 2039

TID Cash Development Incentives:

Forgivable loan for SuperSeal (now Sierra Pacific) in 2011 for $200,000. Turnec
employment levels met.

S&S Bar of $3,966 to restore east exterior wall after adjacent building demolishe

Lighthouse Storage cash development incentive totaling $25,000.

Loan to Merrill Area Development Corp. (MADC) for purchase of 201 S. Prospec
City also received and passed through a $120,000 Wisconsin Site Assessment (
City grant to MADC for asbestos abatement of $148,320 in 2014.

Façade grants to: 406 W. Main St. for $25,000 and 1502 W. Main St. for $20,00

Merrill Tool & Water Jet incentive of $30,000 in 2014 for fiber laser jet for manufa

Development Incentive of $40,000 to RD Properties toward acquisition and dem
This was for Phase 1; however, site remains vacant.

City of Merrill - Tax Increment District No. 8
West Side Area

Site Acquisitions, Environmental, and Razing Expenses:

First commercial raze buildings were on Grand. Ave. in 2012 and City received $

There have been multiple homes razed due to health and safety issues. All beca
tax foreclosures.

Former bank site on corner of W. Main St. and S. Prospect St. Now that Merrill /
no longer using for parking and contractor storage, vacant site is available for re

Infrastructure Investments:

Replacement of paving of Public Parking lot (east of S&S Bar) in 2014.

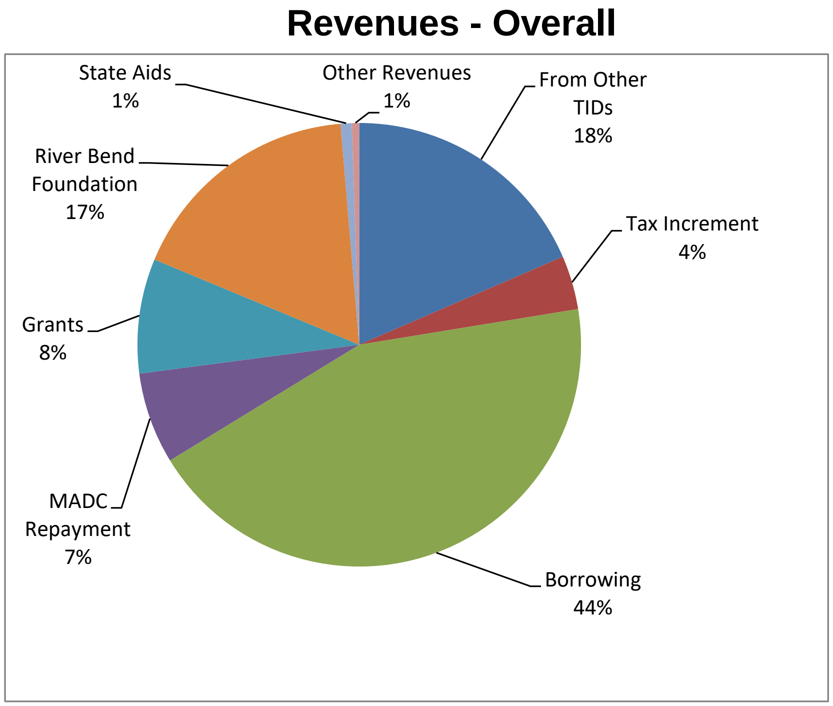
River Bend Trail (from Park St. to W. Main St.) fiscal was processed through TID
reimbursements from River Bend Trail Development Foundation - in two phases.

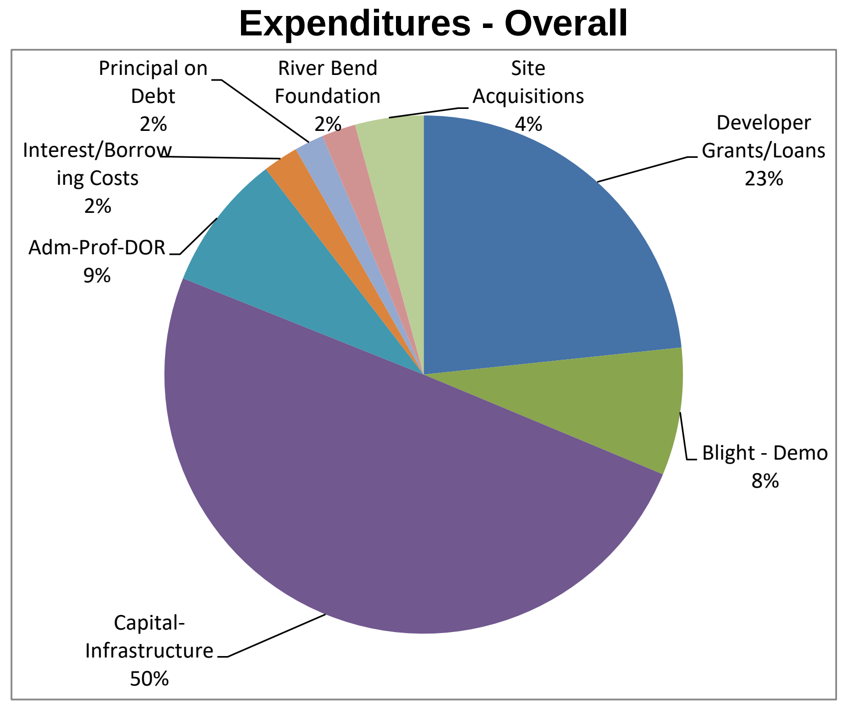
In 2016, paving with stormwater curbing of section of Eugene St. which was grav

In 2018, extension of water and sanitary sewer along Alexander St, to Held St. to
expansion, as well as urban section of Alexander St. (i.e. curb, gutter, and pavin

City of Merrill - Tax Increment District No. 8 - Historical Summary

Fiscal Status and Revenues & Expenditures





Revenues - Overall:

From Other TIDs	$560,674	18.5%
Tax Increment	$118,829	3.9%
Borrowing	$1,328,437	43.8%
MADC Repayment	$201,655	6.7%
Grants	$253,177	8.4%
River Bend Foundation	$526,647	17.4%
State Aids	$24,324	0.8%
Other Revenues	$16,410	0.5%
	$3,030,152	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$832,255	23.3%
TID Sharing	$0	0.0%
Blight - Demo	$283,875	8.0%
Capital-Infrastructure	$1,774,994	49.8%
Adm-Prof-DOR	$303,784	8.5%
Interest/Borrowing Costs	$78,859	2.2%
Principal on Debt	$65,000	1.8%
River Bend Foundation	$75,667	2.1%
Site Acquisitions	$152,278	4.3%
Total Expenditures	**$3,566,711**	**100.0%**

City of Merrill - Tax Increment District No. 8 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($225,310)**	**($307,599)**	**($597,473)**	**($622,709)**	**($620,113)**	**($557,577)**	**($355,407)**	**($476,247)**	**($599,122)**

Revenues

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	
Allocation amount from other TIDs	$0	$0	$0	$0	$200,000	$75,000	$140,674	$45,000	$0	$100,000	$560,674
Tax increment	$0	$0	$0	$0	$0	$0	$0	$0	$20,221	$40,348	**$118,829**
Borrowing	$0	$0	$0	$0	$0	$94,172	$140,000	$474,265	$0	$620,000	**$1,328,437**
MADC Loan Repayment Merrill Area Dev. Corp - 201 S. Prospect St.	$0	$0	$0	$201,655	$0	$0	$0	$0	$0	$0	**$201,655**
Transfer from other funds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other grant sources	$0	$20,000	$0	$195,667	$0	$37,510	$0	$0	$0	$0	**$253,177**
River Bend Trail Foundation	$0	$0	$135,973	$195,864	$149,763	$1,790	$0	$0	$0	$43,258	**$526,647**
Investment income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Special assessments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Exempt computer aid	$0	$0	$2,892	$1,252	$2,419	$3,315	$3,529	$3,581	$3,668	$3,668	**$24,324**
State Personal Property Aid	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Miscellaneous revenue	$0	$0	$0	$0	$7,500	$388	$2,837	$735	$0	$0	**$11,460**
Sale of property	$0	$0	$4,350	$0	$0	$0	$0	$600	$0	$0	**$4,950**
Total Revenues	**$0**	**$20,000**	**$143,215**	**$594,438**	**$359,682**	**$212,174**	**$287,040**	**$524,181**	**$23,889**	**$807,273**	**$3,030,152**

City of Merrill - Tax Increment District No. 8 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	$200,000	$0	$239,015	$303,899	$62,693	$14,276	$12,372	$0	$0	$0	**$832,255**
TID Sharing?	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other - Blight - Demo	$0	$62,685	$17,193	$0	$10,700	$475	$20,865	$37,445	$84,597	$49,914	**$283,875**
Capital Expenditures	$0	$0	$141,538	$211,158	$213,753	$90,777	$13,965	$434,523	$3,758	$665,521	**$1,774,994**
Administration	$5,471	$6,107	$8,348	$9,725	$8,038	$5,379	$2,750	$4,371	$5,686	$25,128	**$81,002**
Professional Services	$18,839	$33,347	$26,844	$19,076	$60,751	$35,554	$18,034	$1,693	$1,900	$2,394	**$218,432**
Interest & fiscal charges	$0	$0	$0	$0	$0	$0	$1,872	$5,857	$20,674	$19,863	**$48,266**
WI DOR Fees	$1,000	$150	$150	$150	$1,150	$150	$1,150	$150	$150	$150	**$4,350**
Discount on long-term debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$0	$0	$0	$0	$0	$2,434	$2,929	$15,231	$0	$10,000	**$30,594**
Principal on long-term debt	$0	$0	$0	$0	$0	$0	$0	$5,000	$30,000	$30,000	**$65,000**
River Bend Foundation (DNR Grant)	$0	$0	$0	$75,667	$0	$0	$0	$0	$0	$0	**$75,667**
Real property assembly costs	$0	$0	$0	$0	$0	$594	$10,933	$140,751	$0	$0	**$152,278**
Total Expenditures	**$225,310**	**$102,289**	**$433,088**	**$619,675**	**$357,085**	**$149,639**	**$84,870**	**$645,021**	**$146,765**	**$802,970**	**$3,566,711**
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total

City of Merrill - Tax Increment District No. 7
N. Center Ave. Area

District Classification:	Blighted
Creation Date:	08/11/09
End of Expenditure Period:	08/11/31
Maximum Life:	08/11/36
Final Revenue Year:	2037

Wisconsin Department of Revenue Manufacturing Assessment:

As of 1/1/2020, WI DOR assessing buildings used by FreMarq Innovations manufacturing operations.
Tax Increment increased almost $100,000 annually (to $116,594 for 2021).

Note Anticipation Note (NAN) Series 2016C:

Borrowing for N. Center Ave. infrastructure will either be paid off in full or refinanced by October 1st, 2021.

TID Cash Development Incentives:

Pine Ridge Restaurant (N. Center Ave.) for $30,000

Loan to FreMarq Innovations of $100,000 to facilitate relocation of manufacturing operations to Merrill.
(There will be loan repayments to TID No. 7 beginning in 2021).

City of Merrill - Tax Increment District No. 7
N. Center Ave. Area

Infrastructure Investments:

Utility and street improvements - E. 8th St. (Pier St. to Hendricks St.) and Hendricks St. (E. 6th St. to E. 8th St.)

Reconstruction and paving of N. Center Ave. due to disintegration of asphalt pavement/sealcoating.

Modernization of traffic controls at N. Center Ave. and Lincoln County Highway G (E. 14th St.) and new pedestrian LED signals at N. Center Ave. and E. 6th St.

Future Infrastructure Projects:

Extension of Water and Sanitary Sewer to along E. 10th St. to facilitate residential development (former tax exempt lots owned by HAVEN, Inc.) in 2021.

Curb, gutter, paving, and streetlighting in 2022 of E. 10th St. and block of N. Poplar St. and of N. Spruce St. (between E. 9th St. and new E. 10th St.)

Potential W. 10th St. (between N. Center Ave. and Lake St.) reconstruction in 2022.

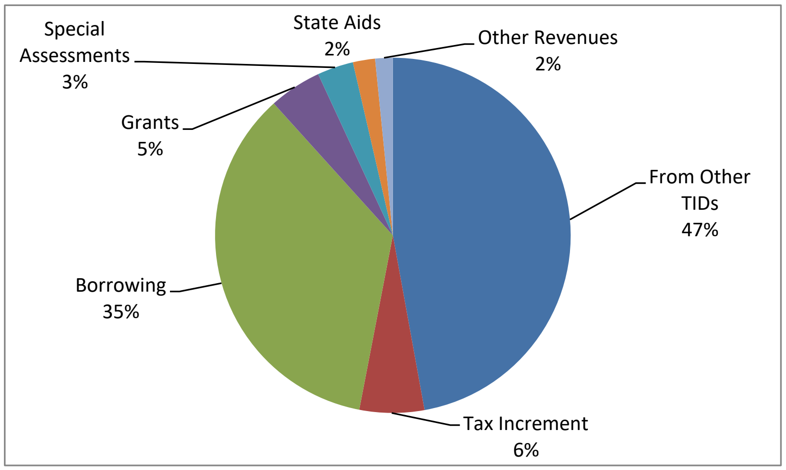
Potential extension of utilities to northern building for FreMarq Innovations manufacturing operations.

Future City-owned LED streetlighting along N. Center Ave,.

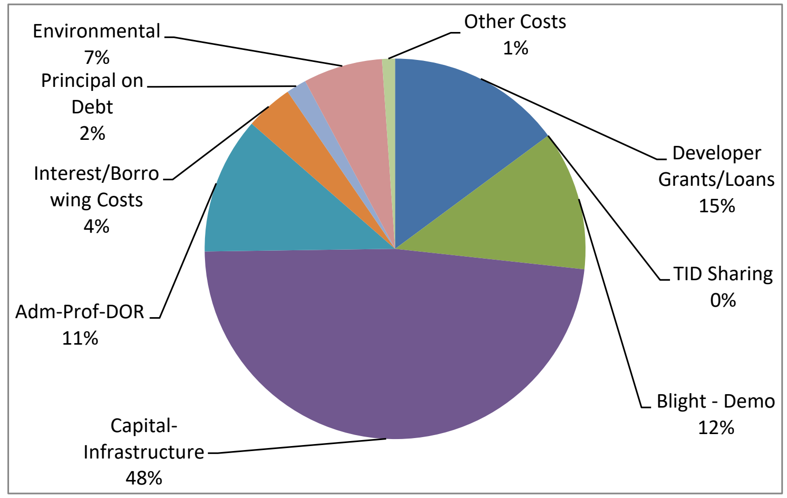
City of Merrill - Tax Increment District No. 7 - Historical Summary

Fiscal Status and Revenues & Expenditures

Revenues - Overall



Expenditures - Overall



Revenues - Overall:

From Other TIDs	$347,395	47.1%
Tax Increment	$43,365	5.9%
Borrowing	$260,000	35.3%
Grants	$35,248	4.8%
Special Assessments	$24,247	3.3%
State Aids	$14,837	2.0%
Other Revenues	$11,762	1.6%
	$736,853	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$130,000	14.9%
TID Sharing	$0	0.0%
Blight - Demo	$103,831	11.9%
Capital-Infrastructure	$420,620	48.1%
Adm-Prof-DOR	$101,950	11.6%
Interest/Borrowing Costs	$35,264	4.0%
Principal on Debt	$15,000	1.7%
Environmental	$58,873	6.7%
Other Costs	$9,636	1.1%
Total Expenditures	**$875,174**	**100.0%**

City of Merrill - Tax Increment District No. 7 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($33,212)**	**($35,261)**	**($36,777)**	**($32,955)**	**($33,775)**	**($56,546)**	**($86,833)**	**($143,033)**	**($45,237)**	**($45,237)**	**($139,629)**

Revenues

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	No	No	Yes	Yes	Yes	No	No	Yes	
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0	$50,000	$150,000	$84,326	$28,069	$0	$35,000	**$347,395**
Tax increment	$0	$0	$0	$11,701	$241	$0	$0	$0	$12,922	$0	$0	$18,501	**$43,365**
Borrowing	$0	$0	$0	$0	$0	$0	$0	$0	$260,000	$0	$0	$0	**$260,000**
Development guarantees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other grant sources (DERF) Drycleaners Environmental Fund	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$35,248	$0	**$35,248**
Other revenue sources	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Investment income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Special assessments	$0	$0	$0	$0	$0	$0	$0	$13,818	$10,429	$0	$0	$0	**$24,247**
Exempt computer aid	$0	$0	$1,233	$1,662	$1,769	$1,391	$1,763	$1,206	$1,420	$1,441	$1,476	$1,476	**$14,837**
State Personal Property Aid	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Miscellaneous revenue	$0	$0	$0	$0	$0	$0	$0	$0	$3,749	$0	$0	$0	**$3,749**
Sale of property	$0	$0	$0	$0	$0	$0	$0	$0	$0	$8,013	$0	$0	**$8,013**
Total Revenues	**$0**	**$0**	**$1,233**	**$13,363**	**$2,010**	**$1,391**	**$51,763**	**$165,024**	**$372,846**	**$37,523**	**$36,724**	**$54,977**	**$736,853**

City of Merrill - Tax Increment District No. 7 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	$0	$0	$0	$0	$0	$10,000	$0	$10,000	$10,000	$0	$100,000	$0	**$130,000**
TID Sharing?	No	No	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Refund Personal Property Tax (WI DOR Manufacturing error - former Graham)												$6,764	**$6,764**
Other - Blight - Demo	$0	$0	$0	$0	$0	$0	$17,714	$26,720	$23,240	$1,019	$4,936	$30,202	**$103,831**
Capital Expenditures	$0	$0	$0	$0	$0	$0	$13,200	$164,031	$215,740	$20,150	$7,499	$0	**$420,620**
Administration	$1,215	$0	$0	$1,116	$824	$2,091	$4,993	$1,949	$5,133	$1,607	$3,870	$2,024	**$24,822**
Professional Services	$20,997	$1,899	$750	$8,274	$1,856	$5,950	$23,004	$5,884	$2,014	$1,350	$1,250	$1,250	**$74,478**
Interest & fiscal charges	$0	$0	$0	$0	$0	$0	$0	$0	$2,601	$8,192	$8,411	$8,279	**$27,483**
WI DOR Fees	$1,000	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	**$2,650**
Discount on long-term debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$0	$0	$0	$0	$0	$0	$0	$1,093	$6,688	$0	$0	$0	**$7,781**
Principal on long-term debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	$5,000	$5,000	**$15,000**
Environmental Costs	$10,000	$0	$1,850	$0	$0	$5,973	$22,986	$11,396	$6,612	$55	$0	$0	**$58,873**
Real property assembly costs	$0	$0	$0	$0	$0	$0	$0	$0	$2,872	$0	$0	$0	$2,872
Total Expenditures	**$33,212**	**$2,049**	**$2,750**	**$9,540**	**$2,830**	**$24,164**	**$82,048**	**$221,224**	**$275,050**	**$37,523**	**$131,116**	**$53,669**	**$875,174**
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Balance at end of fiscal year	**($33,212)**	**($35,261)**	**($36,777)**	**($32,955)**	**($33,775)**	**($56,548)**	**($86,831)**	**($143,033)**	**($45,237)**	**($45,237)**	**($139,629)**	**($138,322)**	

City of Merrill - Tax Increment District No. 6
Downtown Area

District Classification:	Blighted
Creation Date:	05/12/09
End of Expenditure Period:	05/12/31
Maximum Life:	05/12/37
Final Revenue Year:	2037

TID Cash Development Incentives:

One Way Collision of $15,000 (724 E. 1st St.)

Oddfellows of $4,500 (820 E. 1st St. restoring building exterior wall)

Studio 808 of $10,000 (808 E. 1st St.)

Kindhearted Home Care of $100,000 (former Lincoln House site)

DJC, LLC (Cooper Ins.) of $20,000 (900 -902 E. Main St.)

Site Acquisitions, Environmental, and Razing Expenses:

City purchased Courtview Apartments and Lincoln House. Although razing was only option for Courtview, there was attempt to rehab Lincoln House. After major water leak, insurance proceeds covered demolition.

Raze various blighted home demolitions, as well as former commercial buildings at 900 E. 1st St. 818 E. 1st St., and 211 Cleveland St. after Lincoln County Delinquent Tax Foreclosures.

City of Merrill - Tax Increment District No. 6
Downtown Area

Infrastructure and Building Investments:

Rehab of 811 - 813 E. 1st St. Brick Façade

Street reconstruction of Cleveland St. and Scott St. (between E. Main St. and E. 1st St.)

Developed Courtview Parking Lot and Connecting Access (between E. Main St. and City Parking Lot Alley)

Developed Banker's Square Pocket Park

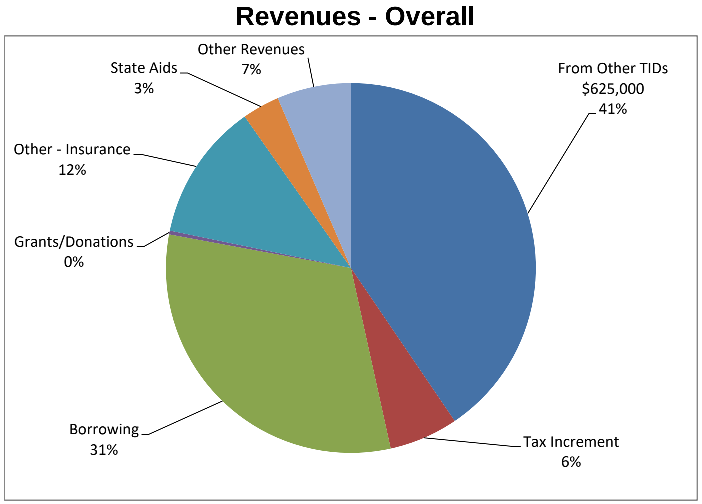
Potential Future Projects:

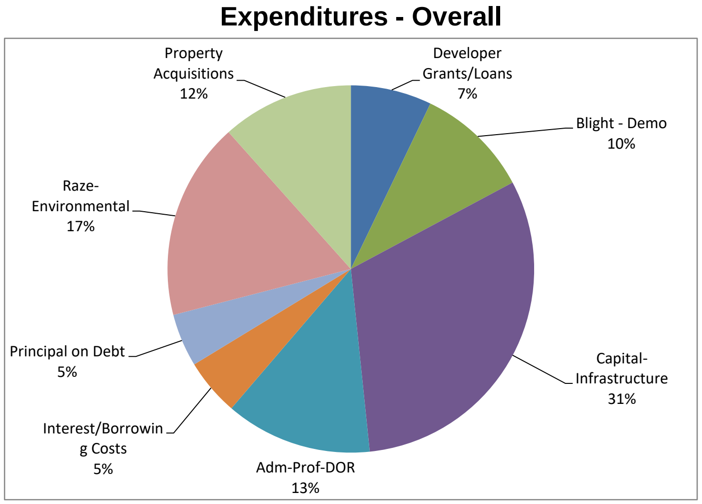
Potential City parking lot improvements (i.e. behind E. Main St. businesses)

Pavement replacement on Mill St. between E. Main St. and E. 1st St.

City of Merrill - Tax Increment District No. 6 - Historical Summary

Fiscal Status and Revenues & Expenditures





Revenues - Overall:

From Other TIDs	$625,000	40.5%
Tax Increment	$93,078	6.0%
Borrowing	$484,000	31.4%
Grants/Donations	$5,000	0.3%
Other - Insurance	$185,529	12.0%
State Aids	$50,369	3.3%
Other Revenues	$99,870	6.5%
	$1,542,846	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$149,500	7.1%
TID Sharing	$0	0.0%
Blight - Demo	$210,246	10.1%
Capital-Infrastructure	$651,732	31.2%
Adm-Prof-DOR	$270,631	12.9%
Interest/Borrowing Costs	$104,851	5.0%
Principal on Debt	$97,669	4.7%
Raze-Environmental	$364,166	17.4%
Property Acquisitions	$243,042	11.6%
Total Expenditures	**$2,091,837**	**100.0%**

City of Merrill - Tax Increment District No. 6 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($24,374)**	**($60,832)**	**($388,559)**	**($502,063)**	**($439,487)**	**($673,077)**	**($715,826)**	**($623,003)**	**($417,887)**	**($504,490)**	**($564,263)**

Revenues

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	No	No	Yes	Yes	Yes	No	No	Yes	
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0	$250,000	$75,000	$260,000	$0	$0	$40,000	$625,000
Tax increment	$0	$0	$5,443	$12,976	$0	$0	$0	$0	$0	$0	$32,863	$41,797	**$93,078**
Borrowing	$0	$75,000	$0	$0	$210,000	$0	$0	$94,000	$0	$105,000	$0	$0	**$484,000**
Development guarantees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other grant sources	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,000	**$5,000**
Other revenue - Insurance from Lincoln House flooding/raze	$0	$0	$0	$0	$185,529	$0	$0	$0	$0	$0	$0	$0	**$185,529**
Investment income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Special assessments	$0	$0	$0	$0	$0	$0	$18,423	$0	$0	$0	$0	$0	**$18,423**
Exempt computer aid	$0	$0	$3,096	$3,104	$4,171	$3,634	$3,148	$3,590	$2,737	$2,777	$2,844	$2,844	**$31,945**
State Personal Property Aid	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Miscellaneous revenue Including Lincoln House Rents	$0	$750	$11,260	$23,203	$7,731	$1,271	$1,076	$3,252	$788	$0	$0	$0	**$49,331**
Sale of property	$0	$0	$0	$0	$32,300	$0	$100	$10,001	$5,000	$3,138	$0	$0	**$50,539**
Total Revenues	**$0**	**$75,750**	**$19,799**	**$39,282**	**$439,731**	**$4,905**	**$272,748**	**$185,843**	**$268,525**	**$110,915**	**$35,707**	**$89,641**	**$1,542,846**

City of Merrill - Tax Increment District No. 6 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	$0	$2,500	$2,500	$5,500	$1,000	$11,000	$1,000	$26,000	$26,000	$29,000	$25,000	$20,000	**$149,500**
TID Sharing?	No	No	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other - Blight - Demo	$0	$1,195	$50,443	$212	$0	$0	$94,105	$10,209	$0	$26,957	$0	$27,124	**$210,246**
Capital Expenditures	$0	$88,909	$28,450	$76,419	$138,329	$37,326	$129,078	$13,193	$2,035	$105,117	$29,600	$3,276	**$651,732**
Administration	$2,010	$2,156	$1,312	$7,430	$10,509	$5,131	$8,014	$3,141	$2,772	$3,126	$5,214	$1,000	**$51,815**
Professional Services	$21,364	$17,298	$17,236	$29,499	$19,720	$30,055	$56,047	$16,555	$1,802	$1,105	$1,000	$2,486	**$214,166**
Interest & fiscal charges	$0	$0	$0	$7,046	$6,765	$14,451	$12,944	$12,770	$13,409	$9,075	$11,213	$11,324	**$98,997**
WI DOR Fees	$1,000	$150	$150	$150	$150	$150	$2,150	$150	$150	$150	$150	$150	**$4,650**
Discount on long-term debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$0	$0	$0	$0	$0	$0	$0	$2,487	$0	$3,367	$0	$0	**$5,854**
Principal on long-term debt	$0	$0	$0	$0	$0	$8,511	$8,511	$8,511	$8,511	$17,662	$23,303	$22,662	**$97,669**
Lincoln House (Operations/Tenant Relocations/Environmental/Raze)	$0	$0	$15,081	$26,531	$190,682	$131,870	$0	$0	$0	$0	$0	$0	**$364,166**
Real property assembly costs	$0	$0	$232,353	$0	$0	$0	$0	$0	$8,730	$1,959	$0	$0	$243,042
Total Expenditures	**$24,374**	**$112,208**	**$347,526**	**$152,787**	**$367,155**	**$238,495**	**$311,848**	**$93,016**	**$63,409**	**$197,518**	**$95,480**	**$88,021**	**$2,091,837**
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total

City of Merrill - Tax Increment District No. 5
Hwy 107/Taylor Street Area

(TID No. 11 is an overlay Tax Increment District which includes the TID No. 5 area)

District Classification:	Mixed Use
Creation Date:	09/11/07
End of Expenditure Period:	**09/11/22**
Maximum Life:	09/11/27
Final Revenue Year:	2028

TID Cash Development Incentives:

Reimbursed Merrill Area Development Corp. (MADC) $17,000 for their funded engineering services and stormwater improvements (for Island City Engineering development).

Infrastructure projects:

Installation of LED streetlights on Champagne Drive/Airport Parking Lot in 2013.

In 2016 through 2018, repairs to Hwy 107 sidewalk and streetlight improvements.

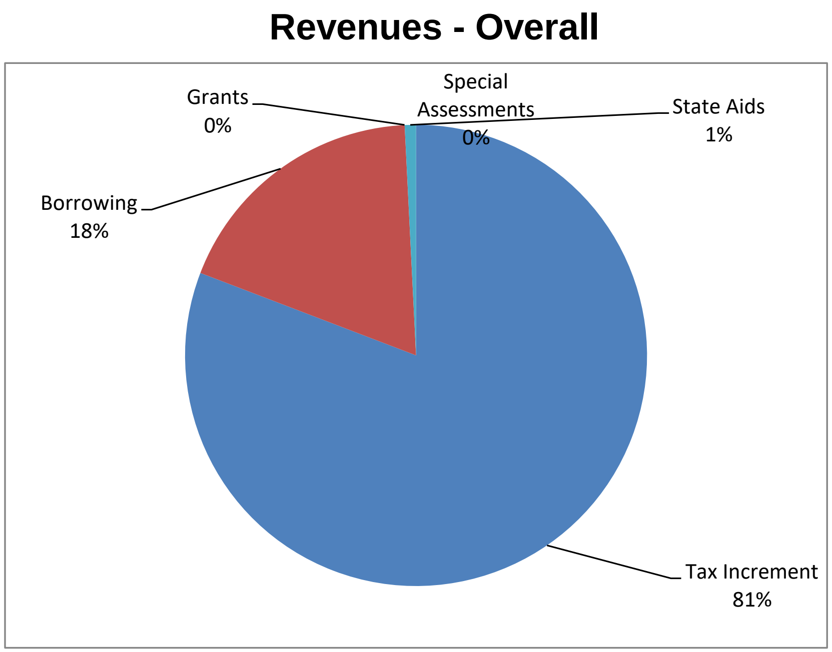
Installation of five (5) City-owned LED streetlights on Marc Drive in 2020.

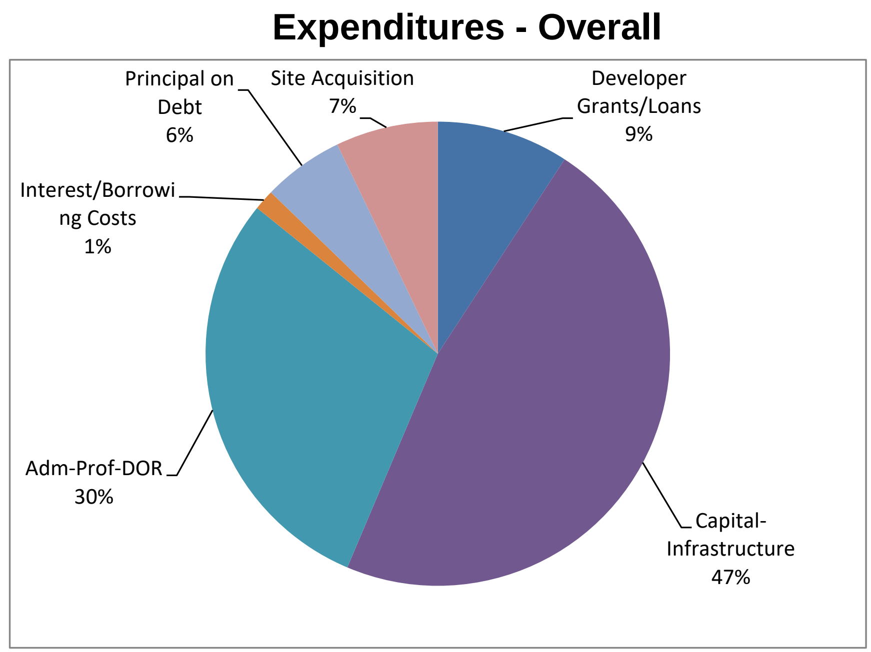
Future Infrastructure projects:

Installation of City-owned LED streetlights on MARC parking lot and potentially Taylor Drive

City of Merrill - Tax Increment District No. 5 - Historical Summary

Fiscal Status and Revenues & Expenditures





Revenues - Overall:

From Other TIDs	$0	0.0%
Tax Increment	$153,751	80.8%
Borrowing	$35,000	18.4%
Grants	$0	0.0%
Special Assessments	$0	0.0%
State Aids	$1,498	0.8%
Other Revenues	$0	0.0%
	$190,249	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$17,000	9.2%
TID Sharing	$0	0.0%
Blight - Demo	$0	0.0%
Capital-Infrastructure	$87,209	47.2%
Adm-Prof-DOR	$54,416	29.4%
Interest/Borrowing Costs	$2,650	1.4%
Principal on Debt	$10,423	5.6%
Site Acquisition	$13,172	7.1%
Other Costs	$0	0.0%
Total Expenditures	**$184,870**	**100.0%**

City of Merrill - Tax Increment District No. 5 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($12,012)**	**($15,337)**	**($15,567)**	**($15,602)**	**($10,792)**	**($3,221)**	**($2,176)**	**$6,168**	**$13,914**	**($6,602)**	**$3,080**	**$7,680**	**$22,220**

Revenues

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Tax increment	$0	$0	$6,501	$615	$17,704	$9,605	$8,884	$13,132	$12,993	$15,403	$17,301	$16,645	$17,645	$17,322	**$153,751**
Borrowing	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$0	$0	$0	$0	$0	**$35,000**
Development guarantees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other grant sources	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other revenue sources	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Investment income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Special assessments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Exempt computer aid	$0	$0	$78	$0	$50	$12	$0	$62	$338	$207	$132	$134	$137	$137	**$1,287**
State Personal Property Aid	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$211	$0	**$211**
Miscellaneous revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Sale of property	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Total Revenues	**$0**	**$0**	**$6,579**	**$615**	**$17,754**	**$9,617**	**$43,884**	**$13,194**	**$13,331**	**$15,610**	**$17,433**	**$16,779**	**$17,993**	**$17,460**	**$190,249**

City of Merrill - Tax Increment District No. 5 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	$0	$0	$4,881	$0	$12,119	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$17,000**
TID Sharing?	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other - Blight - Demo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Capital Expenditures	$0	$0	$0	$0	$0	$0	$35,000	$0	$0	$9,194	$4,045	$8,711	$0	$30,259	**$87,209**
Administration	$978	$358	$94	$0	$0	$146	$1,278	$905	$2,012	$6,750	$501	$296	$319	$944	**$14,581**
Professional Services	$10,034	$2,967	$1,834	$500	$675	$1,750	$6,411	$955	$750	$4,271	$500	$500	$500	$500	**$32,147**
Interest & fiscal charges	$0	$0	$0	$0	$0	$0	$0	$1,352	$1,184	$1,100	$1,066	$1,033	$995	$958	**$7,688**
WI DOR Fees	$1,000	$0	$0	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	**$2,650**
Discount on long-term debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Principal on long-term debt	$0	$0	$0	$0	$0	$0	$0	$1,489	$1,489	$1,489	$1,489	$1,489	$1,489	$1,489	**$10,423**
Environmental Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Real property assembly costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,172	$0	$0	$0	$0	$13,172
Total Expenditures	**$12,012**	**$3,325**	**$6,809**	**$650**	**$12,944**	**$2,046**	**$42,839**	**$4,850**	**$5,585**	**$36,126**	**$7,751**	**$12,179**	**$3,453**	**$34,300**	**$184,870**
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Balance at end of fiscal year	**($12,012)**	**($15,337)**	**($15,567)**	**($15,602)**	**($10,792)**	**($3,221)**	**($2,176)**	**$6,168**	**$13,914**	**($6,602)**	**$3,080**	**$7,680**	**$22,220**	**$5,379**	

City of Merrill - Tax Increment District No. 4
N. Pine Ridge/Thielman St. Area

District Classification:	Mixed Use
Creation Date:	09/11/07
End of Expenditure Period:	**09/11/22**
Maximum Life:	09/11/27
Final Revenue Year:	2028

Tax Increment Sharing to TIDs No. 6, 7, 8, 9, and 10

TID Cash Development Incentives:

Total of $480,289 to Merrill Area Development Corp. (MADC) for Zastrow's The Beer Man development.

Land Purchases:

Parcel north of Zastrow's The Beer Man in 2013 for future stormwater drainage (from Merrill Area Development Corp.)
Total of 71.34 acres on north side of Lincoln County Highway G for Industrial/Business Park

Infrastructure Investments:

Stormwater culvert lining on Thielman St.

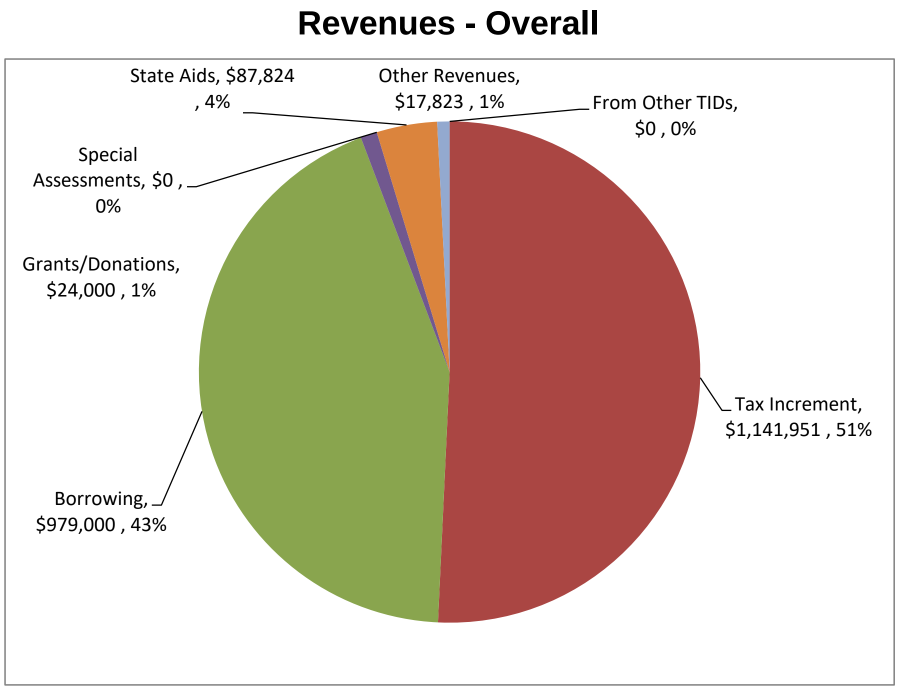
Completion of Johnson St. sidewalk from E. 8th St. to E. 6th St.

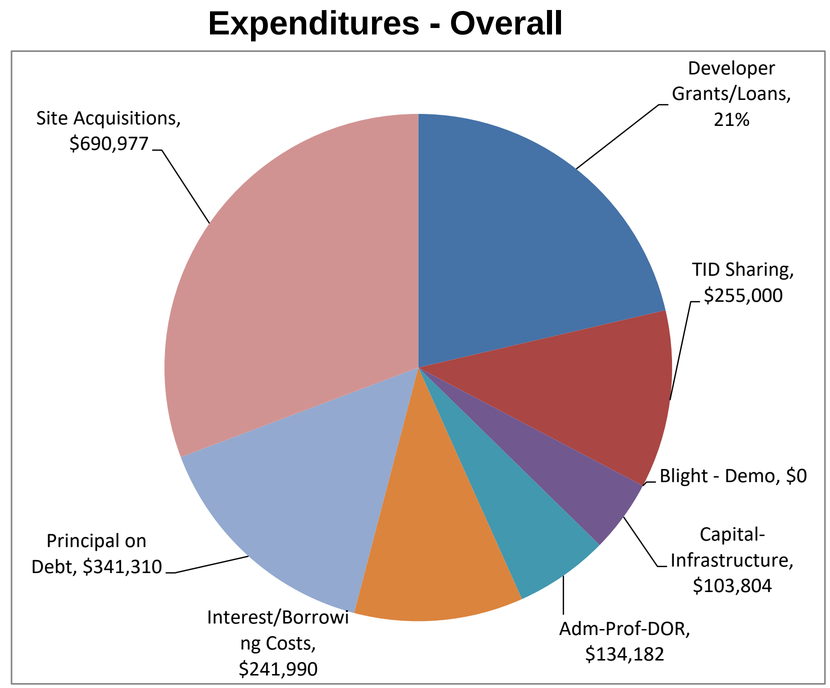
Future Infrastructure Projects:

Potential funding source for water and sewer infrastructure to serve City's future industrial/business park, as well as extension of N. Pine Ridge Ave. (from Thielman St. to Lincoln County Highway G).

City of Merrill - Tax Increment District No. 4 - Historical Summary

Fiscal Status and Revenues & Expenditures





Revenues - Overall:

From Other TIDs	$0	0.0%
Tax Increment	$1,141,951	50.7%
Borrowing	$979,000	43.5%
Grants/Donations	$24,000	1.1%
Special Assessments	$0	0.0%
State Aids	$87,824	3.9%
Other Revenues	$17,823	0.8%
	$2,250,598	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$480,289	21.4%
TID Sharing	$255,000	11.3%
Blight - Demo	$0	0.0%
Capital-Infrastructure	$103,804	4.6%
Adm-Prof-DOR	$134,182	6.0%
Interest/Borrowing Costs	$241,990	10.8%
Principal on Debt	$341,310	15.2%
Site Acquisitions	$690,977	30.7%
Other Costs	$0	0.0%
Total Expenditures	**$2,247,553**	**100.0%**

City of Merrill - Tax Increment District No. 4 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$0**	**($11,884)**	**$372,707**	**$346,212**	**$315,008**	**$312,021**	**$299,008**	**$163,621**	**($232,328)**	**($264,838)**	**($273,264)**	**($112,812)**	**$14,529**	**$150,500**

Revenues

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Tax increment	$0	$0	$135	$646	$34,477	$56,173	$53,859	$53,531	$49,087	$25,917	$218,752	$219,256	$221,852	$208,267	**$1,141,951**
Borrowing	$0	$400,000	$0	$0	$0	$0	$0	$0	$0	$0	$579,000	$0	$0	$0	**$979,000**
Development guarantees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Other grant sources WI DOT Access Safety Grant	$0	$0	$0	$9,000	$0	$0	$15,000	$0	$0	$0	$0	$0	$0	$0	**$24,000**
Other revenue sources	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Investment income	$0	$12,000	$2,797	$959	$0	$0	$0	$1,126	$941	$0	$0	$0	$0	$0	**$17,823**
Special assessments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Exempt computer aid	$0	$0	$0	$0	$0	$0	$0	$1,018	$7,133	$6,360	$12,664	$12,850	$13,161	$13,161	**$66,347**
State Personal Property Aid	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,760	$10,716	**$21,476**
Miscellaneous revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Sale of property	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Total Revenues	**$0**	**$412,000**	**$2,932**	**$10,605**	**$34,477**	**$56,173**	**$68,859**	**$55,675**	**$57,161**	**$32,277**	**$810,416**	**$232,106**	**$245,773**	**$232,144**	**$2,250,598**

City of Merrill - Tax Increment District No. 4 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	$0	$0	$0	$0	$5,000	$35,000	$35,000	$405,289	$0	$0	$0	$0	$0	$0	**$480,289**
TID Sharing?	No	No	No	No	No	No	No	No	No	No	No	No	No	Yes	
TID Sharing Amount	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$255,000	**$255,000**
Other - Blight - Demo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Capital Expenditures	$0	$0	$0	$0	$0	$0	$0	$5,293	$53,621	$5,717	$0	$3,358	$9,365	$26,450	**$103,804**
Administration	$1,190	$548	$995	$0	$0	$550	$3,558	$2,338	$1,659	$1,311	$6,997	$8,603	$9,127	$1,342	**$38,218**
Professional Services	$9,694	$3,367	$12,393	$10,618	$1,815	$3,525	$36,117	$4,674	$1,100	$1,126	$1,200	$2,680	$2,250	$2,754	**$93,314**
Interest & fiscal charges	$0	$14,615	$16,040	$16,040	$15,500	$14,960	$14,420	$13,880	$13,140	$12,400	$11,640	$23,974	$26,600	$20,902	**$214,111**
WI DOR Fees	$1,000	$0	$0	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	**$2,650**
Discount on long-term debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$0	$8,878	$0	$0	$0	$0	$0	$0	$0	$0	$19,000	$0	$0	$0	**$27,878**
Principal on long-term debt	$0	$0	$0	$15,000	$15,000	$15,000	$15,000	$20,000	$20,000	$20,000	$20,000	$66,000	$62,310	$73,000	**$341,310**
Environmental Costs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Real property assembly costs	$0	$0	$0	$0	$0	$0	$100,000	$0	$0	$0	$590,977	$0	$0	$0	$690,977
Total Expenditures	**$11,884**	**$27,409**	**$29,428**	**$41,808**	**$37,465**	**$69,185**	**$204,245**	**$451,624**	**$89,671**	**$40,703**	**$649,964**	**$104,765**	**$109,802**	**$379,599**	**$2,247,553**
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Balance at end of fiscal year	**($11,884)**	**$372,707**	**$346,212**	**$315,008**	**$312,020**	**$299,008**	**$163,621**	**($232,329)**	**($264,838)**	**($273,264)**	**($112,812)**	**$14,529**	**$150,500**	**$3,046**	

City of Merrill - Tax Increment District No. 3
East Side (State Hwy 64 Corridor)

District Classification:	Mixed Use	
Creation Date:	09/13/05	
End of Expenditure Period:	**09/13/20**	**Expenditure period expired.** **TID Sharing Plan allows transfers to TID No. 6, No. 7, and No. 8.**
Maximum Life:	09/11/25	
Final Revenue Year:	2026	**Plan is to extend for 2027 for Affordable Housing.**

TID Cash Development Incentives:

There is separate spreadsheet detailing TID Cash Development incentive payments.

Site Acquisitions:

Former mobile home park State Highway 64 frontage (2400 to 2600 E. Main St.). See Real Estate Valuation information on on the new developments.

Wooded hill on Thielman St. (east of Wisconsin Department of Natural Resources facility) - future Water Tower site and potential commercial development sites.

Infrastructure Investments:

State Highway 64 (E. Main St.) - local match for concrete pavement patching in 2007.

Streetlighting LED improvements along State Highway 64 (E. Main St.)

City of Merrill - Tax Increment District No. 3
East Side (State Hwy 64 Corridor)

Infrastructure Investments (Continued):

State Highway 64/S. Pine Ridge Ave. intersection through Wal-Mart Development Agreement in 2013 and 2014.

Sanitary Sewer Lift Station to serve NorTrax new development on S. Pine Ridge Ave. in 2015 and 2016.

Reconstruction of N. Pine Ridge Ave. (from State Highway 64 to Thielman St.).

Since 2016, major east side street improvement projects:

Various downtown area street reconstructions (including S. Park St. Trailhead area) and E. Main St. with 30% WEDC Idle Site Grant funding.

Thielman St. (from Memorial Dr.to Gem St.) with urban section (i.e. curb, gutter, and new pavement) and LED streetlighting on Thielman St. from Gem St. to N. Pine Ridge Ave.

Reconstruction of Pearl St. and Gem St. (between Thielman St. and E. Main St.).

E. 6th St. (from Memorial Dr.to Johnson St.) with urban section (i.e. curb, gutter, and new pavement) and LED streetlighting.

Reconstruction of State Highway 64 (from Memorial Dr. to Pine Ridge Ave. intersection), including new sidewalk and River Bend Trail from Sturtevant St. to S. Pine Ridge Ave.

Two blocks of Logan St. and Sturtevant St. from gravel to curb, gutter, and pavement with 30% WEDC Idle Sites grant. Also replaced pre-1900 water mains in this area.

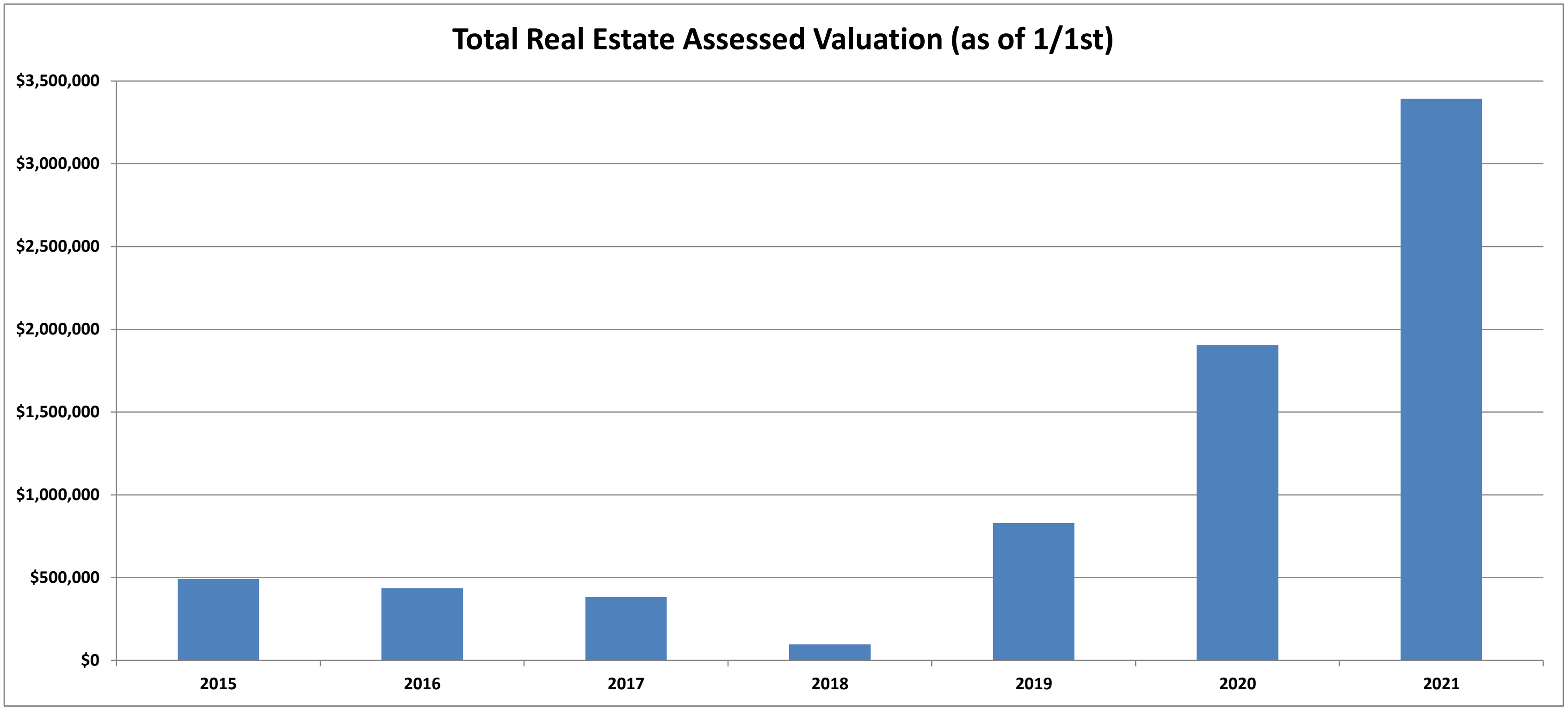
Merrill Festival Grounds:

Funded part of Expo Hall section of Bierman Building, as well as paved public parking and access roads.

Pavement replacement of E. 2nd St. equivalent access (from Sales St. to Memorial Dr.).

City of Merrill - Wisconsin Highway 64 (2400 to 2600 East Main Street)

Former mobile home park property **Tax Increment District No. 3**



Notes: Tax Exempt while owned by City of Merrill. There are also Personal Property Assessments beginning in 2019.

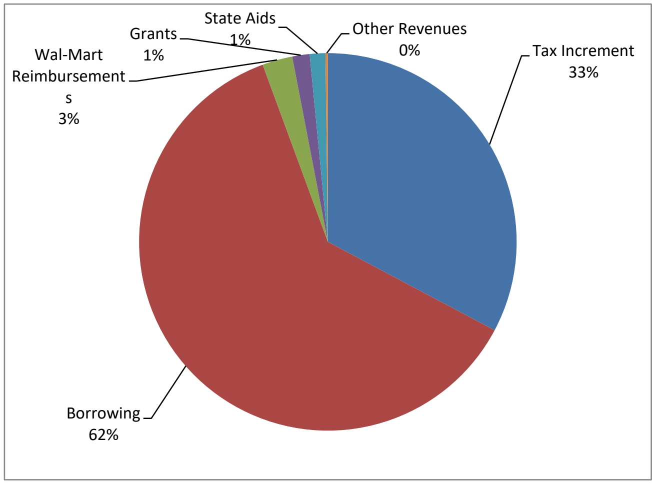
Real Estate Assessments:

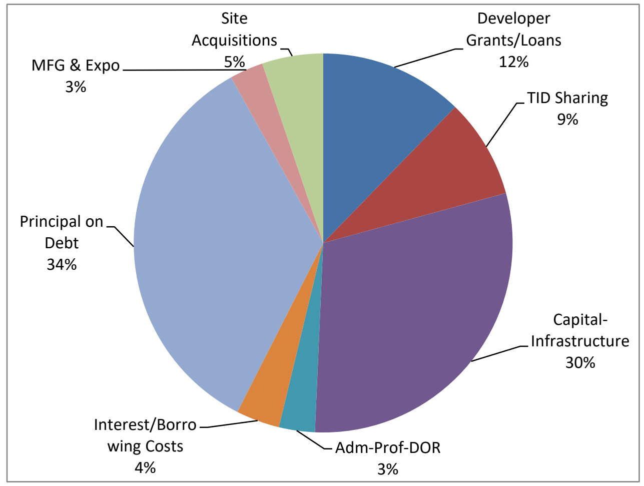
	Land	Improvements	Total	
2015	$451,600	$40,000	$491,600	
2016	$391,800	$44,100	$435,900	City reassessment as of 1/1/2016
2017	$382,000	$0	$382,000	
2018	$95,700	$0	$95,700	Land sale to One Way/Brickners
2019	$179,500	$650,700	$830,200	One Way Collision
2020	$343,600	$1,560,000	$1,903,600	One Way/Brickners & Partials on PowerHouse and Golden Harvest
2021	$343,600	$3,049,000	$3,392,600	All three new developments at full valuations

Tax Increment increase of: $2,901,000 Plus Personal Property Assessments

City of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Expenditures





Revenues - Overall:

From Other TIDs	$0	0.0%
Tax Increment	$5,329,292	32.8%
Borrowing	$10,026,284	61.6%
Wal-Mart Reimbursements	$420,513	2.6%
Grants	$242,165	1.5%
State Aids	$217,683	1.3%
Other Revenues	$33,047	0.2%
	$16,268,984	**100.0%**

Expenses - Overall:

Developer Grants/Loans	$1,994,932	12.3%
TID Sharing	$1,380,569	8.5%
Blight	$635	0.0%
Capital-Infrastructure	$4,868,557	29.9%
Adm-Prof-DOR	$498,658	3.1%
Interest/Borrowing Costs	$604,994	3.7%
Principal on Debt	$5,600,225	34.4%
MFG & Expo	$466,297	2.9%
Site Acquisitions	$848,005	5.2%
Total Expenditures	**$16,262,872**	**100.0%**

City of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Expenditures

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Beginning Balance - January 1st	**($24,150)**	**($23,810)**	**$84,840**	**($31,821)**	**$30,425**	**$121,390**	**$157,676**	**$225,810**	**$264,187**	**$270,549**	**$393,797**

Revenues

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
TID allocated from another TID?	No	No	No	No	No	No	No	No	No	No	No
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Tax increment	$0	$0	$71,932	$152,359	$182,486	$194,001	$199,557	$207,673	$231,124	$236,263	$525,218
Borrowing	$0	$155,000	$0	$0	$0	$0	$0	$0	$0	$0	$0
Development guarantees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Transfer from other funds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other grant sources	$0	$0	$0	$0	$18,000	$9,000	$0	$0	$10,000	$0	$0
Other revenue (Debt Premium)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Investment income	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Wal-Mart Inspection Reimb.	$0	$0	$0	$0	$0	$0	$0	$0	$200,738	$56,113	$0
Exempt computer aid	$0	$0	$16,273	$14,516	$11,024	$9,645	$8,919	$8,808	$7,997	$4,418	$2,590
State Personal Property Aid	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miscellaneous revenue	$0	$0	$7,630	$1,148	$515	$182	$0	$0	$0	$0	$160
Sale of property	$0	$0	$0	$0	$0	$0	$0	$0	$8,487	$0	$0
Total Revenues	**$0**	**$155,000**	**$95,835**	**$168,022**	**$212,025**	**$212,828**	**$208,476**	**$216,481**	**$458,346**	**$296,794**	**$527,968**

City of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Expenditures

Expenditures

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Developer Grants & Loans	$0	$0	$65,000	$75,626	$50,626	$130,626	$120,626	$90,626	$144,851	$60,626	$280,626
TID Sharing?	No	No	No	No	No	No	No	No	No	No	Yes
TID Sharing Amount	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$500,000
Other - Blight - Demo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$635
Capital Expenditures	$0	$12,063	$131,488	$11,126	$446	$12,386	$0	$2,100	$221,930	$66,790	$65,350
Administration	$18,068	$12,752	$2,991	$3,158	$4,440	$320	$4,095	$22,971	$12,212	$11,548	$8,008
Professional Services	$0	$17,292	$2,361	$2,343	$51,397	$19,831	$3,045	$44,114	$60,094	$19,612	$30,271
Interest & fiscal charges	$0	$0	$5,656	$8,524	$9,000	$8,229	$7,427	$6,644	$5,747	$4,820	$4,445
WI DOR Fees	$1,000	$1,000	$0	$0	$150	$150	$150	$150	$2,150	$150	$1,150
Discount on long-term debt	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Debt issuance costs	$0	$3,242	$0	$0	$0	$0	$0	$0	$0	$0	$0
Principal on long-term debt	$0	$0	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$10,000	$10,000
Merrill Festival Grounds/Expo	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Real property assembly costs	$0	$0	$0	$0	$0	$0	$0	$6,500	$0	$0	$0
Total Expenditures	**$19,068**	**$46,349**	**$212,496**	**$105,777**	**$121,059**	**$176,542**	**$140,342**	**$178,104**	**$451,985**	**$173,546**	**$900,485**
	2007	2007	2007	2008	2009	2010	2011	2012	2013	2014	2015

City of Merrill - Tax Increment City of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Fiscal Status and Revenues & Expenditures

	2016	2017	2018	2019	2020
Beginning Balance - January 1st	**$21,279**	**$935**	**$33,228**	**$533,871**	**($119,600)**

Revenues

	2016	2017	2018	2019	2020	Total
TID allocated from another TID?	No	No	No	No	No	
Allocation amount from other TIDs	$0	$0	$0	$0	$0	$0
Tax increment	$604,329	$666,257	$487,269	$681,185	$889,641	**$5,329,292**
Borrowing	$450,000	$1,654,125	$1,724,000	$1,500,000	$4,420,000	**$9,903,125**
Development guarantees	$0	$0	$0	$0	$0	**$0**
Transfer from other funds	$0	$0	$0	$0	$0	**$0**
Other grant sources	$0	$0	$0	$0	$205,165	**$242,165**
Other revenue (Debt Premium)	$10,625	$0	$0	$0	$112,534	**$123,159**
Investment income	$0	$0	$5,715	$8,402	$109	**$14,226**
Wal-Mart Inspection Reimb.	$0	$0	$74,252	$0	$89,409	**$420,513**
Exempt computer aid	$16,587	$12,194	$12,373	$12,674	$12,673	**$150,691**
State Personal Property Aid	$0	$0	$0	$32,371	$34,622	**$66,993**
Miscellaneous revenue	$698	$0	$0	$0	$0	**$10,333**
Sale of property	$0	$0	$0	$0	$0	**$8,487**
Total Revenues	**$1,082,239**	**$2,332,576**	**$2,303,609**	**$2,234,632**	**$5,764,153**	**$16,268,984**

City of Merrill - Tax Increment City of Merrill - Tax Increment District No. 3 - Historical Summary

Fiscal Status and Revenues & Fiscal Status and Revenues & Expenditures

Expenditures

	2016	2017	2018	2019	2020	Total
Developer Grants & Loans	$191,217	$124,695	$130,880	$145,000	$383,909	**$1,994,932**
TID Sharing?	Yes	Yes	Yes	No	Yes	
TID Sharing Amount	$300,000	$485,000	$73,069	$0	$22,500	**$1,380,569**
Other - Blight - Demo	$0	$0	$0	$0	$0	**$635**
Capital Expenditures	$177,318	$816,425	$1,259,375	$2,076,985	$14,772	**$4,868,557**
Administration	$11,985	$7,199	$22,371	$38,119	$21,580	**$201,817**
Professional Services	$7,206	$20,343	$3,368	$3,515	$4,250	**$289,041**
Interest & fiscal charges	$4,065	$10,561	$54,257	$106,376	$141,587	**$377,338**
WI DOR Fees	$150	$1,150	$150	$150	$150	**$7,800**
Discount on long-term debt	$0	$0	$0	$0	$0	**$0**
Debt issuance costs	$11,905	$26,000	$24,102	$33,885	$128,522	**$227,656**
Principal on long-term debt	$100,000	$52,350	$212,350	$406,500	$4,774,025	**$5,600,225**
Merrill Festival Grounds/Expo	$214,766	$0	$23,044	$76,597	$151,891	**$466,297**
Real property assembly costs	$83,971	$756,560	$0	$974	$0	$848,005
Total Expenditures	**$1,102,583**	**$2,300,283**	**$1,802,966**	**$2,888,101**	**$5,643,187**	**$16,262,872**
	2016	2017	2018	2019	2020	Total

City of Merrill - Tax Increment District No. 3 - Historical Summary

TID Cash Development Incentives

Development	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	**Total**
mBank (formerly LCB)	$65,000														**$65,000**
Walgreen's		$50,626	$50,626	$50,626	$50,626	$50,626	$50,626	$50,626	$50,626	$50,626	$24,695				**$480,327**
Designer's Plus		$25,000													**$25,000**
Culver's				$80,000	$40,000	$40,000	$40,000								**$200,000**
Caylor's Corners					$30,000										**$30,000**
Mexican Restaurant							$45,000		$20,000	$20,000	$20,000	$20,000	$20,000		**$145,000**
Central Carpet							$9,150								**$9,150**
Pine Dells (Salon 64)								$10,000		$10,000	$10,000	$10,000			**$40,000**
Clark's Cup & Cone									$10,000						**$10,000**
Wal-Mart (Intersection)									$200,000	$110,591				$89,409	**$400,000**
AmericInn											$40,000	$40,000	$40,000	$40,000	**$160,000**
Cobblestone											$30,000	$30,000	$30,000	$30,000	**$120,000**
Mobile Home - Garage												$25,000			**$25,000**
One Way-Brickner's												$25,000	$25,000	$25,000	**$75,000**
Dollar Store													$30,000	$20,000	**$50,000**
Zelich Custom														$4,500	**$4,500**
Golden Harvest														$150,000	**$150,000**
PowerHouse														$25,000	**$25,000**
Cash Dev Incentives	**$65,000**	**$75,626**	**$50,626**	**$130,626**	**$120,626**	**$90,626**	**$144,776**	**$60,626**	**$280,626**	**$191,217**	**$124,695**	**$150,000**	**$145,000**	**$383,909**	**$2,013,977**
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	