CITY OF MERRILL

REDEVELOPMENT AUTHORITY

AGENDA ● WEDNESDAY AUGUST 3, 2022

Regular Meeting	City Hall Council Chambers	8:00 AM

To attend virtually, call 413-346-5192 and PIN 116 852 389#

I. Call to order

II. Consider approval of RDA meeting minutes from June 29th

1. Meeting minutes from June 29th, 2022

III. Public Comments

IV. Consider assignment of development agreement for Webster St. apartments from Nicolet Lumber Company to Premier Real Estate Management, LLC (TID No. 8)

1. TID8 - Webster St. Apartments

V. Review existing Tax Incremental Financing (TIF) and other City economic development and housing programs

1. Existing City Programs

VI. Review updated status of 2022 residential developments

1. Merrill Housing Developments - Status 2022-07-25

VII. Consider 2022 TID No. 8 budget reallocation for fire protection line to serve West Chippewa LLC manufacturing property (Lincoln Wood)

1. TID8 West Chippewa Fire Lane

VIII. Update and discussion on potential multi-family residential sites:

1. Floodplain delineation of former Anson-Gilkey property (TID No.9)
2. S. State St. property along Wisconsin River (State St. 13 LLC - TID No. 8)

IX. Review and discussion of 2021 Tax Increment District (TID) annual reports and fiscal status of General Fund Advances

1. TID 2021 - Annual Reports
2. TIDs - General Fund Advances

X. Update on Wisconsin Department of Revenue 1/1/2022 TID equalized valuations

1. Merrill TIDs - Equalized Valuations

XI. Review and consideration of 2023 Tax Increment District (TID) 2023 budget requests

1. TIDs - 2023 Preliminary Budgets

XII. Next RDA meeting - Wednesday, September 7th at 8:00 a.m.

XIII. 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. Consider potential sale and negotiation of terms for property located at the southeastern corner of Pine Ridge Plaza (TID No. 4)

B. Consider potential negotiation terms to facilitate development in Highway G business/industrial park (TID No. 13)

XIV. The RDA may reconvene in open session to take action on closed session item(s)

XV. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, June 29, 2022 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Steve Hass, Steve Sabatke, Mark Bares, Sheila Polak, Jim Koppelman, and Tony Kusserow

Others: Alderpersons Rick Blake, Mark Weix, and LaDonna Fermanich, Finance Director Kathy Unertl, City Clerk Lori Anderson-Malm, 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. (LCEDC), Hollie Stoerzer from Plant Garden Center, LLC and Interstate Bank representative, and video operator from Merrill Productions,

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

Closed Session: Chair Nelson 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: Negotiation terms of potential TID No. 9 (S. Center Ave.) development incentives

Motion (Hass/Sabatke) to move into Closed Session. Carried on Roll Call vote at 8:02 a.m.

Hollie Stoerzer from Plant Garden Center LLC highlighted her business plans and request for TID No. 9 development assistance. Development will include four greenhouses, retail building, and shed on the 2.4 vacant property. Spring 2023 business opening is planned. The State of Wisconsin building code covers this type of commercial development.

After Stoerzer and Interstate Bank representative were excused, there was extensive RDA Commissioner discussion regarding potential use and amounts of TID development incentives.

Unertl reported that as part of the property sale closing from Linda Blake to Hollie Stoerzer, TID No. 9 was repaid $27,582 from the demolition loan for former Club Modern buildings.

Motion (Hass/Kusserow) to reconvene in open session at 8:49 a.m.

Motion (Hass/Polak) to recommend the development agreement resolution by and between the City of Merrill and Plant Garden Center LLC. for $30,000 in two phases. Carried.

Election of RDA Chairperson:

Motion (Sabatke/Bares) to nominate Steve Hass. Motion (Kusserow/No Second) to nominate Clyde Nelson.

Mayor Hass elected RDA Chair. Hass facilitated the rest of the RDA meeting.

Consider approval of RDA meeting minutes from June 1st:

Motion (Sabatke/Koppelman) to approve the meeting minutes from June 1st. Carried.

Public Comments: None.

Review 2004 Legal Basis for Merrill Redevelopment Authority (RDA):

Due to turnover in RDA Commissioners, the Merrill Common Council Ordinance creating the RDA was included in the agenda packet for review. Unertl reported that the RDA has worked in partnership with the Common Council to facilitate developments throughout Merrill.

Since the Merrill Area Housing Authority (MAHA) was already operating an affordable housing program under Wisconsin Statutes, the City of Merrill formed a Redevelopment Authority (RDA) in October 2004. City of Tomahawk has a Community Development Authority (CDA) structure.

Updates on Lincoln County Housing Summit and Central to Success Workforce Summit:

Key regional issues include attracting and retaining workforce; availability of housing; and availability of childcare.

LCEDC Bialecki reported on joint housing planning with Lincoln County, City of Tomahawk, and City of Merrill. Group will be issuing a Request for Proposals (RFP) for tax credit developer to construct and operate proposed scattered site Affordable Housing. Proposed development site in Merrill is the Lincoln County-owned property at the corner of Memorial Dr. and E. 6th St.

Unertl highlighted the 2022 WHEDA tax credit awards. This is extremely competitive process and only 23 projects received funding (including one in City of Antigo).

Review Updated Status of Residential Developments:

Unertl provided new format to report status of all the single-family home developments, as well as multi-family developments. Occupancy permits were issued for two additional homes on Superior St. Public Works Director/City Engineer Akey advised that Prairie River Properties would likely not do a separate Certified Survey Map (CSM) for E. 10th St. and just wait till property plat is developed.

Bares asked about number of available building lots in City of Merrill? City Administrator Johnson reported that many vacant lots are owned by adjacent homeowner and others not available for sale.

Review Updated Status of Residential Developments (Continued):

S.C. Swiderski LLC is working to complete the second 20-unit apartment building. The first three completed buildings are fully occupied. The State of Wisconsin has just approved the building plans for Nicolet Lumber apartments and City of Merrill Building Permit was issued on June 28th. Footings have been installed for the three apartment buildings.

Review Funding Sources of Residential Developments:

Unertl highlighted information of the funding options that City of Merrill has used in recent years. TID cash development incentives and infrastructure improvements have been used to support multi-family developments in TID No. 11 (Rock Ridge Apartments), TID No. 10 (Fox Point Apartments), and TID No. 8 (Nicolet Lumber apartments at Webster/Eugene St. and S.C. Swiderski duplexes on Webster St.). There have been $10,000 per new single-family home TID No. 11 development incentives and this program is available throughout City of Merrill.

City of Rhinelander Housing Needs Assessment report from October 2021 was included in the RDA agenda packet. That report noted some housing information on City of Tomahawk and City of Merrill. Bialecki reported on pre-COVID plans to have Merrill Housing Fund with potential contributions from community employers. That type of Housing Fund initiative might no longer be fiscally viable.

One major Affordable Housing funding opportunity is extension of Tax Increment District (TID) No. 3 for another year (i.e. to 2027). This would allow for about $1 million for Affordable Housing initiatives throughout the City of Merrill. Other communities are using TID funding to obtain guarantees of specific number of affordable housing units within larger scale multi-family developments.

Unertl reported on Payment-in-Lieu of Taxes (PILOT) acceptance from Merrill Area Housing Authority (MAHA) related to Stonebridge Apartments. The joint Lincoln County, City of Tomahawk, and City of Merrill potential tax credit project will take time if successful in being awarded WHEDA tax credits.

Consider potential options to facilitate redevelopment of S. State St. property along Wisconsin River (State Street 13 LLC – TID No. 8):

The previous RDA interest in purchase of the property was for potential WHEDA tax credit development application (i.e. property has to be owned before tax credit application can be submitted). The Lincoln County-owned property at corner of Memorial Dr. and E. 6th St. is now being advanced for the December 2022 WHEDA tax credit application.

City Administrator Johnson advised, as MADC Board member, that he will be requesting potential Merrill Area Development Corp. (MADC) assistance in obtaining option to purchase the property on S. State St. In partnership with the City of Merrill, this would allow issuing of Request for Proposals (RFP) for multi-family redevelopment. Unertl emphasized likely need for additional multi-family residential development for occupancy in 2024 or 2025.

There was extensive RDA Commissioner discussion on need for broader planning effort. Commissioners would like more info on potential upcoming development requests. There is perception that City of Merrill is reactionary. Mayor Hass commented on need to be flexible to accommodate development proposals.

Consider potential options to facilitate redevelopment of S. State St. property along Wisconsin River (State Street 13 LLC – TID No. 8) - Continued:

Johnson briefly highlighted developer interest in the City-owned site in front of former Wal-Mart/Church Mutual Insurance. City purchased the about two acres for potential sit-down restaurant in conjunction with the rehabilitation of vacant Pine Ridge Plaza building for Tractor Supply Company.

Unertl also reported that with outside legal and appraisal assistance, City staff has requested release of the Federal IRS tax liens on the former Page Milk property. Once clear property title is achieved, there has been interest in potential manufacturing facility construction.

Next RDA Meeting: Wednesday, August 3rd at 8:00 a.m.

Adjournment: (Sabatke/Polak) to adjourn at 9:25 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MERRILL AND NICOLET LUMBER CO.

THIS FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT ("**Agreement**"), effective as of the date last executed by any party below, is made and entered into by, between and among **NICOLET LUMBER COMPANY, (**"**Developer**"**), PREMIER REAL ESTATE MANAGEMENT, LLC,** a Wisconsin limited liability company **("Premier")** and the **CITY OF MERILL,** a political subdivision of the State of Wisconsin **(**"**City**"**)**.

RECITALS:

A. The Developer and the City are parties to that certain Development Agreement dated September 22, 2021. (the "**Development Agreement**").

B. The Developer has contracted to sell Lot 1 of CSM 2855 (the "Property") to Premier.

C. Premier has agreed to assume the obligations of the Developer under the Development Agreement for the Property as therein defined, as more fully set forth hereinafter.

D. The City has agreed to consent to the assignment of the Development Agreement, as more fully set forth hereinafter. All capitalized terms shall have the meaning ascribed to them under the Development Agreement:

IT IS MUTUALLY AGREED AS FOLLOWS:

1. City Consent. The City hereby consents to the Assignment of the obligations of the Developer under the Development Agreement.

2. Assumption of Developer obligations by Premier. Premier hereby acknowledges the following specific provisions of the Development Agreement.

3. <u>Waiver by Developer of Incentive Payments</u>. Developer understands that based upon the assignment and assumption of the Development Agreement, Premier is entitled to receive the Incentive Payments to Developer provided for in the Development Agreement. Developer hereby irrevocably waives any entitlement to Incentive Payments to Developer and acknowledges that all such payments due thereunder will be payable to or as directed by Premier.

4. <u>Release of Developer</u>. The City hereby accepts the substitution of Premier as to the obligations of the Developer under the Development Agreement. The City agrees to look solely to Premier as to the obligations assumed by Premier. The City hereby releases the Developer of its obligations under the Development Agreement.

5. <u>No Further Amendment</u>. Except as set forth in this First Amendment to the Development Agreement, the Development Agreement shall remain in full force and effect.

BALANCE OF PAGE INTENTIONALLY BLANK

SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and in the year set forth below.

PREMIER:

PREMIER REAL ESTATE MANAGEMENT, LLC

BY:_______________________________________
Calvin M. Akin, Sole Member

Date: _____________________________________

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ___ day of _________, 2022, Calvin M. Akin to me known to be the Sole Member of Premier Real Estate Management, LLC and the person who executed the foregoing instrument, and acknowledged the same as the act and deed of said Developer.

____

Notary Public, State of, Wisconsin

My Commission is permanent.

DEVELOPER:

NICOLET LUMBER COMPANY

BY:_______________________________________
Jon Hermans, President

Date: _____________________________________

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this ___ day of __________, 2022, Jon Hermans to me known to be the President of Nicolet Lumber Company, and the person who executed the foregoing instrument, and acknowledged the same as the act and deed of said Developer.

____

Notary Public, State of, Wisconsin

My Commission:______________________________

CITY OF MERRILL

By:____

Date: ______________________________________

Attest:______________________________________

Date: ______________________________________

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _______________, 2022, above-named ___________________________ and ______________________, respectively of the City of Merrill to me known to be the persons who executed the foregoing instrument and acknowledged the same.

____
Notary Public, ___________ County, Wisconsin

My Commission: ____________________________

DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
NICOLET LUMBER COMPANY

THE DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of Sept. 22, 2021 by and between the City of Merrill, Wisconsin, (the "City") a political subdivision of the State of Wisconsin and Nicolet Lumber Company, (the "Developer").

RECITALS

A. The City desires to encourage economic development, the development of underutilized land, expand its tax base and create new jobs within the City.

B. Wis. Stat. §66.1105 (the "Tax Increment Law") provides the authority and establishes procedures by which the City may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans and finance such development through the use of tax incremental financing.

C. Wis. Stat. §66.1333 (the "Redevelopment Law") provides the authority and establishes the procedures by which the City acting through and by the Redevelopment Authority of the City of Merrill (the "RDA") may exercise powers necessary and convenient to carry out the purposes of the Redevelopment Law, cause redevelopment plans to be prepared, approve such plans, borrow money and issue bonds, implement provisions and effectuate the purposes of such plans and finance redevelopment through the Redevelopment Law.

D. The City of Merrill has acquired and will sell Lot 1 of CSM #2855 to the Developer land for apartment buildings development/construction for one (1) dollar ($1.00).

E. The Developer proposes to construct three, twelve-unit apartment buildings located within the Development Area (the "Project").

F. As an inducement to Developer to undertake the Development in TID 8 and to construct or cause to construct the Development, the City and the RDA intend to provide an incentive to Developer by making an incentive payment to the Developer, for project costs incurred, to construct apartment buildings within TID 8.

G. The City will construct Webster Street utility and street infrastructure between Alexander Street and Eugene Street at no expense to the Developer.

the extent of improvements completed as of January 1, 2023) property tax (2024 collection).

ARTICLE II
INCENTIVE PAYMENTS TO DEVELOPER

This development incentive is to facilitate development of the Project, a three (3) apartment building complex.

The City shall pay a cash TIF development incentive to the Developer in the aggregate amount of Two Hundred Thousand Dollars ($200,000) upon completion of the three (3) apartment building complex. This incentive shall be paid per the following schedule:

PAYMENT TIME FRAME	DEVELOPMENT INCENTIVES Nicolet Lumber Company

$100,000.00 upon issuance of State building occupancy permits.

$100,000.00 by September 1st the following year.

ARTICLE III
MISCELLANEOUS

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2038 or the date TID #8 is dissolved, Nicolet Lumber Company shall not sell, transfer, convey or assign the Development Area or any part thereof to any person, entity or in any manner which would render the Development Area exempt from property taxation without the prior written consent to the City. As an express condition for such consent, the City shall require purchaser to annually pay to the City an amount equal to all property taxes, which would have accrued to the Development Area if it were subject to property taxation. Any such payments shall be considered tax increment and shall be applied as set forth in above.

Section 3.02 Indemnification.

Nicolet Lumber Company, its successors and assigns shall indemnify and save harmless and defend the City and its respective officers, agents and employees from any and all liabilities, suits, actions, claims, demands, losses, costs, damages and expenses of every kind and description, including attorney costs and fees for claims of any character, including liability and expenses in connection with the loss of life, personal injury or damage to property or any of them brought because of any injuries or damages received or sustained by any persons or property on account of or arising out of or occasioned wholly or in part by any act or omission on Developer's part or on the part of its agents, contractors, subcontractors, invitees or employees provided that the foregoing indemnification shall not be effective for any claims of the indemnified parties that are not contemplated by this Agreement or which constitute gross negligence or willful misconduct.

The City, its successors and assigns, to the extent permitted under Wisconsin law, shall indemnify and save harmless and defend the Developer and its respective officers, agents and employees from any and all liabilities, suits, action claims, demands, losses, costs, damages and expenses of every kind and description, including attorney costs and fees for claims of any character, including liability and expenses in connection with the loss of life, personal injury or damage to property or any of them brought because of any injuries or damages received or sustained by any persons or property on account of or arising out of or accessioned wholly or in part by any act or omission on the City's part or on the part of its agents, contractors, subcontractors, invitees or employees provided that the foregoing indemnification shall not be effective for any claims of the indemnified parties that are not contemplated by this Agreement or which constitute gross negligence or willful misconduct.

Section 3.03 <u>No City Obligations</u>.

The City shall have no obligations or liability for any obligations or responsibilities to any lending institution, architect, contractor or sub-contractor or any other party retained by Developers in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developers specifically agrees that no representation, statements, assurances or guarantees will be made by Developers to any third-party contrary to this provision. Notwithstanding anything aforesaid to the contrary, the Developer may assign the payments due it under this agreement to the Developer's lender, for collateral purposes only.

Section 3.04 <u>Default</u>.

a. <u>Default and Notice of Default</u>. In the event either party to this Agreement is in default hereunder (the "Defaulting Party") the other party (the "Non-Defaulting Party") shall be entitled to take any action allowed by applicable law, by virtue of said default, provided that Non-Defaulting Party gives the Defaulting Party written notice of default describing the nature of the default, what action, if any, is deemed necessary to cure the same and specifying a time period of not less than sixty (60) days in which the default may be cured by the Defaulting party. Notwithstanding the foregoing, if any default cannot reasonably be cured within sixty (60) days, the Non-Defaulting Party shall refrain from exercising remedies as long as a cure is being diligently pursued.

If either party fails to cure a default as permitted herein, the Non-Defaulting Party, without limiting its remedies under this Agreement, may compel performance by the Defaulting Parting by bringing an action for specific performance. If after the specified time period for cure proceedings are initiated to cure an alleged default, the prevailing party in such proceedings shall be entitled to reimbursement from the other party for its reasonable attorney's fees and associated costs incurred in such proceedings.

b. Force Majeure. Neither party shall be responsible to the other party for any resulting losses if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of the enemies, strikes, fires, floods, acts of God, unusual weather, or by any other cause not within the control of the party whose performance was interfered with and which by the exercise of reasonable diligence such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause.

Section 3.05 Non-Discrimination.

Neither the Development nor any portion thereof shall be used by any party in any manner to permit unlawful discrimination or unlawful restriction on the basis of race, creed, ethnic origin or identity, color, gender, marital status, familial status, age, handicap, sexual orientation, or national origin and the construction and operation of the Development shall be in compliance with all effective laws, ordinances, and regulations relating to discrimination on any of the foregoing grounds.

Section 3.06 Parties and Interest; Survival of Agreements.

Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association, or corporation shall acquire or have any rights hereunder by virtue hereof. All representations and agreements in this Agreement shall remain operative and at full force and effect regardless of any investigation made by or on behalf of any party. No party may assign its rights under this Agreement without the written consent of the other party.

Section 3.07 Notices.

All notices, demand, certificates, or other communications under this Agreement shall be sufficiently given and shall be deemed given when hand-delivered or when mailed by first class mail postage pre-paid with property addresses indicated below:

To the City: City of Merrill, Wisconsin
Attention: City Clerk

1004 East First Street
Merrill, Wisconsin 54452

With a copy: The City Attorney, City of Merrill

To the Developers: Nicolet Lumber Co.
Attention: Jon Hermans
4050 Nicolet Dr.
Green Bay, WI 54311

Any party may, by written notice to the other party, designate a change of address for the purposes of aforesaid.

Section 3.08 Amendment.

No modification, alteration, or amendment of this Agreement shall be binding upon any party hereto until such modification, alteration, or amendment is reduced to writing and executed by all parties hereto.

Section 3.09 Governing Law.

The laws of the State of Wisconsin shall govern this Agreement.

Section 3.10 Severability.

If any provisions of this Agreement shall be held or deemed to be or shall in fact be inoperative or unenforceable as applied in any particular case, in any jurisdiction or jurisdictions or in all jurisdictions or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule of public policy or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance or of rendering and provision or provisions herein contained invalid, inoperative, or unenforceable to any extent whatsoever.

Section 3.11 Compliance with Law.

The parties shall, in undertaking the construction and operation of the Development, comply with all applicable federal, state, and local laws.

Section 3.12 City Authorization.

The execution of this Agreement was authorized by Resolution No. 2690 adopted on July 13, 2021, by the Common Council

IN WITNESS WHEREOF:

The parties have executed this Agreement as of 9/22, 2021

CITY OF MERRILL, WISCONSIN

Paul Russell ~~Derek Woellner,~~ Acting Mayor	William N. Heideman, Clerk
Approved:	Approved as to Form:
Katherine G. Unertl, Finance Director	Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally came before me this 22 day of Sept, 2021, the above named PAUL RUSSELL ~~Derek Woellner,~~ ACTING Mayor and William N. Heideman, Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

THOMAS N. HAYDEN
Notary Public, State of Wisconsin
My commission is permanent

NICOLET LUMBER COMPANY

By
Jon Hermans, President

STATE OF WISCONSIN)
) ss.
COUNTY OF BROWN)

Personally appeared before me this 8TH day of September, 2021, the above named Jon Hermans, President of Nicolet Lumber Company to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My commission 11/19/22

NOTARY PUBLIC
JOHN M. MAAS
STATE OF WISCONSIN

CITY OF MERRILL

Merrill Tax Incremental Financing (TIF) and

other City economic development & housing programs

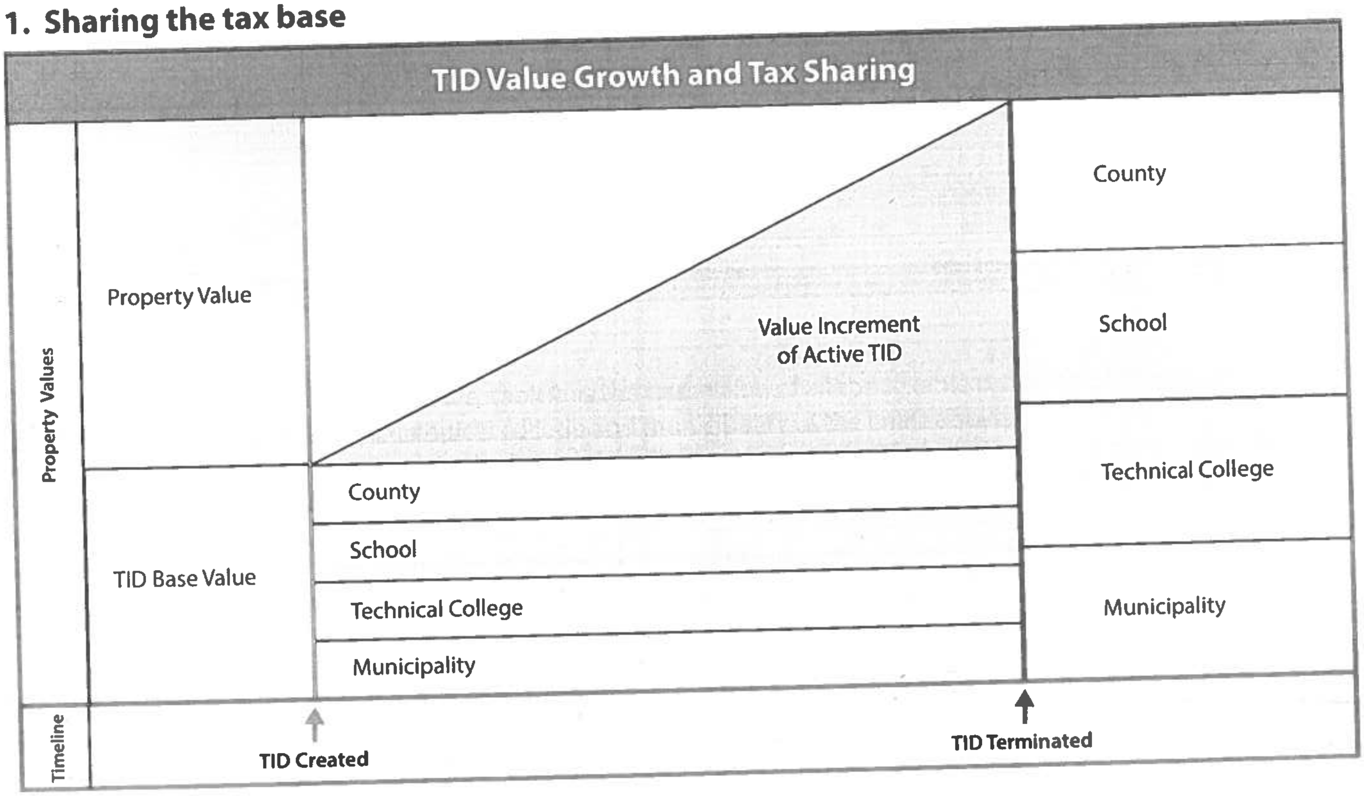
RDA Chair Steve Hass requested background information regarding TIF funding. What is eligible and how to apply

As noted on the following "How TIF Works" from the Wisconsin Department of Revenue TIF Manual, **new tax value growth is dedicated to the Tax Increment District (TID)**. The TID is a specified geographic area.

B. How TIF Works

When a municipality creates a TID, the municipality and other taxing jurisdictions agree to support their operation from the existing tax base within the TID. They agree the municipality will use the taxes on the value increase in the TID to pay for the investment.

1. Sharing the tax base



Eligible expenses are included in the TID Plans including infrastructure investments and potential cash development incentives. The City of Merrill's use of TIF has been primarily to support:

- New tax base growth
- New jobs creation
- Rehabilitation or demolition of "blighted" vacant buildings (including delinquent tax foreclosure properties)
- New housing units beginning in 2016

As to City TIF and other City support for Housing:

- TID Residential Incentive Program implemented in 2021 - $10,000 for new housing units (including single-family homes and duplexes).

  Larger housing unit developments would be covered through formal TIF Development Agreement.

- Community Development Housing Rehabilitation – **income-based** loan program

- City of Merrill accepts Payment-in-lieu-of property taxes (PILOT) – Merrill Area Housing Authority (MAHA)

- City of Merrill is working toward joint Lincoln County program with the City of Tomahawk – proposed WHEDA tax credit development application by December 2022

  Lincoln County-owned property at corner of Memorial Dr. and E. 6th St. is proposed as location within the City of Merrill

Does the Redevelopment Authority (RDA) and Common Council want to facilitate "affordable housing" with expanded Tax Incremental Financing (TIF) support?

There will be over a $1 million available through Tax Increment District No. 3 when lifespan extended one-year to 2027.

Tax Incremental District (TID) Residential Incentive Program – City of Merrill

Program Objective:

To provide incentive for new single-family or duplex home construction within City of Merrill on privately-owned development lots.

Areas eligible for the Tax Incremental District (TID) program include development lots within TIDs or within ½ mile of TID boundary.

Amount Available:

Up to 5% of the preliminary assessment valuation (maximum of $10,000) for completed new residential homes or duplexes.

TID Incentive Payment:

Will be paid within thirty days after an Occupancy Permit has been issued by the City of Merrill Building Inspector and after preliminary assessment valuation by the City of Merrill Assessor.

Application Process:

Completion of TID Residential Incentive Program form and submission to the Merrill Redevelopment Authority (RDA) via City Clerk-Treasurer Office at 1004 E. 1st St. or e-mailed to RDA Secretary at Kathy.Unertl@ci.merrill.wi.us.

Please call with questions to (715) 536-5594.

City of Merrill

Tax Incremental District (TID) Residential Incentive Program Application Form

Owner Contact Information:

Name: ____

Mailing Address: ____

Phone Number: ______________________________

E-Mail Address: ______________________________

New Residential Site:

Tax Parcel Number: ___________________________

Home Site Address: ______________________________________

House Type: Single Family ____ or Duplex ____

Date of Application: _________________

Submit to:

Merrill Redevelopment Authority (RDA) via Clerk-Treasurer Office at 1004 E. 1st St. Merrill, WI. 54452 or e-mailed to RDA Secretary at Kathy.Unertl@ci.merrill.wi.us.

Tax Increment District (TID) No. _________

COMMUNITY DEVELOPMENT

CITY OF MERRILL HOUSING REHABILITATION

A PROGRAM DESIGNED TO ASSIST HOME OWNERS AND HOME BUYERS

What are Community Development Loans?

These loans were made possible by a Federal program that is administered by the State of Wisconsin and awarded by the City of Merrill, Community Development Program Coordinator.

For **HOME OWNERS**, the program provides zero interest, deferred loans (the loan is repaid when you move from the home) that may be used by "low and moderate income" **home owners** for eligible home repairs.

For **HOME BUYERS**, the program provides zero interest, deferred loans that may be used by "low and moderate income" buyers for home purchases.

What is "Low and Moderate Income"?

A home owner must not have household income exceeding the following limits:

Household Size	Income Limit
1	$45,650.00
2	$52,200.00
3	$58,700.00
4	$65,200.00
5	$70,450.00
6	$75,650.00
7	$80,850.00
8	$86,100.00

Income includes gross wages, interest income, social security, retirement, unemployment or worker's compensation and other income benefits. Contact the Community Development office for details regarding your situation.

What can the loan be used for?

Eligible repairs include weatherization (insulation, storm windows, etc.), interior repairs, updating plumbing, wiring, heating, repairing a chimney, foundation, porch, roof, siding or painting exterior of home. For Home buyers, funds may be used for down payment and closing costs. Your property could also be modified to make it handicapped accessible. Whenever possible, the City will coordinate its efforts with other established agencies and organizations such as the Community Action Program (CAP) and Wisconsin Public Service.

How much can I borrow?

The amount will depend on the type of work being done and if there is adequate equity in the property to secure the loans value. As with any similar construction job, you will need to get bids by contractors, and the work will be inspected by the City before payments are made. The Community Development office will assist you with all of these arrangements.

How do I apply for the loan?

For more information and applications call 536-4880 or stop in at:

Merrill City Hall

Community Development

1004 East First Street

Merrill, WI 54452

EQUAL OPPPORTUNITY PROGRAM

As to City TIF and other City support for businesses and manufacturing:

- Reviewed on case-by-case basis. TIF funding has been allocated in the past for façade improvements, infrastructure investments, cash development incentives for new developments, and TIF forgivable loans related to job creation.

- Request for TIF Development Incentive Form is provided for review

See following for City of Merrill policies including:

- Tax delinquent properties
- TIF Façade development incentives
- TID Loan Program (for environmental and demolition)

Economic Development Loans:

City of Merrill has City Revolving Loan Funds for economic development and access to Central Wisconsin Economic Development (CWED) through City of Merrill Community Development Department and Lincoln County Economic Development Corp. (LCEDC).

REQUEST FOR TIF DEVELOPMENT INCENTIVE

TID No: _______

Contact Name & Address: ____

____

Telephone Number: ________________________

E-Mail Address: ________________________

Property Owner (how property is or will be titled) ________________________

Business Entity Name and Services Provided:

____

Corporation or LLC?__________________ What State____________________

Name(s) of Signers and Position They Hold in Company/LLC

____

Mailing Address ____

JOBS: (Number of existing and new positions)___________________________

____

DEVELOPMENT PROPOSAL: ____________________________________

____

____

REQUEST FOR TIF DEVELOPMENT INCENTIVE (PAGE 2)

INFRASTRUCTURE NEEDED:

None ☐ Water ☐ Sewer ☐ Street ☐ Other (Specify) ________________

REQUESTED CASH DEVELOPMENT INCENTIVE $: __________________

PROJECT TIMEFRAMES:

Start___________________ Planned Completion____________________

City of Merrill – Economic Development Program Policy

for Tax Delinquent Properties

- City staff/contractor resources will be minimized in facilitating potential redevelopment or new development by current or prospective owners of tax delinquent properties;
- City/RDA will not apply for Brownfield's grants/loans on behalf of owners of tax delinquent properties; and
- City/RDA will not consider TIF development incentives for current owners of tax delinquent properties.

Note: To apply for CWED regional economic loans, the property taxes must be paid.

Policy recommended by Merrill Redevelopment Authority (1/29/2013) and adopted by Merrill Common Council (2/12/2013)

City of Merrill TIF Façade Development Incentives

Criteria and objectives for the TIF façade program include:

- Property taxes must be current (i.e. not delinquent);
- Program object is façade upgrades or improvements to existing structures with preference for improvements consistent with "original style and character" of historical buildings;
- Not for routine property maintenance such as brick tuck pointing, repainting of brick facades, or window replacements unless part of an overall facade upgrade or improvement project;
- Not for roof replacement or other routine property maintenance;
- No installation of vinyl siding, especially to replace existing brick facades;
- Not for projects that are already underway prior to property owner request for potential TIF development incentive;
- Program to support continuation of existing jobs or potential new job creation; and
- Potential generation of new property tax increment at the parcel or surrounding areas. However, it is not necessary that TIF facade projects generate the total TIF development incentive amount during the remaining life of the Tax Increment District (TID).

City of Merrill Redevelopment Authority will use TIF funding to facilitate façade projects through:

- Hiring and paying for an architect and redevelopment consultant to identify potential project scope, costs, and funding options.

Contact person for potential TIF funding is City Finance Director/Redevelopment Authority Secretary Kathy Unertl at (715) 536-5594.

<u>**Potential Low-Interest Loan Funding:**</u>

The City of Merrill has other Community Development loan programs available for potential projects that do not meet these TIF façade development incentives. Contact person is Community Development Program Administrator Shari Wicke at (715) 536-4880.

City of Merrill, Wisconsin

TIF Loan Program

Adopted July 12th, 2016 - Common Council

Loan Program Objective: To promote redevelopment within the City of Merrill through demolition of blighted and environmentally contaminated commercial and industrial buildings.

Purpose: To establish a Tax Incremental Financing (TIF) funded loan program to improve the marketability of properties with vacant buildings to facilitate redevelopment of sites served with existing public infrastructure.

Program: The TIF loan program is a low interest, short term loan to property owners who apply for funding for eligible TIF activities and purposes.

Eligible Properties: Eligible properties include vacant commercial and industrial properties that City staff would **not** recommend use of TIF development incentives to rehabilitate existing buildings. All property taxes must be current as to payment status. Property owners must be actively marketing the property for sale.

Eligible Activities: Loan funds could be used for:

1) Assessment and remediation of environmentally contaminated sites; and
2) Demolition of buildings and property clean-up.

Loan Administration and Terms: Loans shall be approved by the Redevelopment Authority and Common Council. Program will be administered by the Finance Director/RDA Secretary.

Loans shall be offered at 2% interest*. Repayment would be deferred for two (2) years from date of first disbursement of loan funds will all remaining principal and interest due and payable at the end of year five (5).

Unless there is another redevelopment TIF development agreement, the City's TIF loan is to be paid at closing with proceeds from the land sale and any additional owner monies as necessary when the property is sold.

Collateral shall consist of a mortgage on subject property. These terms shall be set forth in a TIF development agreement which shall include a provision whereby the City may purchase the vacant property as the assessed fair market land value if not sold or redeveloped by the property owner within five (5) years.

*With fifteen (15) year amortization schedule. After five years, there would be balloon payment due.

ECONOMIC DEVELOPMENT

About the Central Wisconsin Economic Development (CWED) & City of Merrill Revolving Loan Funds (RLF)

The purposes of the CWED & RLF Loan Funds are to fill financing gaps in local markets and to stimulate private sector development.

The CWED & RLF Loan Funds provide direct loans for up to 10 years at rates beginning at 3% and works in partnership with other lending institutions.

Objectives:

The CWED & RLF Loan Funds have many advantages that will help businesses grow. These objectives include:

• Encourage the creation and retention of permanent jobs that provide quality wages and benefits.
• Encourages the leveraging of new private investment in the form of fixed asset investment, particularly in land and buildings.
• Increase tax base.
• Perpetuate a positive and proactive business climate which encourages the retention and expansion of existing businesses and attract desirable new businesses.
• Promote Commercial and Industrial development.
• Encourage the development and use of modern technology and create safe and healthy work environments.
• Encourage an environmentally sensitive and sustainable business community.

Eligibility:

The sole proprietor, managing partner or member, of Chief Executive Officer of an eligible business wishing to establish a new operation or expand an existing operation. The applicant must demonstrate proposed project viability and the economic ability to repay the loan. Other regulations and restrictions do apply.

How Can CWED & RLF Loan Funds Be Used?

• Purchase of land, building, and fixed equipment.
• Purchase of a business.
• Working Capital.
• Facade Changes

How Can You Apply?

Contact Bill Bialecki, Executive Director, to discuss eligibility and availability of funds at 715-539-1024.

City of Merrill - Residential Developments

Status as of 7/25/2022

Single-Family Homes:

Developer	Location	Building Lots	Completed Occupancy Permits	Under Construction	Basement or Footings	Vacant Lots	TID
Ryan Ott/Denyon Homes	Superior/W. St. Paul	13	10	3	0	0	No. 11
JJ Premier/CMO Builders	Parkview/Edgewater	13	7	1	1	4	No. 11
JS Builders	E. 10th St. (Former HAVEN lots)	3	0	1	0	2	No. 7
(Water installation delayed due to ductile pipe availability)							
Timber Ridge Builders	Highland Dr.	2	0	2	0	0	No. 11
Merrill Area Housing Authority	MAPS BlueJay House - 808 E. 4th St.	2	0	1	0	1	Tax Exempt
S.C. Swiderski, LLC	Webster St. (Plat now approved)	15	0	0	0	15	No. 8
Phase 1 - Four in 2022							
Phase 2 - After Phase 1 completed (2023?)							
Phase 3 - Heldt St. utilities needed first (2024?)							
Ryan Ott Development	Johnson St. - Phase 1 (2022 - CSM)	3	0	0	0	3	No. 4
Ryan Ott Development	Johnson St. - Phase 2 (after Plat)	5	0	0	0	5	No. 4
	Totals	**56**	**17**	**8**	**1**	**30**	**Totals**

Note: North of E. 10th St. (Prairie River Properties) pending
Plat for about 20 building lots (if Spruce St. extended)

City of Merrill - Residential Developments

Status as of 7/25/2022

Duplexes:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	TID
Merrill Area Housing Authority	St. Francis Dr.	3	0	0	1	2	Tax Exempt
S.C. Swiderski, LLC	Webster St. (CSM Lot)	7	0	0	0	1	8

Multi-Family Apartments:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	TID
S.C. Swiderski, LLC (Planned 2022 occupancy)	Fox Point (E. 14th St.)	4	3	1	0	0	10
Nicolet Lumber (Planned 2023 Occupancy)	Webster St./Eugene St. State building plans approved 6/28/2022	3	0	0	3	0	8

REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority (RDA)

Date of Meeting: Wednesday, August 3rd, 2022

Request by: Finance Director/RDA Secretary Kathy Unertl

Describe below the item(s) you wish to have put on the agenda:
(please attach any pertinent information):

Consider 2022 TID No. 8 budget reallocation for fire protection line to serve West Chippewa LLC manufacturing property (Lincoln Wood)

A new fire protection water line was needed – see following location map.

This is more appropriate as a TID expense consistent with City of Merrill TID assistance with infrastructure improvements to facilitate manufacturing facility expansions (such as FVZ – Mitchell Metals),

TID No. 8 will have increased tax increment after the Lincoln Wood addition.

Expenses include the following:

- Integrity Fire Protection $4,230.00
- Merrill Water Utility $5,157.48

$9,387.48 Total

Fiscal Note:

TID No. 8 budget has about $200,000 for cub, gutter, and paving of Webster St. (between Alexander St. and Eugene St.) that will not be expended in 2022.

Date: 7/25/2022

Remit To:

INTEGRITY
FIRE PROTECTION
CONSULTING - DESIGN - ENGINEERING - CONTRACTING
5906 PRAIRIE ST. SCHOFIELD, WISCONSIN 54476
PHONE (715) 359-4261 FAX (715) 355-5753

To: Merrill Water Utilities
2401 River Street
Merrill, WI 54452

INVOICE № 62879

Date: 07-15-2022

Terms: Net. 30 Days

CUSTOMER ORDER NO.	OUR CONTRACT NO.	DESCRIPTION	AMOUNT
	225215		
		LABOR AND EXTRA MATERIAL REQUIRED TO ASSIST WITH THE RUNNING OF UNDERGROUND ASSOCIATED WITH THE WEST CHIPPEWA LLC (LINCOLN WOOD), MERRILL, WISCONSIN PROJECT.	
		MATERIAL:	3,592.00
		LABOR:	575.00
		SHOP DELIVERY:	63.00
		THANK YOU.	

Please Pay From Invoice – Statements Will Not Be Made
A 1½% per month charge will apply to past due accounts which is an annual interest rate of 18%

Amount Due → $4,230.00

White – Customer

CITY OF MERRILL - WATER UTILITY

Date:	Jul-22	
Customer ID:		
Name:	Lincoln Wood (Bill to)	
Address:		
Description:	Fire Line	

Material Used:	Item(s):	Quantity	Amount	Total	Billing Code
	7/11 BW/JL (labor 2hrs each)	4	$ 47.45	$ 189.80	
	7/11 JB (labor)	2	$ 47.45	$ 94.90	
	7/12 BW/DW (labor 11.5 hrs each)	23	$ 47.45	$ 1,091.35	
	7/12 JL (labor)	10	$ 47.45	$ 474.50	
	8" T	1	$ 274.00	$ 274.00	
	Mega Lugs	4	$ 53.95	$ 215.80	
	8" valve	1	$ 1,088.00	$ 1,088.00	
	Gaskets	4	$ 4.00	$ 16.00	
	8" kal to 8" ductile	2	$ 90.00	$ 180.00	
	valve setter	1	$ 96.00	$ 96.00	
	bell	1	$ 75.15	$ 75.15	
	gate box full assembly	1	$ 185.00	$ 185.00	
	cover	1	$ 19.55	$ 19.55	
	bolts	30	$ 1.75	$ 52.50	
	8" ductile (ft)	7	$ 21.50	$ 150.50	
	7/13 MD (labor)	1.5	$ 47.45	$ 71.18	
	7/13 DW (labor)	2.5	$ 47.45	$ 118.63	
	7/13 JL/BW (labor 4 hrs each)	8	$ 47.45	$ 379.60	
	4" plastic to plastic fernco	2	$ 10.63	$ 21.26	
	7/14 DW/BW (labor 1 hrs each)	2	$ 47.45	$ 94.90	
				$ -	
				$ -	
				$ -	
				$ -	
				$ -	
				$ 4,888.61	
			tax	$ 268.87	
	Amount to bill to customer/contractor: TOTAL			$ 5,157.48	

Attachment: TID8 -West Chippewa Fire Lane (9056 : TID8 West Chippewa Fire Lane)

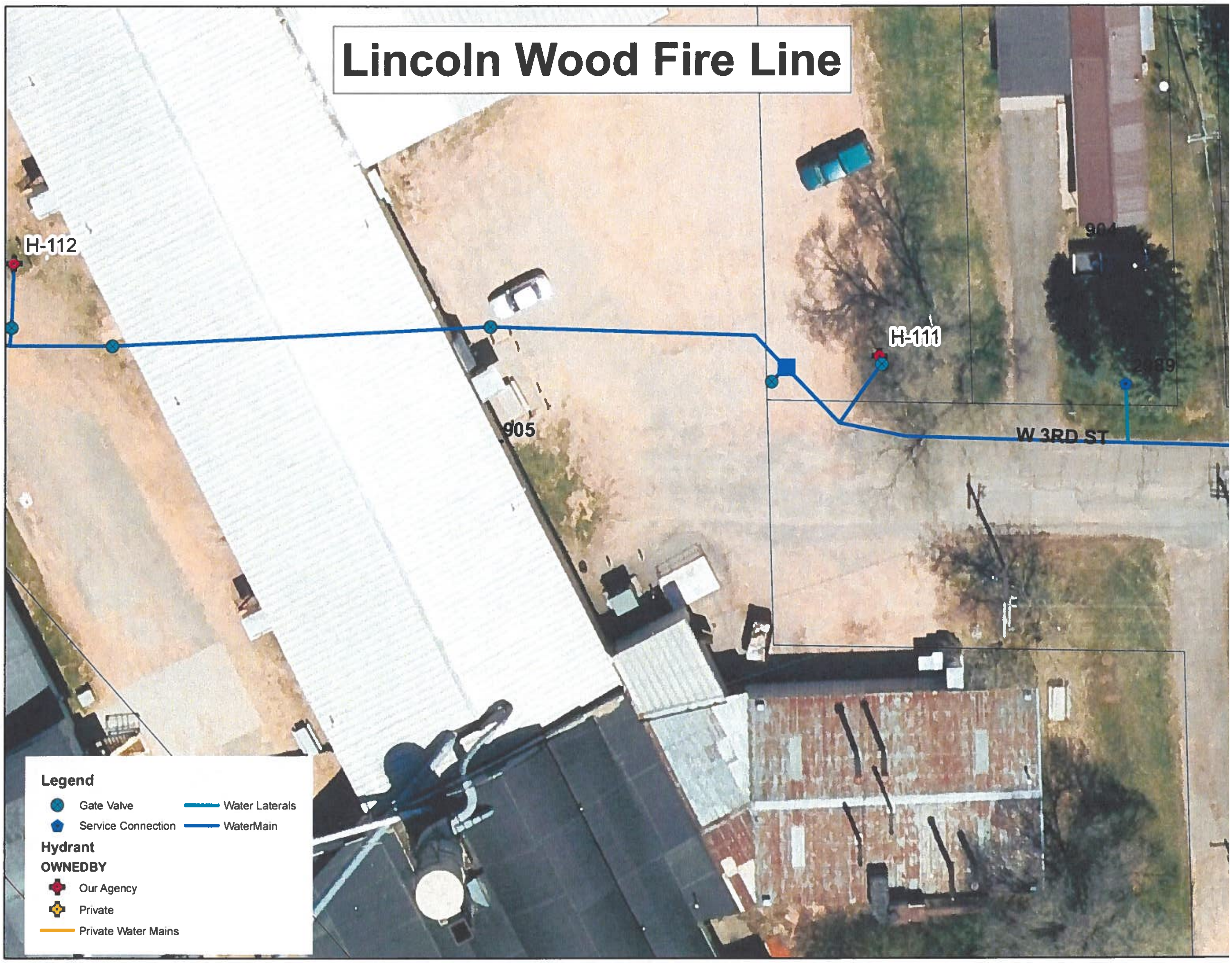
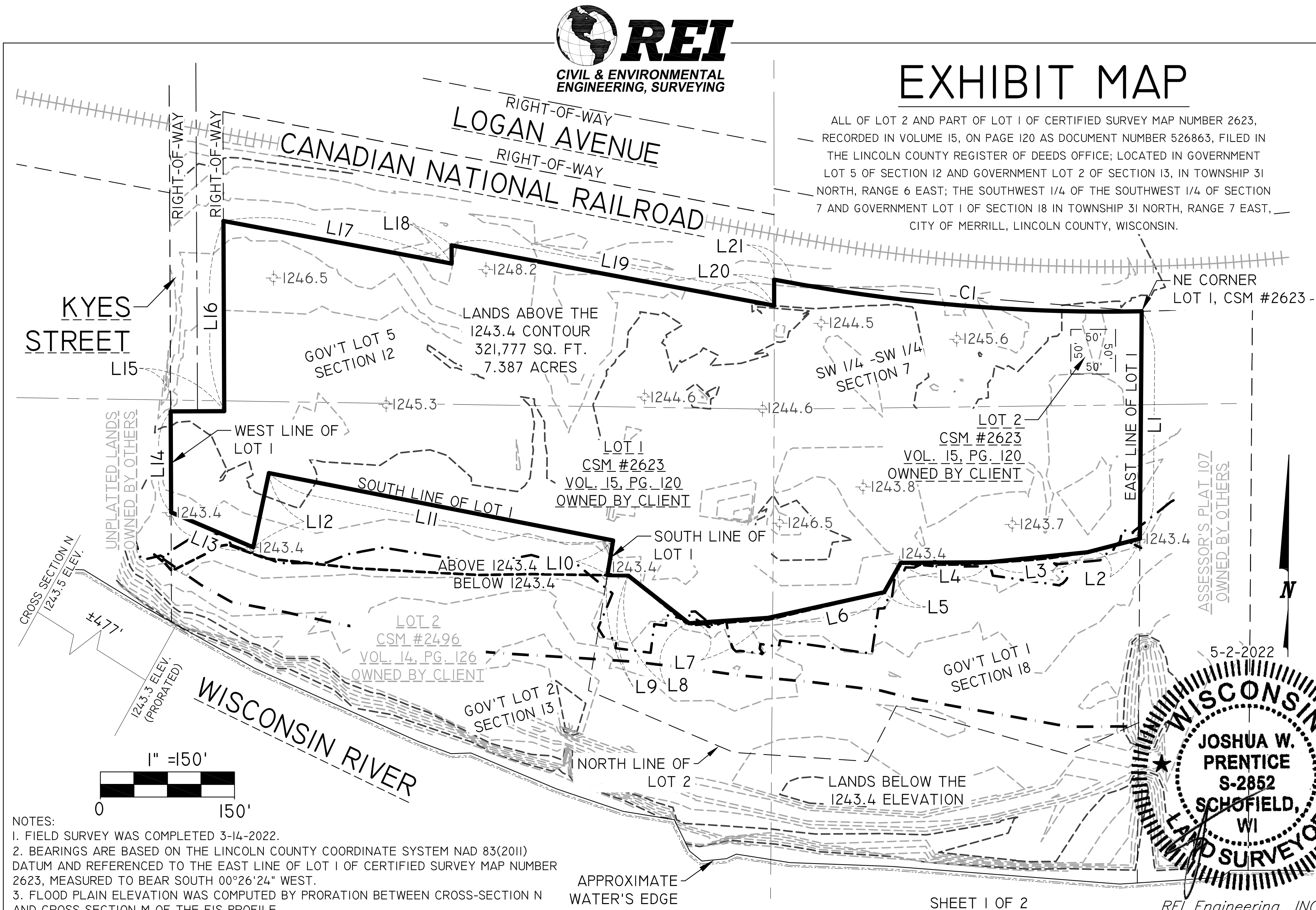

Lincoln Wood Fire Line
H-112
H-111
905
904
W 3RD ST
Legend
Gate Valve
Service Connection
Water Laterals
WaterMain
Hydrant
OWNEDBY
Our Agency
Private
Private Water Mains

EXHIBIT MAP

ALL OF LOT 2 AND PART OF LOT I OF CERTIFIED SURVEY MAP NUMBER 2623, RECORDED IN VOLUME I5, ON PAGE I20 AS DOCUMENT NUMBER 526863, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 5 OF SECTION I2 AND GOVERNMENT LOT 2 OF SECTION I3, IN TOWNSHIP 3I NORTH, RANGE 6 EAST; THE SOUTHWEST I/4 OF THE SOUTHWEST I/4 OF SECTION 7 AND GOVERNMENT LOT I OF SECTION I8 IN TOWNSHIP 3I NORTH, RANGE 7 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.



NOTES:
1. FIELD SURVEY WAS COMPLETED 3-14-2022.
2. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2623, MEASURED TO BEAR SOUTH 00°26'24" WEST.
3. FLOOD PLAIN ELEVATION WAS COMPUTED BY PRORATION BETWEEN CROSS-SECTION N AND CROSS SECTION M OF THE FIS PROFILE.

SHEET 1 OF 2

REI Engineering, INC.

LOMA EXHIBIT KYES STREET MERRILL, WISCONSIN 54452	EXHIBIT MAP	
PROJECT NO. 6086E	DRAWN BY: MJS	DATE: 5-2-2022

DRAWING FILE: P:\6000-6099\6086E - FORMER D&L PROPERTY - CITY OF MERRILL\DWG\6086E LOMA.DWG LAYOUT: EXHIBIT MAP-HORIZONTAL PLOTTED: MAY 03, 2022 - 3:43PM PLOTTED BY: MEL

Attachment: TID9 - Former Anson-Gilkey Floodplain (9057 : Floodplain delineation of former Anson-Gilkey

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

Line Table		
Line #	Bearing	Length
L1	S00°26'24"W	254.39'
L2	S75°28'19"W	60.94'
L3	S84°17'03"W	110.97'
L4	S89°35'10"W	98.11'
L5	S29°13'03"W	37.69'
L6	S77°32'54"W	133.17'
L7	S86°05'44"W	88.38'
L8	N51°54'12"W	86.82'
L9	N89°08'52"W	22.96'
L10	N09°20'17"E	39.29'
L11	N78°55'04"W	392.20'
L12	S11°56'06"W	84.98'
L13	N66°53'05"W	99.92'
L14	N00°15'30"W	112.89'
L15	N89°44'30"E	60.00'
L16	N00°15'30"W	212.72'
L17	S79°25'28"E	259.63'
L18	N00°15'30"W	20.36'
L19	S79°25'28"E	366.93'
L20	N00°03'56"W	29.02'
L21	S79°38'50"E	20.53'

Curve Table					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	392.76'	1959.80'	11°28'57"	S85°22'00"E	392.10'

WISCONSIN
JOSHUA W. PRENTICE S-2852 SCHOFIELD, WI
LAND SURVEYOR
5-2-2022

LANDS LYING ABOVE THE 1243.4 CONTOUR

ALL OF LOT 2 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2623, RECORDED IN VOLUME 15, ON PAGE 120 AS DOCUMENT NUMBER 526863, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 5 OF SECTION 12 AND GOVERNMENT LOT 2 OF SECTION 13, IN TOWNSHIP 31 NORTH, RANGE 6 EAST; THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7 AND GOVERNMENT LOT 1 OF SECTION 18 IN TOWNSHIP 31 NORTH, RANGE 7 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2623, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°26'24" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, 254.39 FEET; THENCE SOUTH 75°28'19" WEST, 60.94 FEET; THENCE SOUTH 84°17'03" WEST, 110.97 FEET; THENCE SOUTH 89°35'10" WEST, 98.11 FEET; THENCE SOUTH 29°13'03" WEST, 37.69 FEET; THENCE SOUTH 77°32'54" EAST, 133.17 FEET; THENCE SOUTH 86°05'44" WEST, 88.38 FEET; THENCE NORTH 51°54'12" WEST, 86.82 FEET; THENCE NORTH 89°08'52" WEST, 22.96 FEET TO THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2623; THENCE NORTH 09°20'17" EAST, COINCIDENT WITH SAID SOUTH LINE OF LOT 1, 39.29 FEET; THENCE NORTH 78°55'04" WEST, COINCIDENT WITH SAID SOUTH LINE OF LOT 1, 392.20 FEET; THENCE SOUTH 11°56'06" WEST, COINCIDENT WITH SAID SOUTH LINE OF LOT 1, 84.98 FEET; THENCE NORTH 66°53'05" WEST, COINCIDENT WITH SAID SOUTH LINE OF LOT 1, 99.92 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°15'30" WEST, COINCIDENT WITH SAID WEST LINE OF LOT 1, 112.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KYES STREET; THENCE NORTH 89°44'30" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF KYES STREET, 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID KYES STREET; THENCE NORTH 00°15'30" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF KYES STREET, 212.72 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE SOUTH 79°25'28" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 259.63 FEET; THENCE NORTH 00°15'30" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 20.36 FEET; THENCE SOUTH 79°25'28" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE. 366.93 FEET; THENCE NORTH 00°03'56" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 29.02 FEET; THENCE SOUTH 79°38'50" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 20.53 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 392.76 FEET, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 1959.80 FEET, A CENTRAL ANGLE OF 11°28'57", AND A CHORD THAT BEARS SOUTH 85°22'00" EAST FOR 392.10 FEET TO SAID NORTHEAST CORNER OF LOT 1 AND THE POINT OF BEGINNING.

SAID AREA CONTAINS 321,777 SQUARE FEET, 7.387 ACRES, MORE OR LESS.

SAID AREA IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

SHEET 2 OF 2

REI Engineering, INC.

LOMA EXHIBIT
KYES STREET
MERRILL, WISCONSIN 54452

EXHIBIT MAP

PROJECT NO.	DRAWN BY:	DATE:
6086E	MJS	5-2-2022

DRAWING FILE: P:\6000-6099\6086E - FORMER D&L PROPERTY - CITY OF MERRILL\DWG\6086E LOMA.DWG LAYOUT: EXHIBIT MAP-HORIZONTAL (2) PLOTTED: MAY 03, 2022 - 3:44PM PLOTTED BY:

Federal Emergency Management Agency

Washington, D.C. 20472

July 05, 2022

MR. JOSHUA PRENTICE
REI ENGINEERING
4080 NORTH 20TH AVENUE
WAUSAU, WI 54401

CASE NO.: 22-05-2361A
COMMUNITY: CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN
COMMUNITY NO.: 555565

DEAR MR. PRENTICE:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region

ATTENTION LICENSED PROFESSIONALS!

You can save time with electronic Letter of Map Amendment (eLOMA).

The Federal Emergency Management Agency (FEMA) has designed a web-based tool for licensed land surveyors and professional engineers to submit selected Letter of Map Amendment (LOMA) requests, known as an electronic Letter of Map Amendment (eLOMA), replacing the traditional process with an instantaneous determination within minutes!

Save time.

For more information visit:
https://hazards.fema.gov/femaportal/resources/eLOMA_faq.html

WHAT ARE THE BENEFITS OF eLOMA?

QUICK & EASY

- Receive a determination from FEMA in minutes
- Print a copy almost instantly and save digital copy

COMPLETELY ONLINE

- Electronic transfer of data, **NO MAILING REQUIRED**
- Electronic communication
- Register and renew license info online
- Save an in-progress request and resume later

ACCEPTS MOST LOMA REQUESTS

- Approximately 75% of all LOMA requests are eligible

CENTRAL LOCATION

- Track status of all submitted requests in one spot
- Holds data for 3 years
- Easy to organize required data and submit audit requirements

NO COST

- **NO FEE** to use eLOMA tool or print final determination

For more information visit: **https://hazards.fema.gov/femaportal/resources/e**

Federal Emergency Management Agency
Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy*. The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAENC-1 (LOMA Removal)

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN	A portion of Lots 1 and 2, Certified Survey Map No. 2623, as shown on the Plat recorded as Document No. 526863, in the Office of the Registe of Deeds, Lincoln County, Wisconsin The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 555565	
AFFECTED MAP PANEL	NUMBER: 55069C0541D	
	DATE: 8/16/2011	
FLOODING SOURCE: WISCONSIN RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:45.177611, -89.673236 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 8

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWES LOT ELEVAT (NAVD
1 & 2	--	CSM 2623	401 South Kyes Street	Portion of Property	X (shaded)	1243.4 feet	--	1243.4 f

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equal r exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE FLOODWAY
SUPERSEDES PREVIOUS DETERMINATION
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determi that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chanc being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property f the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the ler has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll fre (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2623, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 00°26'24" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, 254.39 FEET; THENCE SOUTH 75°28'19" WEST, 60.94 FEET; THENCE SOUTH 84°17'03" WEST, 110.97 FEET; THENCE SOUTH 89°35'10" WEST, 98.11 FEET; THENCE SOUTH 29°13'03" WEST, 37 .69 FEET; THENCE SOUTH 77°32'54" EAST, 133.17 FEET; THENCE SOUTH 86°05'44" WEST, 88.38 FEET; THENCE NORTH 51°54'12" WEST, 86.82 FEET; THENCE NORTH 89°08'52" WEST, 22.96 FEET TO THE SOUTH LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2623; THENCE NORTH 09°20'17" EAST, COINCIDENT WITH SAID SOUTH LINE OF LOT I, 39.29 FEET; THENCE NORTH 78°55'04" WEST, COINCIDENT WITH SAID SOUTH LINE OF LOT 1, 392.20 FEET; THENCE SOUTH 11°56'06" WEST, COINCIDENT WITH SAID SOUTH LINE OF LOT 1, 84.98 FEET; THENCE NORTH 66°53'05" WEST, COINCIDENT WITH SAID SOUTH LINE OF LOT 1, 99.92 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00°15'30" WEST, COINCIDENT WITH SAID WEST LINE OF LOT 1, 112.89 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KYES STREET; THENCE NORTH 89°44'30" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF KYES STREET, 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID KYES STREET; THENCE NORTH 00°15'30" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF KYES STREET, 212.72 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE CANADIAN NATIONAL RAILROAD; THENCE SOUTH 79°25'28" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 259.63 FEET; THENCE NORTH 00°15'30" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 20.36 FEET; THENCE SOUTH 79°25 '28" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE. 366.93 FEET; THENCE NORTH 00°03'56" WEST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 29.02 FEET; THENCE SOUTH 79°38'50" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, 20.53 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 392.76 FEET, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 1959.80 FEET, A CENTRAL ANGLE OF 11°28'57", AND A CHORD THAT BEARS SOUTH 85°22'00" EAST FOR 392.10 FEET TO SAID NORTHEAST CORNER OF LOT I AND THE POINT OF BEGINNING

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the F Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emerg Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick “Rick” F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)
A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at http://www.fema.gov/about/regoff.htm.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))
This Determination Document supersedes our previous determination dated 4/28/2022, for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))
Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the F Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emerg Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Lincoln County
Ascent Land Records Suite

User: Public | Choose Category: Real Estate Property & Tax | What do you want to do? Search properties | Help ?

Browser Setup Help

Return to search results

Property Summary

Owner (s): STATE STREET 13 LLC	Location: Govt. Lot 2,Sect. 14, T31N,R6E
Mailing Address: STATE STREET 13 LLC PO BOX 375 MERRILL, WI 54452 Request Mailing Address Change	School District: 3500 - MERRILL SCHOOL

Tax Parcel ID Number: 251-3106-142-0003	Tax District: 251-CITY OF MERRILL	Status: Active
Alternate Tax Parcel Number:	Government Owned:	Acres: 4.5400

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
PRT
A P 502 IN G L 2 BEG AT INTRA OF S LN RR ROW WITH W LN S STATE ST S ALG W LN SD
ST TO N LN WIS RIV WLY & NLY ALG SD RIV TO S LN SD RR SELY POB

Site Address (es): *(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)*
300 S STATE ST MERRILL, WI 54452

Printer Friendly Page | View Interactive Map

Assessments

Tax Year: 2021

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value	Action
2	Commercial	9.090	$33,900	$0	$33,900	
Total:		9.090	$33,900	$0	$33,900	

Estimated Fair Market Value: $39,600 **Average Assessment Ratio:** 0.855751736

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.
** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Attachments

File Name	Comment	Created On	Created By	Action

Districts

Documents

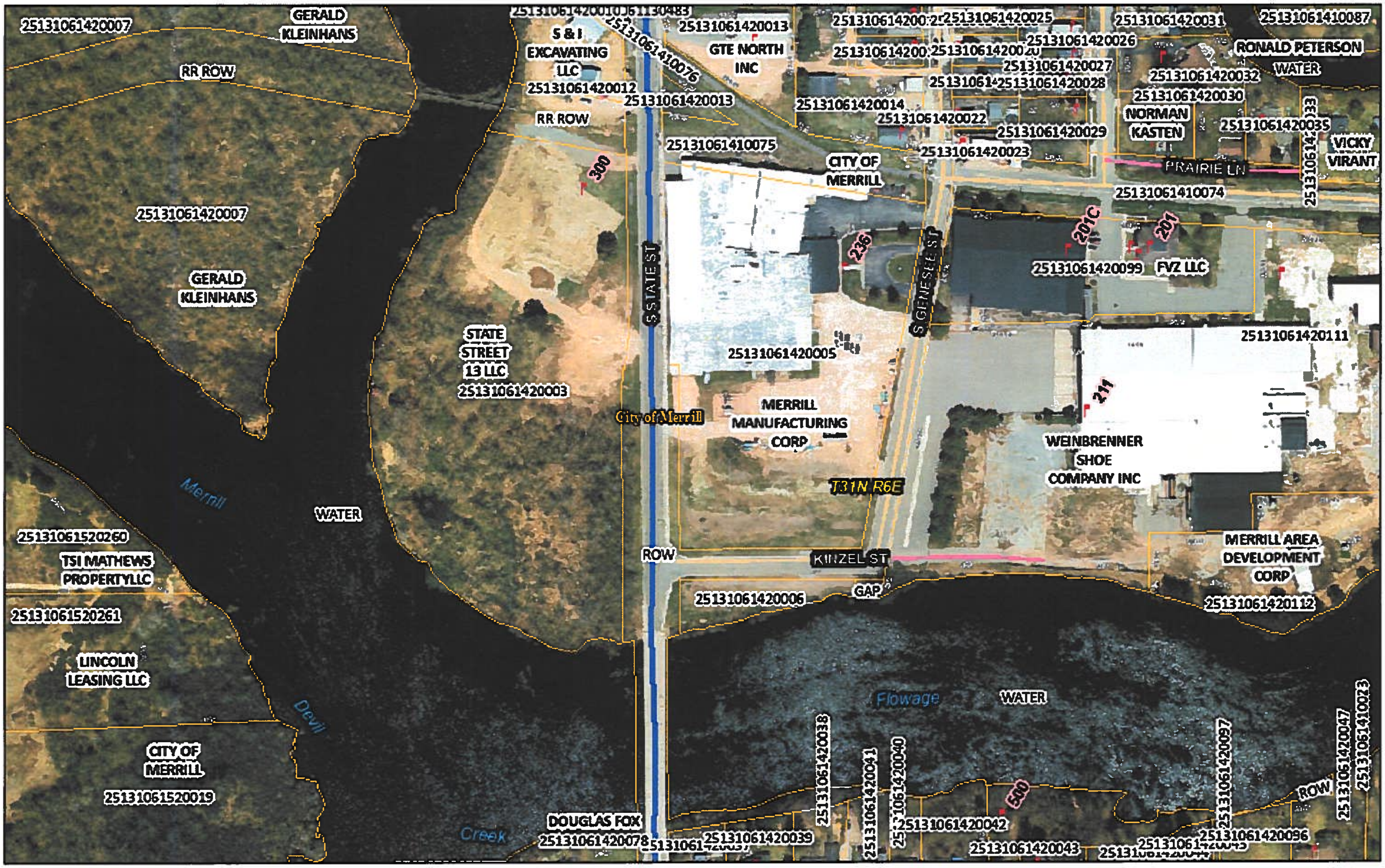
Notes

Parcel History

Permits

Attachment: TID8 - S State St Site (9058 : S.State St. property along Wisconsin River (State St. 13 LLC - TID No. 8))

City of Merrill



4/13/2022, 7:32:05 AM

City Limit
Lake and Stream Names
PLSS Section
PLSS Township
Municipal Boundaries
Public Roads LG Scale
County Highway
Town and City
Private Named
Parcels
Parcel PINs

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

City of Merrill, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,

We

Attachment: TID8 - S State St Site (9058 : S.State St. property along Wisconsin River (State St. 13 LLC -

City of Merrill

Annual Reports - 2021

Tax Incremental Districts (TIDs) No. 3 through No. 14

Kathy Unertl, Finance Director/RDA Secretary
City of Merrill

Finalized 6/30/2022

City of Merrill – Tax Incremental Districts (TIDs) - 2021

Major new residential developments:

TID No. 10 – Fox Point: S.C. Swiderski, LLC started construction of four new apartment buildings (total of 56 units).

TID No. 11 – Hwy 107 Area: City of Merrill facilitated Certified Survey Map (CSM) and formal Plats for two new single-family home developments on City-owned property. The developers include Ryan Ott Development & Construction/Denyon Homes and JJ Premier/CMO Builders.

Infrastructure investments included:

TID11 – for the single-family home developments:

Extension of utility and street infrastructure - Superior St. (W. 10th St. - W. St. Paul St.)

Curb, gutter, paving, and streetlighting - W. St. Paul St. (Champagne St. to N. State St.)

New utility and street infrastructure - Parkview Dr. (Edgewater Dr. to Rock Ridge Ct.)

TID8 - Purchased about 20 acres of agriculturally-zoned property:

New utility infrastructure - Webster St. (Alexander St. to Eugene St.) to facilitate 2022 residential developments (including three 12-unit apartments, seven duplexes, and twelve single-family home building lots).

TID7 - E. 10th St. (N. Mill St. to N. Spruce St.):

Property owner donated the northern half of E. 10th St. right-of-way to facilitate residential developments. Contract awarded for 2022 utility and street infrastructure improvements.

TID Cash Development Incentives:

Installment payments (per development agreements). Major new $300,000 development incentive for Weinbrenner Shoe Company to rehabilitate vacant manufacturing facility (former Hurd Windows & Doors). City Administrator assisted in obtaining $250,000 Idle Sites Grant award from the Wisconsin Economic Development Corp. (WEDC).

New Tax Increment Districts created (before City reached the State Equalized 12% limit):

TID13 - Future Lincoln County Hwy G Industrial/Business Park

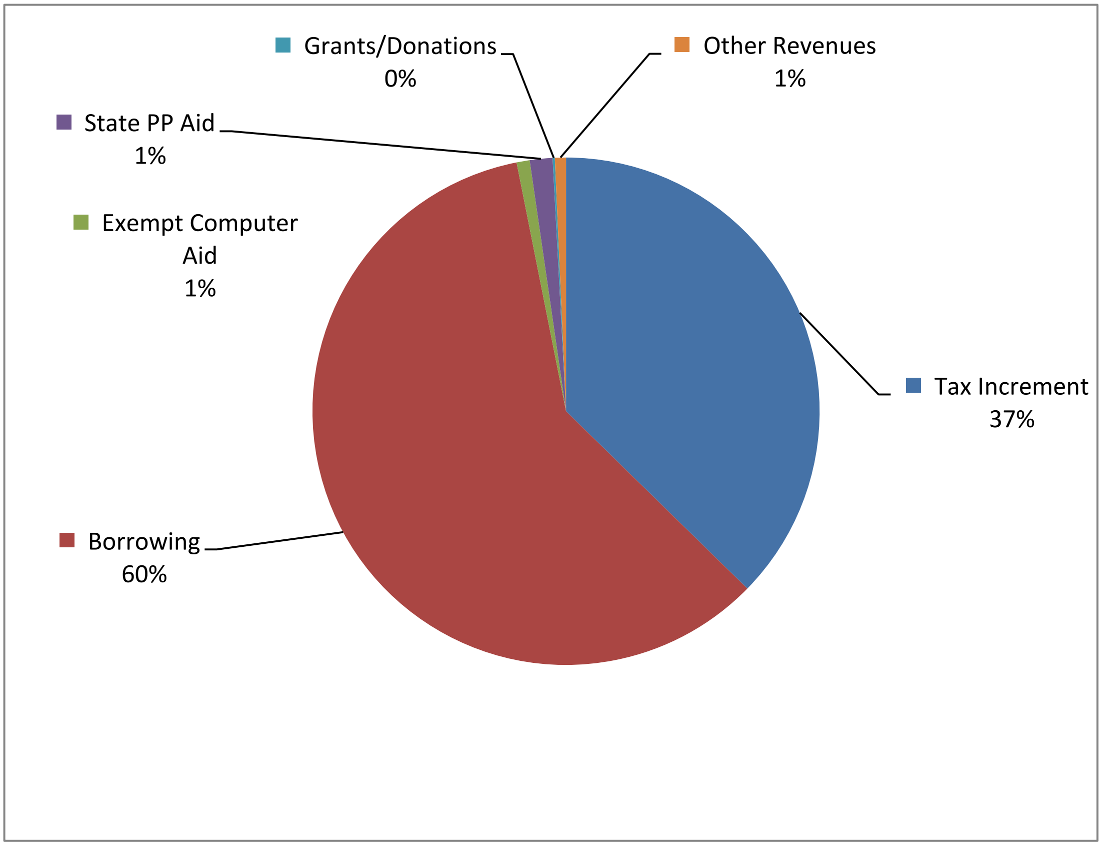
TID14 - Rain Car Wash (and adjacent tax parcel)

Note: Equalized Valuations as of 1/1/2022 will be available in August 2022.

City of Merrill - TID Annual Report Summary

Merrill TIDs No. 3 though TID No. 14

Revenues - 2021

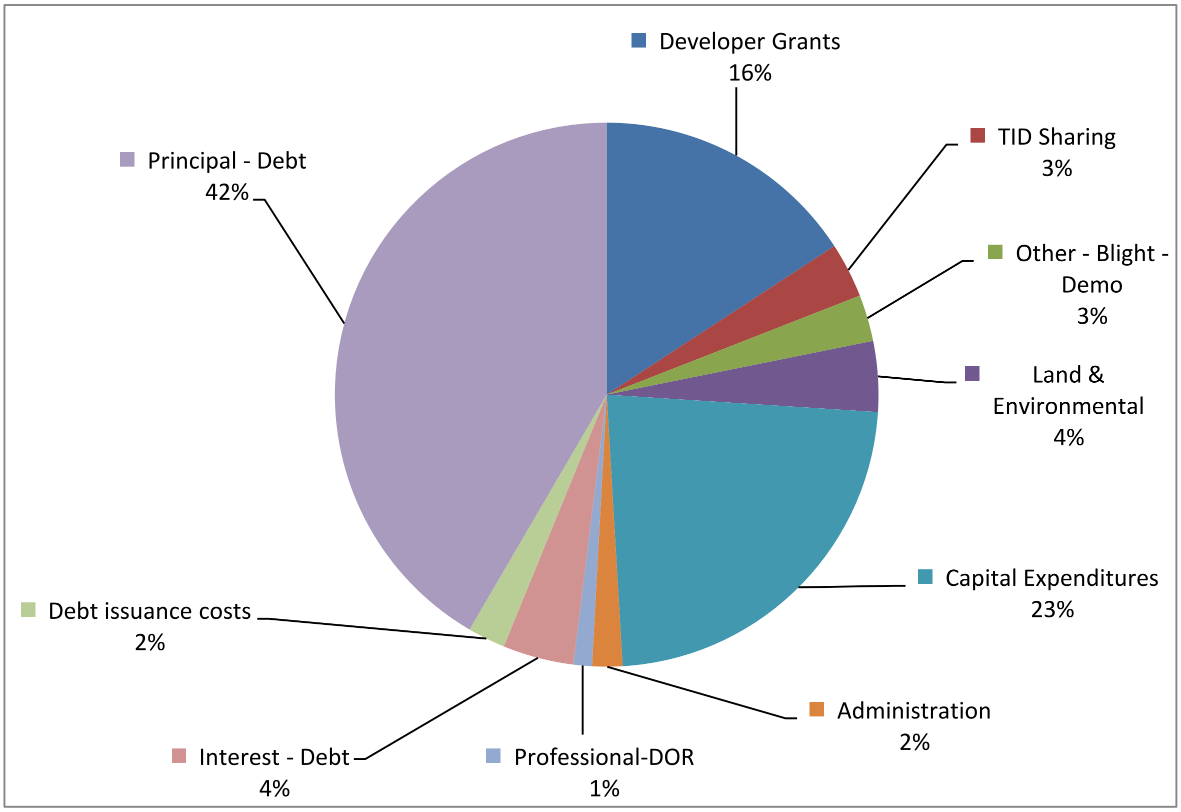


Tax Increment	$1,741,978	includes $160,000 Sharing
Borrowing	$2,779,696	includes TID Refinancing
Exempt Computer Aid	$38,855	
State PP Aid	$67,586	
Grants/Donations	$6,555	
Other Revenues	$32,960	
Total Revenues	**$4,667,630**	

City of Merrill - TID Annual Report Summary

Merrill TIDs No. 3 though TID No. 14

Expenditures - 2021



Developer Grants	$775,000
TID Sharing	$160,000
Other - Blight - Demo	$135,734
Land & Environmental	$205,365
Capital Expenditures	$1,130,198
Administration	$88,178
Professional-DOR	$53,963
Interest - Debt	$206,786
Debt issuance costs	$109,752
Principal - Debt	$2,039,513
Other - Escrow Refund	$25,000
Total Expenditures	**$4,929,489**

City of Merrill - TID Annual Report Summary - 2021

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
Beginning Balance	**$1,366**	**$3,046**	**$5,379**	**($562,643)**	**($138,321)**	**($594,820)**	**($370,492)**

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
TID allocated from another TID?	No	No	No	Yes	Yes	Yes	Yes
Allocation amount from other TIDs	$0	$0	$0	$50,000	$0	$90,000	$20,000

Revenues

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
Tax increment	$968,674	$197,868	$17,464	$57,648	$116,594	$58,260	$0
Borrowing	$0	$0	$0	$0	$0	$1,019,696	$0
Dev. guarantees (Loan Repayments)	$0	$0	$0	$0	$0	$0	$2,819
Transfer from other funds	$0	$0	$0	$0	$0	$0	$0
Other grant/donation sources	$0	$0	$0	$0	$0	$6,555	$0
Other revenue (Debt Premium)	$0	$0	$0	$0	$0	$0	$0
Investment income	$0	$0	$0	$0	$0	$0	$0
Special assessments	$0	$0	$0	$0	$0	$0	$0
Exempt computer aid	$12,673	$13,161	$137	$2,844	$1,476	$3,668	$4,896
State Personal Property Aid	$36,872	$10,672	$0	$0	$0	$0	$0
Refund - Manufacturing PP Error					$6,764		
Miscellaneous revenue	$0	$0	$0	$0	$0	$200	$0
Sale of property	$0	$0	$0	$5,061	$2,000	$13,685	$2,050
Total Revenues (with Sharing)	**$1,018,219**	**$221,701**	**$17,601**	**$115,553**	**$126,834**	**$1,192,064**	**$29,765**

Summary - Page 1

City of Merrill - TID Annual Report Summary - 2021

Expenditures

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
Developer Grants & Loans	$165,000	$0	$0	$20,000	$0	$310,000	$0
TID Sharing?	Yes	Yes	No	No	No	No	No
TID Sharing Amount	$50,000	$110,000	$0	$0	$0	$0	$0
Other - Blight - Demo	$0	$0	$0	$53,201	$34,457	$47,895	$181
Other - PP or Escrow Refunds							
Capital Expenditures	$0	$0	$6,236	$0	$0	$414,510	$0
Administration	$2,664	$6,651	$206	$2,177	$7,352	$37,338	$2,236
Professional Services	$2,714	$10,503	$500	$1,250	$1,855	$2,191	$2,075
Interest & fiscal charges	$50,698	$18,683	$917	$10,806	$8,093	$43,474	$8,350
WI DOR Fees	$150	$150	$150	$150	$150	$150	$150
Refund of State Personal Property Aid			$211				
Discount on long-term debt	$0	$0	$0	$0	$0	$0	$0
Debt issuance costs	$0	$0	$0	$0	$0	$63,872	$0
Principal on long-term debt	$746,362	$74,000	$1,489	$22,662	$85,000	$55,000	$15,000
Enviornmental Costs	$0	$0	$0	$0	$0	$5,384	$0
Real property assembly costs	$0	$0	$0	$0	$2,139	$197,842	$0
Total Expenditures	**$1,017,588**	**$219,987**	**$9,709**	**$110,246**	**$139,046**	**$1,177,656**	**$27,992**

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9
Balance at end of fiscal year	**$1,997**	**$4,760**	**$13,271**	**($557,335)**	**($150,533)**	**($580,412)**	**($368,719)**
Future project costs	$5,001,997	$1,204,760	$113,271	$267,665	$1,649,467	$1,669,588	$631,281
Future revenues	$5,000,000	$1,200,000	$100,000	$825,000	$1,800,000	$2,250,000	$1,000,000
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9

Summary - Page 2

Attachment: Merrill TID 2021 Annual Reports (9059 : TID 2021 - Annual Reports)

City of Merrill - TID Annual Report Summary - 2021

No. 10	No. 11	No. 12	Created 2021 No. 13	Created 2021 No. 14	Total
($58,417)	**($171,126)**	**$213**	**$0**	**$0**	**($1,885,815)**

No. 10	No. 11	No. 12	No. 13	No. 14	Total
No	No	No	No	No	
$0	$0	$0	$0	$0	**$160,000**

Revenues

No. 10	No. 11	No. 12	No. 13	No. 14	Total	
$0	$145,075	$20,395	$0	$0	**$1,581,978**	**Tax increment**
$565,000	$1,195,000	$0	$0	$0	**$2,779,696**	**Borrowing**
$0	$0	$0	$0	$0	**$2,819**	Dev. guarantees (Loan Repayments)
$0	$0	$0	$0	$0	**$0**	Transfer from other funds
$0	$0	$0	$0	$0	**$6,555**	Other grant/donation sources
$0	$0	$0	$0	$0	**$0**	Other revenue (Debt Premium)
$0	$0	$0	$0	$0	**$0**	Investment income
$0	$0	$0	$0	$0	**$0**	Special assessments
$0	$0	$0	$0	$0	**$38,855**	Exempt computer aid
$0	$20,042	$0	$0	$0	**$67,586**	State Personal Property Aid
					$6,764	Refund - Manufacturing PP Error
$0	$380	$0	$0	$0	**$580**	Miscellaneous revenue
$1	$0	$0	$0	$0	**$22,797**	Sale of property
$565,001	**$1,360,497**	**$20,395**	**$0**	**$0**	**$4,667,630**	**Total Revenues (with Sharing)**

Summary - Page 3

City of Merrill - TID Annual Report Summary - 2021

			Created 2021	Created 2021		
						Expenditures
No. 10	No. 11	No. 12	No. 13	No. 14	Total	
$50,000	$180,000	$0	$0	$50,000	**$775,000**	Developer Grants & Loans
No	No	No	No	No		TID Sharing?
$0	$0	$0	$0	$0	**$160,000**	TID Sharing Amount
$0	$0	$0	$0	$0	**$135,734**	Other - Blight - Demo
$25,000					**$25,000**	Other - PP or Escrow Refunds
$0	$696,817	$5,965	$0	$6,670	**$1,130,198**	Capital Expenditures
$5,712	$20,513	$666	$1,332	$1,331	**$88,178**	Administration
$273	$11,003	$750	$8,753	$8,596	**$50,463**	Professional Services
$19,913	$42,777	$3,075	$0	$0	**$206,786**	Interest & fiscal charges
$150	$150	$150	$1,000	$1,000	**$3,500**	WI DOR Fees
						Refund of State Personal Property Aid
$0	$0	$0	$0	$0	**$0**	Discount on long-term debt
$19,365	$26,515	$0	$0	$0	**$109,752**	Debt issuance costs
$495,000	$540,000	$5,000	$0	$0	**$2,039,513**	Principal on long-term debt
$0	$0	$0	$0	$0	**$5,384**	Enviornmental Costs
$0	$0	$0	$0	$0	**$199,981**	Real property assembly costs
$615,413	**$1,517,775**	**$15,606**	**$11,085**	**$67,597**	**$4,929,489**	**Total Expenditures**
No. 10	No. 11	No. 12	No. 13	No. 14		
($108,829)	**($328,404)**	**$5,002**	**($11,085)**	**($67,597)**	**($2,147,884)**	**Balance at end of fiscal year**
			Created 2021	Created 2021		
$2,391,171	$2,471,596	$345,002	$0	$357,404	$16,103,201	**Future project costs**
$2,500,000	$2,800,000	$340,000	$0	$425,000	$18,240,000	**Future revenues**
No. 10	No. 11	No. 12	No. 13	No. 14	Total	

Summary - Page 4

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07/01/2022	Report type ORIGINAL
TID number 003	TID type 6	TID name 03	Creation date 09/13/2005	Mandatory termination date 09/13/2025	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$1,366

Section 3 - Revenue		Amount
Tax increment		$968,674
Investment income		$0
Debt proceeds		$0
Special assessments		$0
Shared revenue		$0
Sale of property		$0
Allocation from another TID		
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	Exempt Computer Aid	$12,673
Source	State Personal Property Aid	$36,872
Total Revenue (deposits)		$1,018,219

Attachment: Merrill TID 2021 Annual Reports (9059 : TID 2021 - Annual Reports)

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$0
Administration		$2,664
Professional services		$2,714
Interest and fiscal charges		$50,698
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$0
Principal on long-term debt		$746,362
Environmental costs		$0
Real property assembly costs		$0
Allocation to another TID		
TID number	006	$50,000
Developer grants		
Developer name	Gaterway North-AmericInn Expansion	$40,000
Developer name	Cobblestone Hotel - Rehab	$30,000
Developer name	United Dev - 3201 E Main St. (Dollar Tree)	$20,000
Developer name	TSI State LLC - PowerHouse & Lawn Leisure	$25,000
Developer name	Golden Harvest	$50,000
Transfer to other funds		
Other expenditures		
Total Expenditures		$1,017,588

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$1,997
Future costs	$5,001,997
Future revenue	$5,000,000
Surplus or deficit	$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 6 - Preparer/Contact Information

Preparer name **Kathy Unertl**	Preparer title **Finance Director/RDA Secretary**
Preparer email **kathy.unertl@ci.merrill.wi.us**	Preparer phone **(715) 536-5594**
Contact name **Kathy Unertl**	Contact title **Finance Director/RDA Secretary**
Contact email **kathy.unertl@ci.merrill.wi.us**	Contact phone **(715) 536-5594**

Submission Information

Co-muni code	**35251**
TID number	**003**
Submission date	**06-24-2022 11:06 AM**
Confirmation	**TIDAR20210929O1656086820062**
Submission type	**ORIGINAL**

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07/01/2022	Report type ORIGINAL
TID number 004	TID type 6	TID name 04	Creation date 09/11/2007	Mandatory termination date 09/11/2027	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$3,046

Section 3 - Revenue		Amount
Tax increment		$197,868
Investment income		$0
Debt proceeds		$0
Special assessments		$0
Shared revenue		$0
Sale of property		$0
Allocation from another TID		
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	Exempt Computer Aid	$13,161
Source	State Personal Property Aid	$10,672
Total Revenue (deposits)		$221,701

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	$0
Administration	$6,651
Professional services	$10,503
Interest and fiscal charges	$18,683
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$74,000
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
TID number 008	$90,000
TID number 009	$20,000
Developer grants	
Developer name None	$0
Transfer to other funds	
Other expenditures	
Total Expenditures	**$219,987**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$4,760
Future costs	$1,204,760
Future revenue	$1,200,000
Surplus or deficit	$0

Section 6 - Preparer/Contact Information	
Preparer name **Kathy Unertl**	Preparer title **Finance Director/RDA Secretary**
Preparer email **kathy.unertl@ci.merrill.wi.us**	Preparer phone **(715) 536-5594**
Contact name **Kathy Unertl**	Contact title **Finance Director/RDA Secretary**
Contact email **kathy.unertl@ci.merrill.wi.us**	Contact phone **(715) 536-5594**

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07/01/2022	Report type ORIGINAL
TID number 005	TID type 6	TID name 05	Creation date 09/11/2007	Mandatory termination date 09/11/2027	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$5,379

Section 3 - Revenue	Amount
Tax increment	$17,464
Investment income	$0
Debt proceeds	$0
Special assessments	$0
Shared revenue	$0
Sale of property	$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source Exempt Computer Aid	$137
Total Revenue (deposits)	$17,601

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$6,236
Administration		$206
Professional services		$500
Interest and fiscal charges		$917
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$0
Principal on long-term debt		$1,489
Environmental costs		$0
Real property assembly costs		$0
Allocation to another TID		
Developer grants		
Developer name	None	$0
Transfer to other funds		
Other expenditures		
Name	State Personal Property Aid-Prior Year Refund	$211
Total Expenditures		**$9,709**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$13,271**
Future costs	**$113,271**
Future revenue	**$100,000**
Surplus or deficit	**$0**

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07/01/2022	Report type ORIGINAL
TID number 006	TID type 2	TID name 06	Creation date 05/12/2009	Mandatory termination date 05/12/2036	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-562,643

Section 3 - Revenue		Amount
Tax increment		$57,648
Investment income		$0
Debt proceeds		$0
Special assessments		$0
Shared revenue		$0
Sale of property		$5,061
Allocation from another TID		
TID number	003	$50,000
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	Exempt Computer Aid	$2,844
Total Revenue (deposits)		$115,553

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$0
Administration		$2,177
Professional services		$1,250
Interest and fiscal charges		$10,806
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$0
Principal on long-term debt		$22,662
Environmental costs		$0
Real property assembly costs		$0
Allocation to another TID		
Developer grants		
Developer name	DJC, LLC (Cooper Insurance)	$10,000
Developer name	RC-N-DI Invest (Central Lighthouse Storage)	$10,000
Transfer to other funds		
Other expenditures		
Name	Blight - Del Tax - 202 E 1st St	$12,953
Name	Blight - Del Tax - 205 N Stuyvesant St	$12,830
Name	Blight - Del Tax - 1700 E 1st St	$12,880
Name	Blight - Del Tax - 104 Hendricks St	$172
Name	Blight - Del Tax - 211 Cleveland St	$318
Name	Blight - Del Tax - 306 Cleveland St	$14,048
Total Expenditures		**$110,246**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$-557,336**
Future costs	**$267,664**
Future revenue	**$825,000**
Surplus or deficit	**$0**

Attachment: Merrill TID 2021 Annual Reports (9059 : TID 2021 - Annual Reports)

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 6 - Preparer/Contact Information	
Preparer name **Kathy Unertl**	Preparer title **Finance Director/RDA Secretary**
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Contact name **Kathy Unertl**	Contact title **Finance Director/RDA Secretary**
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Submission Information	
Co-muni code	**35251**
TID number	**006**
Submission date	**06-24-2022 12:34 PM**
Confirmation	**TIDAR20210929O1656092099251**
Submission type	**ORIGINAL**

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID

Co-muni code	Municipality		County	Due date	Report type
35251	MERRILL		LINCOLN	07/01/2022	ORIGINAL
TID number	**TID type**	**TID name**	**Creation date**	**Mandatory termination date**	**Expected termination date**
007	2	07	08/11/2009	08/11/2036	N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-138,321

Section 3 - Revenue		Amount
Tax increment		$116,594
Investment income		$0
Debt proceeds		$0
Special assessments		$0
Shared revenue		$0
Sale of property		$2,000
Allocation from another TID		
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	Exempt Computer Aid	$1,476
Source	Refund for 2020 PP Manuf Error	$6,764
Total Revenue (deposits)		$126,834

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$0
Administration		$7,352
Professional services		$1,855
Interest and fiscal charges		$8,093
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$0
Principal on long-term debt		$85,000
Environmental costs		$0
Real property assembly costs		$2,139
Allocation to another TID		
Developer grants		
Developer name	N/A	$0
Transfer to other funds		
Other expenditures		
Name	Blight - Del Tax - 405 E 7th St	$16,629
Name	Blight - Del Tax - 400 E 4th St	$10,000
Name	Blight - Del Tax - 700 E 4th St	$5,615
Name	Blight - Del Tax - 607 Douglas St	$429
Name	Blight - Del Tax - 609 Douglas St	$559
Name	Blight - Del Tax - 501 Blaine St	$1,225
Total Expenditures		$139,046

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-150,533
Future costs	$1,649,467
Future revenue	$1,800,000
Surplus or deficit	$0

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 6 - Preparer/Contact Information

Preparer name **Kathy Unertl**	Preparer title **Finance Director/RDA Secretary**
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Submission Information

Co-muni code	**35251**
TID number	**007**
Submission date	**06-24-2022 12:18 PM**
Confirmation	**TIDAR20210929O1656091093458**
Submission type	**ORIGINAL**

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07/01/2022	Report type ORIGINAL
TID number 008	TID type 2	TID name 08	Creation date 09/27/2011	Mandatory termination date 09/27/2038	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-594,820

Section 3 - Revenue		Amount
Tax increment		$58,260
Investment income		$0
Debt proceeds		$1,019,696
Special assessments		$0
Shared revenue		$0
Sale of property		$13,685
Allocation from another TID		
TID number	004	$90,000
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	Exempt Computer Aid	$3,668
Source	River Bend Trail Foundation - Reimbursement	$6,555
Source	Bid Spec Revenue	$200
Total Revenue (deposits)		$1,192,064

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$414,510
Administration		$37,338
Professional services		$2,191
Interest and fiscal charges		$43,474
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$63,872
Principal on long-term debt		$55,000
Environmental costs		$5,384
Real property assembly costs		$197,842
Allocation to another TID		
Developer grants		
Developer name	Weinbrenner Shoe Company	$300,000
Developer name	S&S Bar	$10,000
Transfer to other funds		
Other expenditures		
Name	Blight - Del Tax - 405 N Genesse St	$3,149
Name	Blight - Del Tax - 601 N Genesse St	$173
Name	Blight - Del Tax - 403 East St	$197
Name	Blight - Del Tax - 405 East St	$203
Name	Blight - Del Tax - 410 Prospect St	$20,820
Name	Blight - Del Tax - 809 Grand Ave	$169
Name	Blight - Del Tax - 120 N Foster St	$50
Name	Blight - Del Tax - 1405 Mathews St	$10,855
Name	Blight - Del Tax - 811 N State St	$12,059
Name	Blight - Del Tax - 1905 Jackson St	$220
Total Expenditures		**$1,177,656**

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-580,412
Future costs	$1,669,588
Future revenue	$2,250,000
Surplus or deficit	$0

Section 6 - Preparer/Contact Information	
Preparer name **Kathy Unertl**	Preparer title **Finance Director/RDA Secretary**
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Contact name **Kathy Unertl**	Contact title **Finance Director/RDA Secretary**
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Submission Information	
Co-muni code	35251
TID number	008
Submission date	06-25-2022 11:52 AM
Confirmation	TIDAR20210929O1656175923151
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code **35251**	Municipality **MERRILL**		County **LINCOLN**	Due date **07/01/2022**	Report type **ORIGINAL**
TID number **009**	TID type **2**	TID name **09**	Creation date **09/24/2013**	Mandatory termination date **09/24/2040**	Expected termination date **N/A**

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-370,492

Section 3 - Revenue		Amount
Tax increment		$0
Investment income		$0
Debt proceeds		$0
Special assessments		$0
Shared revenue		$0
Sale of property		$2,050
Allocation from another TID		
TID number	004	$20,000
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	Exempt Computer Aid	$4,896
Source	Loan Repayments - Former Club Modern Demo	$2,819
Total Revenue (deposits)		$29,765

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$0
Administration		$2,236
Professional services		$2,075
Interest and fiscal charges		$8,350
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$0
Principal on long-term debt		$15,000
Environmental costs		$0
Real property assembly costs		$0
Allocation to another TID		
Developer grants		
Developer name	None	$0
Transfer to other funds		
Other expenditures		
Name	Blight - Del Tax - 307 Cooper St.	$181
Total Expenditures		$27,992

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-368,719
Future costs	$631,281
Future revenue	$1,000,000
Surplus or deficit	$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
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Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07/01/2022	Report type ORIGINAL
TID number 010	TID type 2	TID name 10	Creation date 09/22/2015	Mandatory termination date 09/22/2042	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-58,417

Section 3 - Revenue	Amount
Tax increment	$0
Investment income	$0
Debt proceeds	$565,000
Special assessments	$0
Shared revenue	$0
Sale of property	$1
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	$565,001

Attachment: Merrill TID 2021 Annual Reports (9059 : TID 2021 - Annual Reports)

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$0
Administration		$5,712
Professional services		$273
Interest and fiscal charges		$19,913
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$19,365
Principal on long-term debt		$495,000
Environmental costs		$0
Real property assembly costs		$0
Allocation to another TID		
Developer grants		
Developer name	S.C. Swiderski - FoxPoint	$50,000
Transfer to other funds		
Other expenditures		
Name	Impact Seven - Refund prior year earnest $	$25,000
Total Expenditures		**$615,413**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	$-108,829
Future costs	$2,391,171
Future revenue	$2,500,000
Surplus or deficit	$0

Section 6 - Preparer/Contact Information	
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07/01/2022	Report type ORIGINAL
TID number 011	TID type 6	TID name 11	Creation date 05/10/2016	Mandatory termination date 05/10/2037	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$-171,126

Section 3 - Revenue		Amount
Tax increment		$145,075
Investment income		$0
Debt proceeds		$1,195,000
Special assessments		$0
Shared revenue		$0
Sale of property		$0
Allocation from another TID		
Developer guarantees		
Transfer from other funds		
Grants		
Other revenue		
Source	Bid Spec Revenue	$380
Source	State Personal Property Aid	$20,042
Total Revenue (deposits)		$1,360,497

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures		Amount
Capital expenditures		$696,817
Administration		$20,513
Professional services		$11,003
Interest and fiscal charges		$42,777
DOR fees		$150
Discount on long-term debt		$0
Debt issuance costs		$26,515
Principal on long-term debt		$540,000
Environmental costs		$0
Real property assembly costs		$0
Allocation to another TID		
Developer grants		
Developer name	Premier Merrill Apartments LLC - Phase 2	$100,000
Developer name	Ryan Ott Construction-Denyon Homes	$50,000
Developer name	JJ Premier Homes	$30,000
Transfer to other funds		
Other expenditures		
Total Expenditures		**$1,517,775**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$-328,404**
Future costs	**$2,471,596**
Future revenue	**$2,800,000**
Surplus or deficit	**$0**

Section 6 - Preparer/Contact Information	
Preparer name **Kathy Unertl**	Preparer title **Finance Director/RDA Secretary**
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Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date 07/01/2022	Report type ORIGINAL
TID number 012	TID type 6	TID name 12	Creation date 08/23/2017	Mandatory termination date 08/23/2037	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	$213

Section 3 - Revenue	Amount
Tax increment	$20,395
Investment income	$0
Debt proceeds	$0
Special assessments	$0
Shared revenue	$0
Sale of property	$0
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Total Revenue (deposits)	$20,395

Form PE-300	TID Annual Report	2021 WI Dept of Revenue

Section 4 - Expenditures	Amount
Capital expenditures	$5,965
Administration	$666
Professional services	$750
Interest and fiscal charges	$3,075
DOR fees	$150
Discount on long-term debt	$0
Debt issuance costs	$0
Principal on long-term debt	$5,000
Environmental costs	$0
Real property assembly costs	$0
Allocation to another TID	
Developer grants	
Developer name None	$0
Transfer to other funds	
Other expenditures	
Total Expenditures	**$15,606**

Section 5 - Ending Balance	Amount
TID fund balance at end of year	**$5,002**
Future costs	**$300,000**
Future revenue	**$294,998**
Surplus or deficit	**$0**

Section 6 - Preparer/Contact Information	
Preparer name **Kathy Unertl**	Preparer title **Finance Director/RDA Secretary**
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REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority (RDA)

Date of Meeting: Wednesday, August 3rd, 2022

Request by: Finance Director/RDA Secretary Kathy Unertl

Describe below the item(s) you wish to have put on the agenda:
(please attach any pertinent information):

Fiscal Status of General Fund Advances:

There was $160,000 in Tax Increment Transfers from TID No. 3 and No. 4 at 2021 year-end. See following TID Fiscal Status information. Also provided is historical information on TID Tax Increment Sharing and Preliminary Future Plan.

The Standard & Poor's bond rating analysts have expressed concern about the General Fund Advances to various Tax Incremental Districts (TIDs).

This is a multi-year fiscal repayment planned process. Higher repayment amounts will be possible beginning in 2022 due to the lower TID No. 3 cash development incentive obligations.

Beginning in 2023 (after Plan Amendments for TID No. 7 and TID No. 10), additional tax increment transfers will be available. Both TIDs have significant tax base growth.

For TID No. 11, there will be $80,000 in **Taxable Borrowing** in 2022 to reimburse for the $10,000 housing development incentives paid to Ryan Ott/Denyon Homes and JJ Premier.

TIDs 6, 7, and 7, there have been increasing amounts for delinquent tax foreclosures and environmental & demolition of "blighted" homes (see following historical fiscal information).

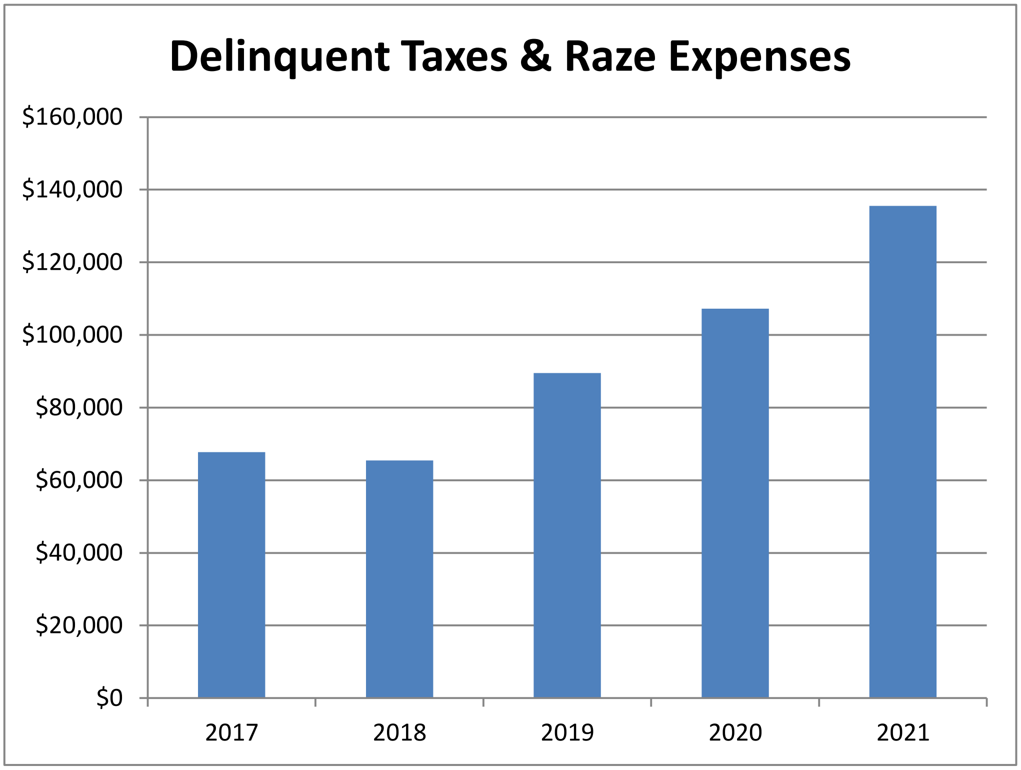
Date: 7/25/2022

City of Merrill - Tax Incremental Districts (TIDs)

Delinquent Tax Parcels & Raze Houses

Payoff of Delinquent Real Estate Taxes with acquisition from Lincoln County

Environmental assessments, asbestos removal, and then demolitions (Raze)



	TID No. 6	TID No. 7	TID No. 8	**Total**
2017	$23,240	$20,865	$23,650	**$67,755**
2018	$26,957	$1,017	$37,445	**$65,419**
2019		$4,936	$84,587	**$89,523**
2020	$27,124	$30,202	$49,914	**$107,240**
2021	$53,201	$34,457	$47,895	**$135,553**

City of Merrill - Tax Increment Districts (TID) Fiscal Status

Deficits in Tax Increment Districts (TIDs) are being funded by General Fund Advances

	12/31/2018 Fiscal Status	12/31/2019 Fiscal Status	12/31/2020 Fiscal Status	12/31/2021 Fiscal Status	**Transfers $160,000**	Revised Fiscal Status	**Comments**
TID No. 3	**$533,870** Capital*	**($119,599)**	**$1,366**	**$51,997**	($50,000)	**$1,997**	Mixed Use - created 9/2005 **Tax Increment Sharing Plan**
TID No. 4	**$14,529**	**$150,500**	**$3,046**	**$114,760**	($110,000)	**$4,760**	Mixed Use - created 9/2007 **Tax Increment Sharing Plan**
TID No. 5	**$7,680**	**$22,220**	**$5,379**	**$13,272**		**$13,272**	Mixed Use - created 9/2007 **See also TID No. 11 Overlay**
TID No. 6	($504,491)	($564,263)	($562,643)	($607,336)	**$50,000**	($557,336)	Blighted Area - created 5/2009
TID No. 7	($45,237)	($139,629)	($138,321)	($150,533)		($150,533)	Blighted Area - created 8/2009 **$100,000 FreMarq loan in 2019**
TID No. 8	($476,247)	($599,123)	($594,820)	($670,412)	**$90,000**	($580,412)	Blighted Area - created 9/2011 **Residential 2021/2022 - Webster St.**
TID No. 9	($545,093)	($567,672)	($370,492)	($388,719)	**$20,000**	($368,719)	Blighted Area - created 9/2013
TID No. 10	($31,387)	($31,517)	($58,417)	($108,829)		($108,829)	Blighted Area - created 9/2015 **2021 Building Permit - $6.7 million**
TID No. 11	($154,338)	($162,174)	($171,126)	($328,404)		($328,404)	Mixed Use - created 5/2016 **$99,896 for NTC CDL land in 2017**
TID No. 12	($13,031)	**$115,796** Capital **	**$213**	**$5,002**		**$5,002**	Mixed Use - created 9/2017
TID No. 13				($11,085)		($11,085)	Industrial - created 2/2021
TID No. 14				($67,597)		($67,597)	Blighted Area - created 6/2021
Total	**($1,213,745)**	**($1,895,461)**	**($1,885,815)**	**($2,147,884)**	**$0**	**($2,147,884)**	
	2018	2019	2020	2021		2021 Final	

*$530,000 from Series 2018C

**$115,000 from Series 2019A

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	2021	Total
TID No. 3	East Side	**($300,000)**	**($485,000)**	**($73,069)**	**$0**	**($22,500)**	**($50,000)**	**($930,569)**
TID No. 4	N. Pine Ridge/Thielman					**($255,000)**	**($110,000)**	**($365,000)**
							Total Transferred	**($1,295,569)**

Tax Increment Transferred to following:

	TID Area	2016	2017	2018	2019	2020	2021	Total
TID No. 6	Downtown	$75,000	$260,000	$0	$0	$40,000	$50,000	**$425,000**
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	$90,000	**$450,674**
TID No. 9	WI River/S. Center Ave.					$102,500	$20,000	**$122,500**
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	2022	2023	2024	2025	2026	2027	Total
TID No. 3	East Side	**($125,000)**	**($125,000)**	**($125,000)**	**($125,000)**	**($125,000)**	**N/A**	**($625,000)**
TID No. 4	N. Pine Ridge/Thielman	**($60,000)**	**($60,000)**	**($60,000)**	**($60,000)**	**($60,000)**	**($60,000)**	**($360,000)**
							Total Future Projected	**($985,000)**

Tax Increment Transfers to following:

		2022	2023	2024	2025	2026	2027	Total
TID No. 6	Downtown	$50,000	$50,000	$50,000	$50,000	$50,000	$30,000	**$280,000**
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		**$375,000**
	Upcoming residential developments (Webster Street extension) will positively impact TID8 cash flow effective 2023							
TID No. 9	WI River/S. Center Ave.	$30,000	$60,000	$60,000	$60,000	$60,000	$30,000	**$300,000**
TID No. 10	Former Fox Point	$30,000						**$30,000**
	S.C. Swiderski Development in 2021 & 2022 will allow Tax Increment Sharing effective 2023							
TID No. 11	Broader Hwy 107 Area				**Newer TID (2016) - funding new residential**			
TID No. 12	Weinbrenner Area				**Newer TID (2017) - funding infrastructure debt service**			
Total		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**($985,000)**

Note: TIDs No. 13 and No. 14 created in 2021

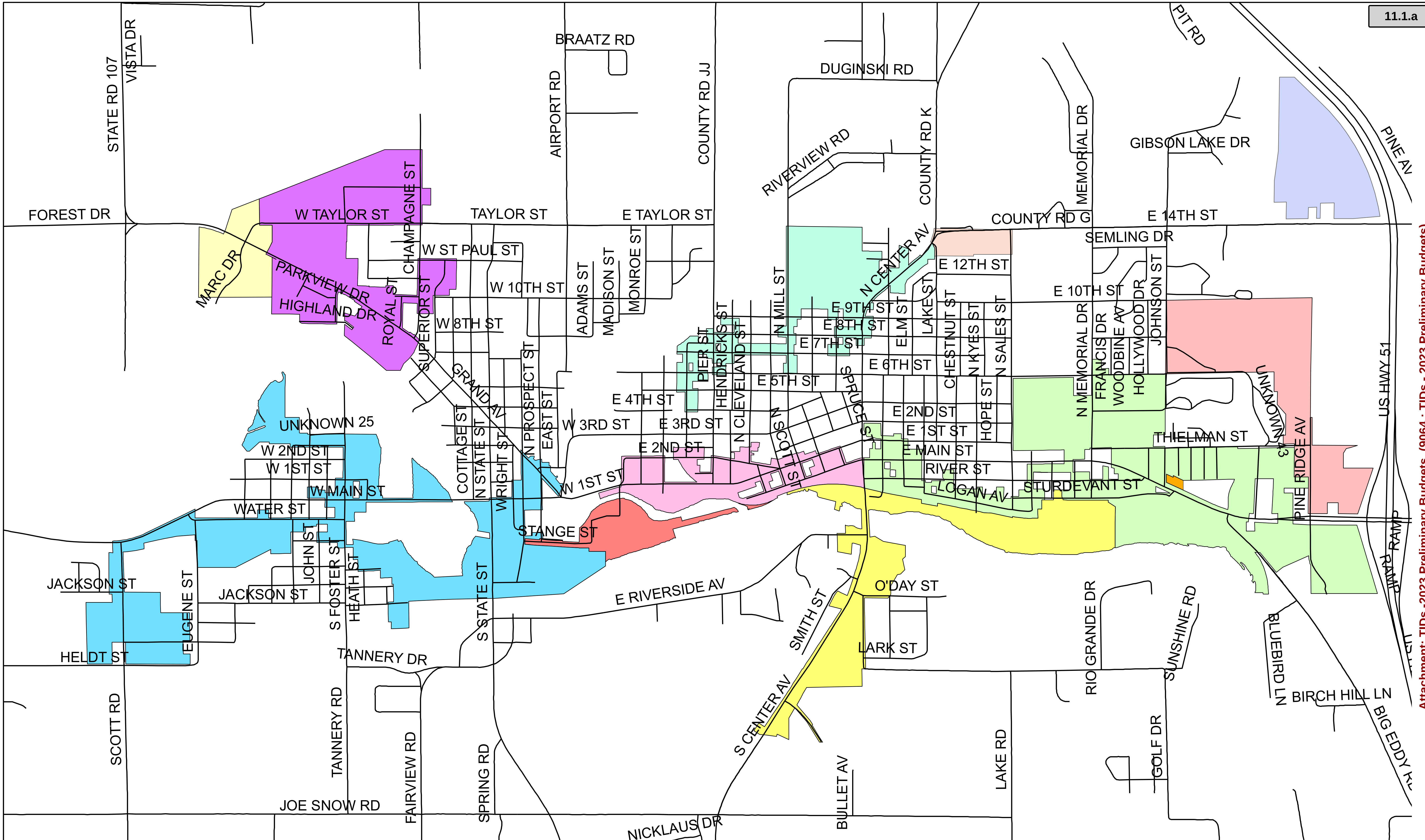
City of Merrill Tax Incremental Districts (TIDs)

1/1/2022 Equalized Valuations

Wisconsin Department of Revenue (DOR)

Information will be distributed at the RDA meeting

(WI DOR distribution scheduled for August 1st)



Legend

TID 3 | TID 4 | TID 5 | TID 6 | TID 7 | TID 8 | TID 9 | TID 10 | TID 11 | TID 12 | TID 13 | RoadLine

N S E W

1 inch = 1,537 feet

Tax Increment Districts
City of Merrill, WI

Attachment: TIDs -2023 Preliminary Budgets (9064 : TIDs - 2023 Preliminary Budgets)

CITY OF MERRILL

TAX INCREMENT DISTRICTS (TIDs)

2023 BUDGET REQUESTS - PRELIMINARY

2022 TID BORROWING - PENDING

SOME 2023 INFRASTRUCTURE ESTIMATES - PENDING

Revised: 7/26/2022

City of Merrill - Tax Increment Districts (TIDs)

TID Cash Development Incentives - 2023

EXPENDITURES		TID No. 3	TID No. 4	TID No. 6	TID No. 8	TID No. 9	TID No. 11	TID No. 14	2023 Total	Final Year
41 57100-04-52577	Premier Apartments - Phase II						$100,000		$100,000	2023
41 57100-04-52599	JJ Premier Homes (Parkview)						$50,000		$50,000	Completion
43 57100-04-55562	Nelson's Power House (Lot 1)	$25,000							$25,000	2024
44 57100-04-50533	MEND Merrill (TSC Greenhouse)		$50,000						$50,000	Completion
44 57100-04-50525	Pine Ridge Plaza - Potential $175,000								$0	Completion
46 57100-04-52114	DJC, LLC (Dave Cooper Ins.)			$10,000					$10,000	2024
48 57100-04-74755	S&S Bar (Addition)				$10,000				$10,000	2023
49 57100-04-50525	Plant Garden Center - Phase 2					$10,000			$10,000	Completion
54 57100-04-50525	Rain (Car Wash)							$50,000	$50,000	2023
	TOTAL EXPENDITURES	**$25,000**	**$50,000**	**$10,000**	**$10,000**	**$10,000**	**$150,000**	**$50,000**	**$305,000**	

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**	**New Expenditure period expired**
Maximum Life:	09/11/25	
Final Revenue Year:	2026	**Plan to extend for 2027 for Affordable Housing**

Fiscal as of:	Fund Balance	
12/31/2021	$1,997	
12/31/2022	$218,080	Preliminary - before any Tax Increment Transfers

Note: TID Sharing Plan allows transfers to TID No. 6, No. 7, and No. 8.

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #3	889,641	968,674	1,014,953	819,084	1,014,953	1,014,953	0	1,014,953
47100-41113 Proceeds - Long Term Debt	4,420,000	0	0	0	0	0	0	0
47100-41114 Interest Income - TID #3	109	0	0	0	0	0	0	0
47100-41115 Debt Premium-Fund 43	112,534	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	5,422,285	968,674	1,014,953	819,084	1,014,953	1,014,953	0	1,014,953
Intergovernmental								
47100-43430 Exempt Computer Aid	12,673	12,673	12,673	12,673	12,673	12,673	0	12,673
47100-43435 State PP Aid	34,622	36,872	34,622	34,622	34,622	34,622	0	34,622
47100-43534 Local Road Imp Fund	40,414	0	0	0	0	0	0	0
TOTAL Intergovernmental	87,709	49,545	47,295	47,294	47,295	47,295	0	47,295
TOTAL REVENUES	5,509,993	1,018,220	1,062,248	866,379	1,062,248	1,062,248	0	1,062,248
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets/Bldg	1,359	0	0	0	0	0	0	0
57100-01-21000 Wages - Streets-GIS	1,180	0	0	0	0	0	0	0
57100-01-22000 Overtime	0	0	0	0	0	0	0	0
57100-01-25000 Wages - Temp - Streets	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	1,954	163	190	0	190	190	0	190
57100-01-52000 WRS - Retirement	1,817	144	160	0	160	160	0	160
57100-01-54000 Health Insurance	8,436	200	750	0	750	750	0	750
57100-01-55000 Life Insurance	404	31	700	0	700	700	0	700
57100-01-56000 Adm/Legal-City Wages	10,431	2,126	2,000	0	2,000	2,000	0	2,000
TOTAL Personnel Services	25,580	2,664	3,800	0	3,800	3,800	0	3,800
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	0	0	0	0	0
57100-02-11500 Outside Legal Expense	0	0	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	2,750	2,714	5,000	500	5,000	2,500	(2,500)	2,500
57100-02-56500 LC Econ Dev Corp	1,500	0	0	0	0	0	0	0
57100-02-57500 Contract Engineer/Survey	0	0	0	0	0	0	0	0
TOTAL Contractual Services	4,400	2,864	5,150	650	5,150	2,650	(2,500)	2,650

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Special Services								
57100-04-11546 Transfer - TID No. 6	0	0	0	0	0	0	0	0
57100-04-11547 Transfer - TID No. 7	0	0	0	0	0	0	0	0
57100-04-11548 Transfer - TID No. 8	22,500	0	0	0	0	0	0	0
57100-04-50205 Mex Restaurant-Gateway N.	0	0	0	0	0	0	0	0
57100-04-50211 Gateway North-AmericInn	40,000	40,000	0	0	0	0	0	0
57100-04-50215 Cobblestone Inn & Suites	30,000	30,000	0	0	0	0	0	0
57100-04-55558 Zelich-2213 E Main St	4,500	0	0	0	0	0	0	0
57100-04-55562 TSI-PowerHouse (Lot 1)	25,000	25,000	25,000	0	25,000	25,000	0	25,000
57100-04-55565 One Way-Park City (Lot 2)	25,000	0	0	0	0	0	0	0
57100-04-55567 Golden Harvest (Lot 3)	150,000	50,000	0	0	0	0	0	0
57100-04-55577 United Dev-3201 E Main St	20,000	20,000	20,000	0	20,000	0	(20,000)	0
TOTAL Special Services	317,000	165,000	45,000	0	45,000	25,000	(20,000)	25,000
Fixed Charges								
57100-05-11000 Transfer - Debt Service	4,915,612	797,060	792,215	0	792,215	792,982	767	792,982
57100-05-12000 Borrowing Expenses	128,522	0	0	0	0	0	0	0
TOTAL Fixed Charges	5,044,135	797,060	792,215	0	792,215	792,982	767	792,982
Capital Outlay								
57100-08-23888 Street Lawn Trees	0	0	0	0	0	0	0	0
57100-08-24000 Street Improvements	10,622	0	0	0	0	0	0	0
57100-08-24011 Street Improvement-Hwy 64	0	0	0	0	0	0	0	0
57100-08-24575 RB Trail-South E. Main St	0	0	0	0	0	0	0	0
57100-08-24666 Sidewalks-South - E. Main	0	0	0	0	0	0	0	0
57100-08-25711 Traffic Controls-N Center	0	0	0	0	0	0	0	0
57100-08-25733 Crosswalk-Flashing Lights	0	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	0
57100-08-26000 Water Improvements	150	0	0	0	0	0	0	0
57100-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	0
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	10,773	0	0	0	0	0	0	0
Transfers								
57100-51-41000 Transfer to Other TIDs	0	50,000	200,000	0	215,000	237,500	37,500	237,500
TOTAL Transfers	0	50,000	200,000	0	215,000	237,500	37,500	237,500
TOTAL EXPENDITURES	5,401,887	1,017,588	1,046,165	650	1,061,165	1,061,932	15,767	1,061,932
REVENUE OVER/(UNDER) EXPENDITURES	108,106	631	16,083	865,729	1,083	316	(15,767)	316

T-4

43 -TID #3 - East Side
TID #3 -Festival Grounds

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47200-41113 Proceeds-Long Term Debt	0	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	0	0	0

47200-41113 Proceeds-Long Term Debt PERMANENT NOTES:
There was no 2020 borrowing for paving at MFG.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
TOTAL REVENUES	0	0	0	0	0	0	0	0
EXPENDITURES								
Personnel Services								
57200-01-11000 PW Director-Engineer	4,556	0	0	0	0	0	0	0
57200-01-21000 Wages - Water-Streets	19,418	0	0	0	0	0	0	0
57200-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	0
57200-01-51000 SS/Medicare	742	0	0	0	0	0	0	0
57200-01-52000 WRS - Retirement	606	0	0	0	0	0	0	0
57200-01-54000 Health Insurance	2,415	0	0	0	0	0	0	0
57200-01-55000 Life Insurance	30	0	0	0	0	0	0	0
TOTAL Personnel Services	27,765	0	0	0	0	0	0	0
Capital Outlay								
57200-08-23000 Electrical Improvements	0	0	0	0	0	0	0	0
57200-08-23500 Parking Lots-Public	0	0	0	0	0	0	0	0
57200-08-24000 Street Improvements	117,847	0	0	0	0	0	0	0
57200-08-24025 MEG Improvements	0	0	0	0	0	0	0	0
57200-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	0
57200-08-26000 Water Improvements	6,279	0	0	0	0	0	0	0
57200-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	0
57200-08-26500 Sanitary Sewer Improve	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	124,126	0	0	0	0	0	0	0
TOTAL EXPENDITURES	151,891	0	0	0	0	0	0	0
REVENUE OVER/(UNDER) EXPENDITURES	(151,891)	0	0	0	0	0	0	0

43 -TID #3 - East Side
TID #3 - Idle Sites Grant

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47350-41113 Proceeds-Long Term Debt	0	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	0	0	0
Miscellaneous Revenues								
47350-48500 Idle Sites Grant-WEDC	164,751	0	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	164,751	0	0	0	0	0	0	0
TOTAL REVENUES	164,751	0	0	0	0	0	0	0
EXPENDITURES								
Capital Outlay								
57350-08-24000 Street Improvements	0	0	0	0	0	0	0	0
57350-08-24777 End of S. Park St.	0	0	0	0	0	0	0	0
57350-08-26000 Water Improvements	0	0	0	0	0	0	0	0
57350-08-52500 RB Trail East-Lighting	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	0	0	0	0	0	0	0	0
REVENUE OVER/(UNDER) EXPENDITURES	164,751	0	0	0	0	0	0	0

T-6

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Miscellaneous Revenues								
47500-48775 Reimb-Inspections Wal-Mart	89,409	0	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	89,409	0	0	0	0	0	0	0
TOTAL REVENUES	89,409	0	0	0	0	0	0	0
EXPENDITURES								
Capital Outlay								
57500-08-23500 Walmart Dev-Intersection	89,409	0	0	0	0	0	0	0
TOTAL Capital Outlay	89,409	0	0	0	0	0	0	0
TOTAL EXPENDITURES	89,409	0	0	0	0	0	0	0
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	0	0	0	0	0
FUND TOTAL REVENUES	5,764,153	1,018,220	1,062,248	866,379	1,062,248	1,062,248	0	1,062,248
FUND TOTAL EXPENDITURES	5,643,187	1,017,588	1,046,165	650	1,061,165	1,061,932	15,767	1,061,932
REVENUE OVER/(UNDER) EXPENDITURES	120,966	631	16,083	865,729	1,083	316	(15,767)	316

*** END OF REPORT ***

T-7

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 3 (East Side Area):

	Series 2016B - GO Amount of $543,125				TID Revenue Bonds - 2020D Amount of $4,420,000*				Total - TID No. 3			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$51,650	$6,498	$58,148	$273,250	$665,000	$73,912	$738,912	$3,755,000	$716,650	$80,410	$797,060	$4,028,250
2022	$51,650	$5,465	$57,115	$221,600	$660,000	$75,100	$735,100	$3,095,000	$711,650	$80,565	$792,215	$3,316,600
2023	$51,650	$4,432	$56,082	$169,950	$675,000	$61,900	$736,900	$2,420,000	$726,650	$66,332	$792,982	$2,589,950
2024	$57,125	$3,399	$60,524	$112,825	$690,000	$48,400	$738,400	$1,730,000	$747,125	$51,799	$798,924	$1,842,825
2025	$56,650	$2,257	$58,907	$56,175	$700,000	$34,600	$734,600	$1,030,000	$756,650	$36,857	$793,507	$1,086,175
2026	$56,175	$1,124	$57,299	$0	$1,030,000	$20,600	$1,050,600	$0	$1,086,175	$21,724	$1,107,899	$0
	$273,250	$16,676	$289,926		$3,755,000	$240,600	$3,995,600		$4,028,250	$257,276	$4,285,526	

*Debt Service Reserve Fund (DSRF) of $442,006.66 as of 12/31/2020

T-8

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**	**New Expenditure period expired**
Maximum Life:	09/11/27	**Potential extension for three (3) years?**
Final Revenue Year:	2028	

Fiscal as of:	Fund Balance	
12/31/2021	$4,760	
12/31/2022	$35,122	Preliminary - before any Tax Increment Transfers

Development Incentives - 2022 & Future:

Phased redevelopment of Pine Ridge Plaza shopping center upon commercial occupancy. The development agreement was approved at the 10/12/2021 Common Council meeting.

Johnson Street residential development approved at the 6/13/2022 Common Council meeting. Phased three houses in 2022 and five additional in 2023.

City of Merrill purchased about 2 acre site for future sit-down restaurant. Potential sale pending for new development - RDA Closed Session 8/3/2022).

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #4	208,267	197,868	191,643	191,643	191,643	191,643	0	191,643
47100-41113 Proceeds - Long Term Debt	0	0	625,000	0	435,000	185,000	(440,000)	185,000
TOTAL Taxes (or Utility Rev.)	208,267	197,868	816,643	191,643	626,643	376,643	(440,000)	376,643

47100-41113 Proceeds - Long Term Debt PERMANENT NOTES:
TID4 Revenue Bonds for Pine Ridge Plaza redevelopment:
In 2022, former grocery store & Land Purchase
In 2023, former big-box space

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Intergovernmental								
47100-43430 Exempt Computer Aid	13,161	13,161	13,161	13,161	13,161	13,161	0	13,161
47100-43435 State PP Aid	10,716	10,672	10,716	10,716	10,716	10,716	0	10,716
TOTAL Intergovernmental	23,878	23,833	23,877	23,878	23,877	23,878	0	23,878
TOTAL REVENUES	232,144	221,702	840,520	215,520	650,520	400,520	(440,000)	400,520
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp	656	401	750	0	750	0	(750)	0
57100-01-21000 Wages-Utility & Streets	0	0	0	0	500	500	500	500
57100-01-51000 SS/Medicare	126	400	775	0	775	775	0	775
57100-01-52000 WRS - Retirement	110	353	700	0	700	700	0	700
57100-01-54000 Health Insurance	182	600	1,750	0	1,750	1,750	0	1,750
57100-01-55000 Life Insurance	25	71	100	0	100	100	0	100
57100-01-56000 Adm/Legal-City Wages	994	4,826	2,500	0	2,500	2,500	0	2,500
TOTAL Personnel Services	2,093	6,651	6,575	0	7,075	6,325	(250)	6,325
Contractual Services								
57100-02-10000 Legal Notices/Letters	504	253	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	0	7,500	5,000	0	0	0	(5,000)	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	750	1,250	1,250	500	1,250	1,250	0	1,250
57100-02-56500 LC Econ Dev Corp	1,500	1,500	1,500	1,500	1,500	1,000	(500)	1,000
57100-02-57500 Contract Engineer/Survey	0	0	5,000	4,758	7,500	0	(5,000)	0
TOTAL Contractual Services	2,904	10,653	12,900	6,908	10,400	2,400	(10,500)	2,400

57100-02-5750Contract Engineer/Survey PERMANENT NOTES:
Johnson St. CSM & Plat for residential lots

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Special Services								
57100-04-50525 Pine Ridge Plaza-Dev Ince	0	0	175,000	0	0	175,000	0	175,000
57100-04-50528 Land Purchase-Restaurant	0	0	300,000	305,462	310,000	0	(300,000)	0
57100-04-50533 MEND Dev Incentive (TSC)	0	0	125,000	75,000	125,000	0	(125,000)	0
TOTAL Special Services	0	0	600,000	380,462	435,000	175,000	(425,000)	175,000
Fixed Charges								
57100-05-11000 Transfer - Debt Service	93,902	92,683	92,434	0	92,683	92,434	0	92,434
57100-05-12000 Borrowing Expenses	0	0	10,000	0	10,000	10,000	0	10,000
TOTAL Fixed Charges	93,902	92,683	102,434	0	102,683	102,434	0	102,434
Capital Outlay								
57100-08-20022 Land Purchase-Johnson St	0	0	50,000	0	50,000	0	(50,000)	0
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	0
57100-08-24666 Sidewalk-Johnson St.	25,700	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	0
57100-08-26000 Water Improvements	0	0	7,500	0	7,500	7,500	0	7,500
57100-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	0
57100-08-26500 Sanitary Sewer Improve	0	0	7,500	0	7,500	7,500	0	7,500
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	25,700	0	65,000	0	65,000	15,000	(50,000)	15,000
Transfers								
57100-51-41000 Transfer to TID No. 9	102,500	20,000	100,000	0	100,000	100,000	0	100,000
57100-51-41006 Transfer to TID No. 6	40,000	0	0	0	0	0	0	0
57100-51-41007 Transfer to TID No. 7	35,000	0	0	0	0	0	0	0
57100-51-41008 Transfer to TID No. 8	77,500	90,000	0	0	0	0	0	0
57100-51-41010 Transfer to TID No. 10	0	0	0	0	0	0	0	0
TOTAL Transfers	255,000	110,000	100,000	0	100,000	100,000	0	100,000
TOTAL EXPENDITURES	379,600	219,988	886,909	387,370	720,158	401,159	(485,750)	401,159
REVENUE OVER/(UNDER) EXPENDITURES	(147,455)	1,714	(46,389)	(171,849)	(69,638)	(639)	45,750	(639)
FUND TOTAL REVENUES	232,144	221,702	840,520	215,520	650,520	400,520	(440,000)	400,520
FUND TOTAL EXPENDITURES	379,600	219,988	886,909	387,370	720,158	401,159	(485,750)	401,159
REVENUE OVER/(UNDER) EXPENDITURES	(147,455)	1,714	(46,389)	(171,849)	(69,638)	(639)	45,750	(639)

*** END OF REPORT ***

TID 11

Attachment: TIDs -2023 Preliminary Budgets (9064 : TIDs - 2023 Preliminary Budgets)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 4 (Pine Ridge Ave./Thielman St.):

	Series 2017C - GO (Originally GO2008B) Amount of $260,000				TID Revenue Bonds - 2017B Amount of $579,000				Total - TID No. 4			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$25,000	$5,250	$30,250	$170,000	$49,000	$13,433	$62,433	$390,000	$74,000	$18,683	$92,683	$560,000
2022	$25,000	$4,500	$29,500	$145,000	$51,000	$11,934	$62,934	$339,000	$76,000	$16,434	$92,434	$484,000
2023	$25,000	$3,750	$28,750	$120,000	$52,000	$10,373	$62,373	$287,000	$77,000	$14,123	$91,123	$407,000
2024	$30,000	$3,000	$33,000	$90,000	$54,000	$8,782	$62,782	$233,000	$84,000	$11,782	$95,782	$323,000
2025	$30,000	$2,400	$32,400	$60,000	$56,000	$7,130	$63,130	$177,000	$86,000	$9,530	$95,530	$237,000
2026	$30,000	$1,800	$31,800	$30,000	$57,000	$5,417	$62,417	$120,000	$87,000	$7,217	$94,217	$150,000
2027	$30,000	$900	$30,900	$0	$59,000	$3,672	$62,672	$61,000	$89,000	$4,572	$93,572	$61,000
2028					$61,000	$1,867	$62,867		$61,000	$1,867	$62,867	$0
2029												
2030												
	$170,000	$16,350	$186,350		$390,000	$49,175	$439,175		$560,000	$65,525	$625,525	

T-12

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

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

Fiscal as of:	Fund Balance	
12/31/2021	$13,271	
12/31/2022	$5,526	Preliminary Projections

2022 infrastructure project:

Installation of City-owned LED streetlights in MARC parking lot.

***TID No. 11 is a newer overlay Tax Increment District which includes the TID No. 5 area.**

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #5	17,322	17,464	16,524	16,524	16,524	16,524	(0)	16,524
TOTAL Taxes (or Utility Rev.)	17,322	17,464	16,524	16,524	16,524	16,524	(0)	16,524
47100-41110 Property Tax - TID #5	PERMANENT NOTES: See also TID No. 11 - created May 2016.							
Intergovernmental								
47100-43430 Exempt Computer Aid	137	137	137	137	137	137	0	137
47100-43435 State PP Aid	0	(211)	0	0	0	0	0	0
TOTAL Intergovernmental	137	(73)	137	137	137	137	0	137
TOTAL REVENUES	17,460	17,391	16,661	16,661	16,661	16,661	(0)	16,661
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets Wages	2,865	0	250	0	250	9	(241)	250
57100-01-21000 Wages - Parks-Streets	2,903	160	250	0	250	0	(250)	250
57100-01-51000 SS/Medicare	469	29	135	0	135	19	(116)	135
57100-01-52000 WRS - Retirement	417	26	105	0	105	17	(88)	105
57100-01-54000 Health Insurance	617	68	125	0	125	75	(50)	125
57100-01-55000 Life Insurance	17	0	30	0	30	15	(15)	30
57100-01-56000 Adm/Legal-City Wages	497	219	500	0	500	250	(250)	500
TOTAL Personnel Services	7,784	502	1,395	0	1,395	385	(1,010)	1,395
Contractual Services								
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	500	500	500	500	500	250	(250)	500
TOTAL Contractual Services	650	650	650	650	650	400	(250)	650
Fixed Charges								
57100-05-11000 Transfer - Debt Service	2,447	2,406	2,361	0	2,361	2,317	(44)	2,361
TOTAL Fixed Charges	2,447	2,406	2,361	0	2,361	2,317	(44)	2,361
Capital Outlay								
57100-08-25737 Fencing - Street ROW	0	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	23,418	5,940	20,000	0	20,000	0	(20,000)	20,000
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	0
57100-08-92000 Trees - Street Lawn	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	23,418	5,940	20,000	0	20,000	0	(20,000)	20,000

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
57100-08-2575Streetlight Improvements	PERMANENT NOTES: In 2020 - MARC Drive to City-owned LED streetlights. In 2022 - City-owned LED streetlights in MARC parking lots.							
TOTAL EXPENDITURES	34,300	9,498	24,406	650	24,406	3,102	(21,304)	24,406
REVENUE OVER/(UNDER) EXPENDITURES	(16,840)	7,893	(7,745)	16,011	(7,745)	13,559	21,304	(7,745
FUND TOTAL REVENUES	17,460	17,391	16,661	16,661	16,661	16,661	(0)	16,661
FUND TOTAL EXPENDITURES	34,300	9,498	24,406	650	24,406	3,102	(21,304)	24,406
REVENUE OVER/(UNDER) EXPENDITURES	(16,840)	7,893	(7,745)	16,011	(7,745)	13,559	21,304	(7,745

*** END OF REPORT ***

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 5 (Hwy 107 Area):

	Series 2013A - GO Amount of $27,553			
	Principal	Interest	Total	Principal Balance
2021	$1,489	$917	$2,406	$23,083
2022	$1,489	$872	$2,361	$21,594
2023	$1,489	$828	$2,317	$20,105
2024	$1,489	$783	$2,272	$18,616
2025	$1,489	$731	$2,220	$17,127
2026	$1,489	$679	$2,168	$15,638
2027	$2,234	$627	$2,861	$13,404
2028	$2,234	$543	$2,777	$11,170
2029	$2,234	$454	$2,688	$8,936
2030	$2,234	$364	$2,598	$6,702
2031	$2,234	$275	$2,509	$4,468
2032	$2,234	$185	$2,419	$2,234
2033	$2,234	$47	$2,281	$0
	$23,083	$6,387	$29,470	

T-16

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

Fiscal as of:	Fund Balance	
12/31/2021	($557,335)	
12/31/2022	($544,855)	Preliminary Projection

Tax Increment can be transferred from TID No. 3 and TID No. 4 to this TID.

Raze - Tax Delinquent Properties:

There were four razed homes in 2021.

No 2023 infrastructure projects planned.

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #6	41,797	57,648	73,238	73,238	73,238	73,238	0	73,238
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	0	0	0
47100-41114 Debt Premium - TID6	0	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	41,797	57,648	73,238	73,238	73,238	73,238	0	73,238
Intergovernmental								
47100-43430 Exempt Computer Aid	2,844	2,844	2,844	2,844	2,844	2,844	0	2,844
TOTAL Intergovernmental	2,844	2,844	2,844	2,844	2,844	2,844	0	2,844
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	50,000	0	0	0	0	0	0
47100-48244 Transfer from TID No. 4	40,000	0	0	0	0	0	0	0
47100-48500 Donation-Bankers Square	5,000	0	0	0	0	0	0	0
47100-48750 Sale of Property	0	5,061	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	45,000	55,061	0	0	0	0	0	0
TOTAL REVENUES	89,641	115,553	76,082	76,083	76,082	76,082	0	76,082
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets/Bldg-	0	0	500	0	500	500	0	500
57100-01-21000 Wages-Streets & Parks	0	0	0	0	0	0	0	0
57100-01-22000 Overtime	0	0	0	0	0	0	0	0
57100-01-25000 Wages-Temp-Reg	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	150	132	200	0	200	200	0	200
57100-01-52000 WRS - Retirement	130	117	175	0	175	175	0	175
57100-01-54000 Health Insurance	222	175	575	0	575	575	0	575
57100-01-55000 Life Insurance	26	23	35	0	35	35	0	35
57100-01-56000 Adm/Legal-City Wages	1,958	1,730	1,500	0	1,500	1,500	0	1,500
TOTAL Personnel Services	2,486	2,177	2,985	0	2,985	2,985	0	2,985
Contractual Services								
57100-02-11750 Plan Develop-Consultant	0	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	500	500	750	500	500	750	0	750
57100-02-40000 Architectural Design	0	0	0	0	0	0	0	0
57100-02-56500 LC Econ Dev Corp	500	750	500	1,500	1,500	1,500	1,000	1,500
TOTAL Contractual Services	1,150	1,400	1,400	2,150	2,150	2,400	1,000	2,400

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Special Services								
57100-04-52113 Alamsa - Kindhearted	0	0	0	0	0	0	0	0
57100-04-52114 DJC-Cooper Ins Dev Incent	20,000	10,000	10,000	0	10,000	10,000	0	10,000
57100-04-52117 Tranquil Times Wellness	0	0	15,000	15,000	15,000	0	(15,000)	0
57100-04-52177 Wixson-RC-N-DI Investment	0	10,000	0	0	0	0	0	0
57100-04-75021 Del Tax - 202 E. 1st St.	4,913	12,953	0	0	0	0	0	0
57100-04-75022 Del Tax - 205 N Stuyvesan	0	12,830	0	0	0	0	0	0
57100-04-75023 Raze Order-1700 E 2nd St.	0	12,880	0	0	0	0	0	0
57100-04-75025 Blight - 104 Hendricks	9,695	172	0	0	0	0	0	0
57100-04-75583 Blight - 211 Cleveland St	12,517	319	0	0	0	0	0	0
57100-04-75584 Blight - 306 Cleveland St	0	14,048	0	0	0	0	0	0
57100-04-75585 Del Tax - 722 E 2nd St	0	0	0	0	0	0	0	0
TOTAL Special Services	47,124	73,201	25,000	15,000	25,000	10,000	(15,000)	10,000
Fixed Charges								
57100-05-11000 Transfer - Debt Service	33,985	33,468	32,376	0	33,467	32,920	544	32,920
57100-05-12000 Borrowing Expenses	0	0	0	0	0	0	0	0
TOTAL Fixed Charges	33,985	33,468	32,376	0	33,467	32,920	544	32,920
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	0
57100-08-27666 Parking Lot Improvements	0	0	0	0	0	0	0	0
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	0
57100-08-45000 Bankers Square -"Pocket"	3,276	0	0	0	0	0	0	0
TOTAL Capital Outlay	3,276	0	0	0	0	0	0	0
TOTAL EXPENDITURES	88,021	110,246	61,761	17,150	63,602	48,305	(13,456)	48,305
REVENUE OVER/(UNDER) EXPENDITURES	1,620	5,307	14,321	58,933	12,480	27,777	13,456	27,777
FUND TOTAL REVENUES	89,641	115,553	76,082	76,083	76,082	76,082	0	76,082
FUND TOTAL EXPENDITURES	88,021	110,246	61,761	17,150	63,602	48,305	(13,456)	48,305
REVENUE OVER/(UNDER) EXPENDITURES	1,620	5,307	14,321	58,933	12,480	27,777	13,456	27,777

*** END OF REPORT ***

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 6 (Downtown Area):

	Series 2013A - GO Amount of $200,000				Series 2016B - GO Amount of $156,079				Series 2016B - GO Amount of $105,000				Total - TID No. 6			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$8,511	$5,240	$13,751	$131,917	$9,151	$2,625	$11,776	$119,475	$5,000	$2,940	$7,940	$85,000	$22,662	$10,805	$33,467	$336,392
2022	$8,511	$4,985	$13,496	$123,406	$9,151	$2,443	$11,594	$110,324	$5,000	$2,830	$7,830	$80,000	$22,662	$10,258	$32,920	$313,730
2023	$8,511	$4,730	$13,241	$114,895	$9,151	$2,260	$11,411	$101,173	$5,000	$2,720	$7,720	$75,000	$22,662	$9,709	$32,371	$291,068
2024	$8,511	$4,474	$12,985	$106,384	$9,151	$2,077	$11,228	$92,022	$5,000	$2,595	$7,595	$70,000	$22,662	$9,146	$31,808	$268,406
2025	$8,511	$4,177	$12,688	$97,873	$9,744	$1,894	$11,638	$82,871	$5,000	$2,470	$7,470	$65,000	$23,255	$8,540	$31,795	$245,744
2026	$12,766	$3,879	$16,645	$89,362	$9,744	$1,699	$11,443	$73,127	$5,000	$2,333	$7,333	$60,000	$27,510	$7,910	$35,420	$222,489
2027	$12,766	$3,581	$16,347	$76,596	$9,744	$1,504	$11,248	$63,383	$5,000	$2,195	$7,195	$55,000	$27,510	$7,280	$34,790	$194,979
2028	$12,766	$3,102	$15,868	$63,830	$9,744	$1,309	$11,053	$53,639	$5,000	$2,048	$7,048	$50,000	$27,510	$6,459	$33,969	$167,469
2029	$12,766	$2,591	$15,357	$51,064	$9,744	$1,114	$10,858	$43,895	$5,000	$1,900	$6,900	$45,000	$27,510	$5,606	$33,116	$139,959
2030	$12,766	$2,081	$14,847	$38,298	$9,151	$907	$10,058	$34,151	$5,000	$1,740	$6,740	$40,000	$26,917	$4,728	$31,645	$112,449
2031	$12,766	$1,570	$14,336	$25,532	$5,000	$713	$5,713	$25,000	$5,000	$1,580	$6,580	$35,000	$22,766	$3,863	$26,629	$85,532
2032	$12,766	$1,060	$13,826	$12,766	$5,000	$600	$5,600	$20,000	$5,000	$1,413	$6,413	$30,000	$22,766	$3,072	$25,838	$62,766
2033	$12,766	$268	$13,034	$0	$5,000	$488	$5,488	$15,000	$5,000	$1,245	$6,245	$25,000	$22,766	$2,001	$24,767	$40,000
2034					$5,000	$369	$5,369	$10,000	$10,000	$1,070	$11,070	$20,000	$15,000	$1,439	$16,439	$30,000
2035					$5,000	$250	$5,250	$5,000	$10,000	$720	$10,720	$10,000	$15,000	$970	$15,970	$15,000
2036					$5,000	$125	$5,125	$0	$10,000	$360	$10,360	$0	$15,000	$485	$15,485	$0
	$136,172	$36,498	$172,670		$115,324	$17,748	$133,072		$90,000	$27,218	$117,218		$341,496	$81,464	$422,960	

T-20

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

Fiscal as of:	Fund Balance	
12/31/2021	($150,533)	Included $100,000 loan from Community Development for FreMarq Innovations development incentive
12/31/2022	($17,551)	Preliminary Projection

Future Plan Amendment in 2023 to allow Tax Increment transfers to other "blighted area" TIDs.

Raze - Tax Delinquent Properties:

There were three razed homes in 2021.

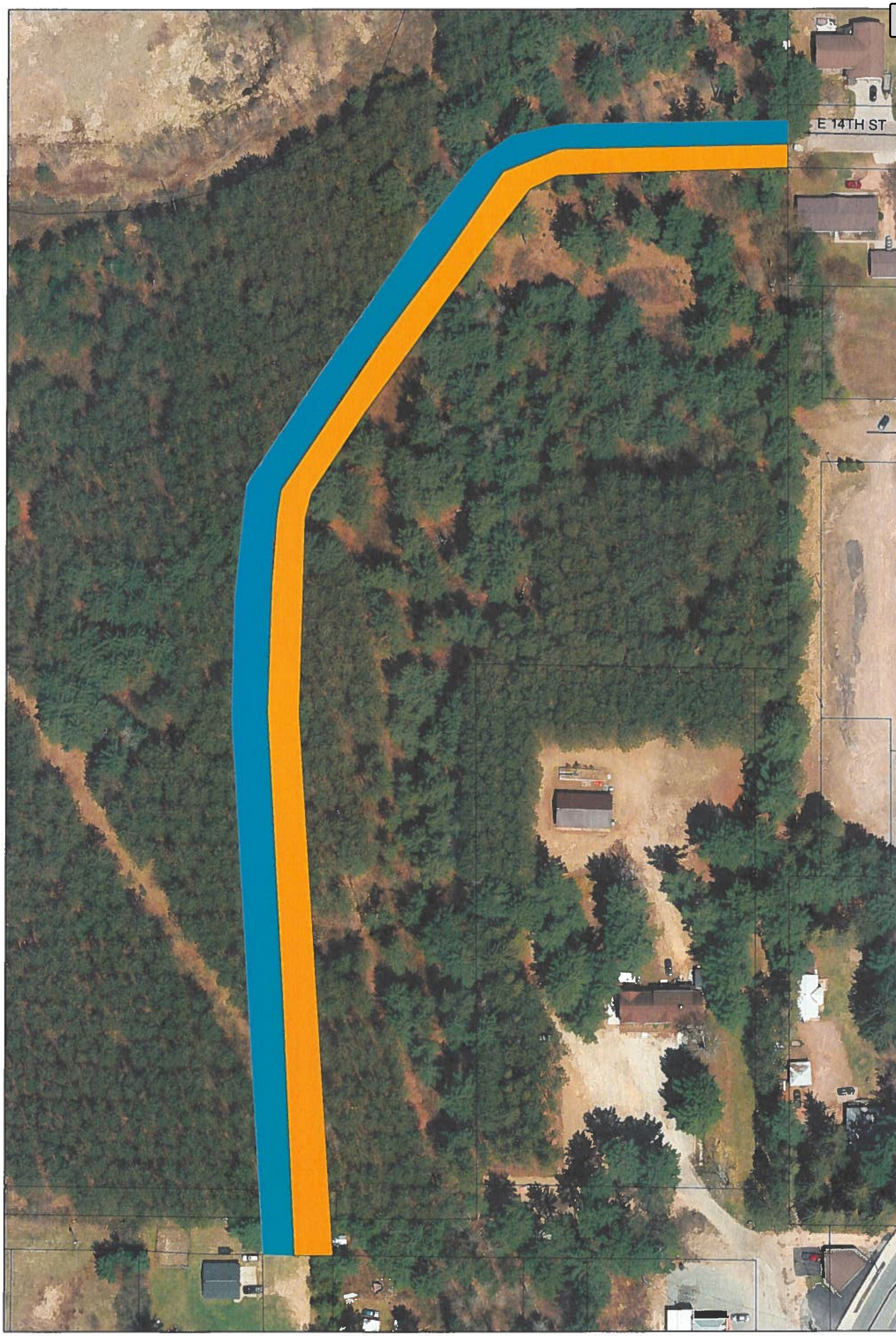
Infrastructure projects - 2022:

Extension of Water and Sanitary Sewer along E. 10 St. (S. Mill St. to S. Spruce St.) and curb, gutter, and paving of E. 10th St. Also, curb, gutter, paving of S. Poplar St, and S. Spruce St.

Stormwater improvements in S. Mill St./E. 9th St. area and S. Mill St. improvements including utility improvements to north-most building used by FreMarq Innovations.

Infrastructure projects - 2023:

Potential extension of utilities and street infrastructure - Spruce St. to E. 14th St.



Spruce St- E 10th St to E 14th St

T-22 TID No. 7

1 inch = 79 feet

Legend

Curb, Gutter, & Pavement

Water &

7-26-2022 02:52 PM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #7	18,501	116,594	130,909	130,909	130,909	130,909	0	130,909
47100-41113 Proceeds - Long Term Debt	0	0	800,000	0	800,000	0	(800,000)	0
47100-41115 Taxes-2019 PP Refund	0	6,764	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	18,501	123,358	930,909	130,909	930,909	130,909	(800,000)	130,909

47100-41113 Proceeds - Long Term Debt PERMANENT NOTES:
For 2023, potential extension of Spruce St.?

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Intergovernmental								
47100-43430 Exempt Computer Aid	1,476	1,476	1,476	1,476	1,476	1,476	0	1,476
47100-43750 WI DNR - DERF Reimb.	0	0	0	0	0	0	0	0
TOTAL Intergovernmental	1,476	1,476	1,476	1,476	1,476	1,476	0	1,476
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	0	0	0	0	0	0	0
47100-48244 Transfer from TID No. 4	35,000	0	0	0	0	0	0	0
47100-48588 Loan Repayment-FreMarq	0	0	30,000	0	30,000	60,000	30,000	60,000
47100-48750 Sale of Property	0	2,000	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	35,000	2,000	30,000	0	30,000	60,000	30,000	60,000
TOTAL REVENUES	54,977	126,834	962,385	132,385	962,385	192,385	(770,000)	192,385
EXPENDITURES								
Personnel Services								
57100-01-11000 Wages- Bldg Insp/PW Direc	0	401	1,000	0	2,500	2,500	1,500	2,500
57100-01-21000 Streets-Utility - Wages -	0	75	3,500	224	75	3,500	0	3,500
57100-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	122	478	375	17	375	375	0	375
57100-01-52000 WRS - Retirement	107	429	350	15	250	350	0	350
57100-01-54000 Health Insurance	172	650	1,250	0	1,250	1,250	0	1,250
57100-01-55000 Life Insurance	31	89	100	0	100	100	0	100
57100-01-56000 Adm/Legal-City Wages	1,592	5,828	1,500	0	1,500	1,500	0	1,500
TOTAL Personnel Services	2,024	7,950	8,075	255	6,050	9,575	1,500	9,575

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Title Searc	0	105	0	195	75	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	0	0	0	7,500	7,500	7,500
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Expense	750	750	1,000	500	750	1,250	250	1,250
57100-02-56500 LC Econ Dev Corp	500	1,000	1,000	1,500	1,000	1,500	500	1,500
57100-02-57500 Contract Engineer/Survey	0	1,507	0	0	5,000	2,500	2,500	2,500
TOTAL Contractual Services	1,400	3,512	2,150	2,345	6,975	12,900	10,750	12,900
Special Services								
57100-04-50522 PP Tax Refund-FM Graham	6,764	0	0	0	0	0	0	0
57100-04-52544 FreMarq Loan-Dev Incentiv	0	0	0	0	0	0	0	0
57100-04-75125 "Blight" - 405 E 7th St	0	16,629	0	1,347	1,347	0	0	0
57100-04-75203 "Blight" - 400 E 4th St	0	10,000	0	0	0	0	0	0
57100-04-75207 "Blight" - 700 E 4th St	0	5,615	0	0	0	0	0	0
57100-04-75211 "Blight"-607&1/2 Douglas	0	429	0	153	153	0	0	0
57100-04-75233 "Blight" - 609 Douglas St	0	559	0	153	153	0	0	0
57100-04-75236 "Blight" - 402 Mill St.	0	0	0	0	0	0	0	0
57100-04-75237 "Blight" - 501 Blaine St.	30,202	1,226	0	0	0	0	0	0
TOTAL Special Services	36,967	34,457	0	1,653	1,653	0	0	0
Fixed Charges								
57100-05-11000 Transfer for Debt Service	13,279	93,093	14,725	0	14,725	14,425	(300)	14,425
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	0
57100-05-25000 Repayment to Com. Develop	0	0	0	0	0	100,000	100,000	100,000
TOTAL Fixed Charges	13,279	93,093	14,725	0	14,725	114,425	99,700	114,425
Capital Outlay								
57100-08-23075 Property - Street ROW	0	34	0	0	0	0	0	0
57100-08-24000 Street Improvements	0	0	520,000	47,637	520,000	0	(520,000)	0
57100-08-25711 Traffic Controls-Center/G	0	0	0	0	0	0	0	0
57100-08-25737 Fencing - Street ROW	0	0	0	0	0	0	0	0
57100-08-26000 Water Improvements	0	0	192,000	17,277	192,000	0	(192,000)	0
57100-08-26500 Sanitary Sewer Improvemen	0	0	88,000	57,840	88,000	0	(88,000)	0
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	0	34	800,000	122,753	800,000	0	(800,000)	0

57100-08-2400Street Improvements   PERMANENT NOTES:
For 2023 - pending RDA - Council decision on extension of Spruce St.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
TOTAL EXPENDITURES	53,669	139,046	824,950	127,007	829,403	136,900	(688,050)	136,900
REVENUE OVER/(UNDER) EXPENDITURES	1,308	(12,212)	137,435	5,378	132,982	55,485	(81,950)	55,485
FUND TOTAL REVENUES	54,977	126,834	962,385	132,385	962,385	192,385	(770,000)	192,385
FUND TOTAL EXPENDITURES	53,669	139,046	824,950	127,007	829,403	136,900	(688,050)	136,900
REVENUE OVER/(UNDER) EXPENDITURES	1,308	(12,212)	137,435	5,378	132,982	55,485	(81,950)	55,485

*** END OF REPORT ***

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 7 (N Center Ave. Area):

	Series 2017C - GO Amount of $180,000				Series 2016C - Note Anticipation Note Amount of $80,000			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$5,000	$4,875	$9,875	$160,000	$80,000	$3,218	$83,218	$0
2022	$10,000	$4,725	$14,725	$150,000				
2023	$10,000	$4,425	$14,425	$140,000				
2024	$10,000	$4,125	$14,125	$130,000				
2025	$10,000	$3,925	$13,925	$120,000				
2026	$10,000	$3,725	$13,725	$110,000				
2027	$10,000	$3,425	$13,425	$100,000				
2028	$10,000	$3,125	$13,125	$90,000				
2029	$10,000	$2,825	$12,825	$80,000				
2030	$10,000	$2,525	$12,525	$70,000				
2031	$10,000	$2,225	$12,225	$60,000				
2032	$10,000	$1,925	$11,925	$50,000				
2033	$10,000	$1,625	$11,625	$40,000				
2034	$10,000	$1,325	$11,325	$30,000				
2035	$10,000	$1,000	$11,000	$20,000				
2036	$10,000	$675	$10,675	$10,000				
2037	$10,000	$338	$10,338	$0				
	$160,000	**$41,938**	**$201,938**					

T-25

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

Fiscal as of:	Fund Balance	
12/31/2021	($580,412)	
12/31/2022	**Pending**	Preliminary Projection

Tax Increment can be transferred from TID No. 3 and TID No. 4 to this TID.

Major residential developments - 2022 & 2023:

Nicolet Lumber Company - three 12-unit apartment buildings
S.C. Swiderski - eight duplexes
S.C. Swiderski - single-family homes

WEDC Idle Sites Grant (Wisconsin Economic Development Corp):

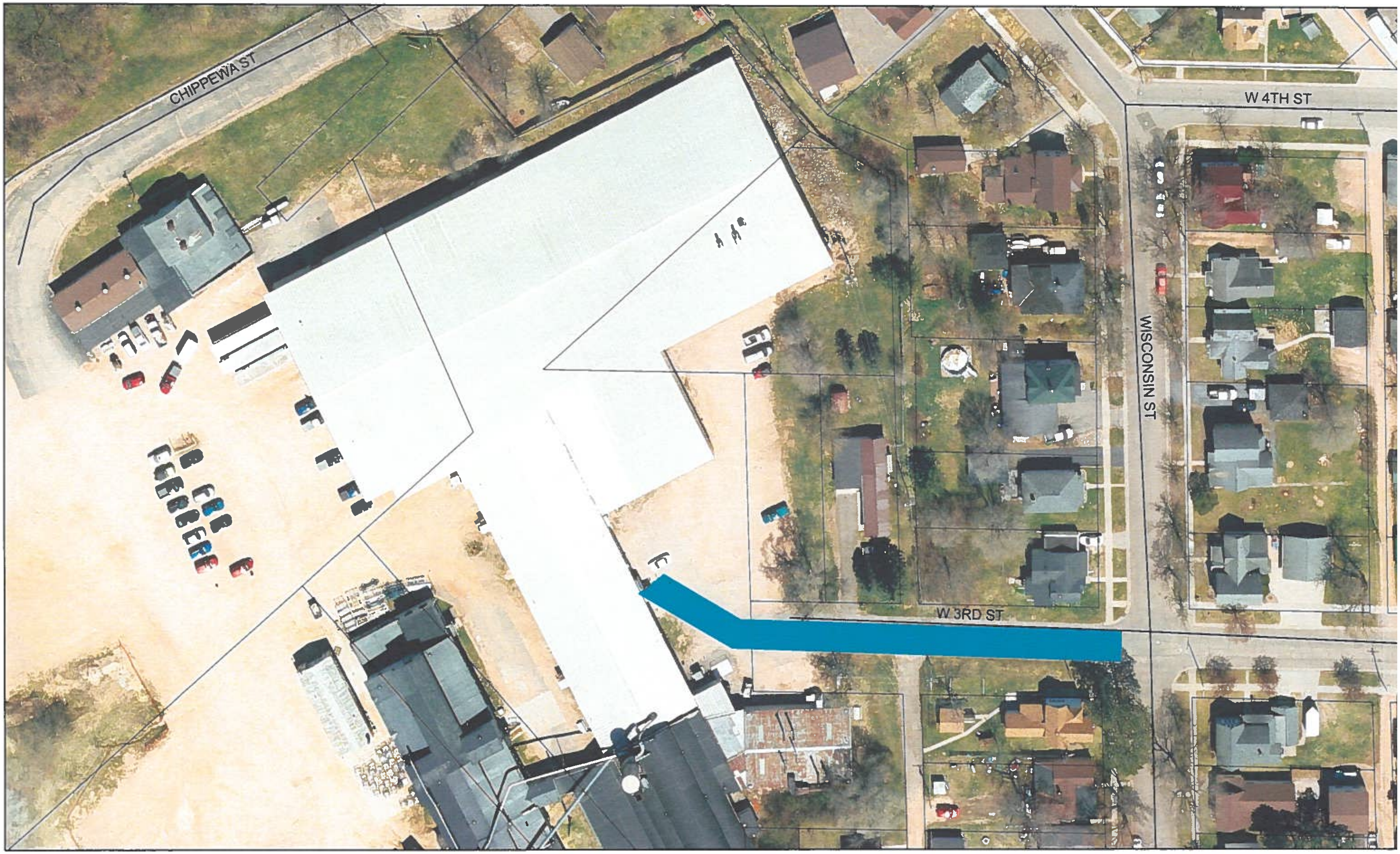
Awarded in 2021 for Weinbrenner Shoe Company (rehab of vacant manufacturing facility) - grant award of $250,000 pending final audited information and WEDC check.

Infrastructure project - 2022:

Reconstruction of Parkway Dr. (Grand Ave. to Merrill St.) and E. 3rd St. (Merrill St. to to Blaine St.) includes retaining wall on west side of the steep hill.

Infrastructure project - 2023:

Curb, gutter, paving, and streelighting of Webster St. (Alexander St. to Eugene St.)

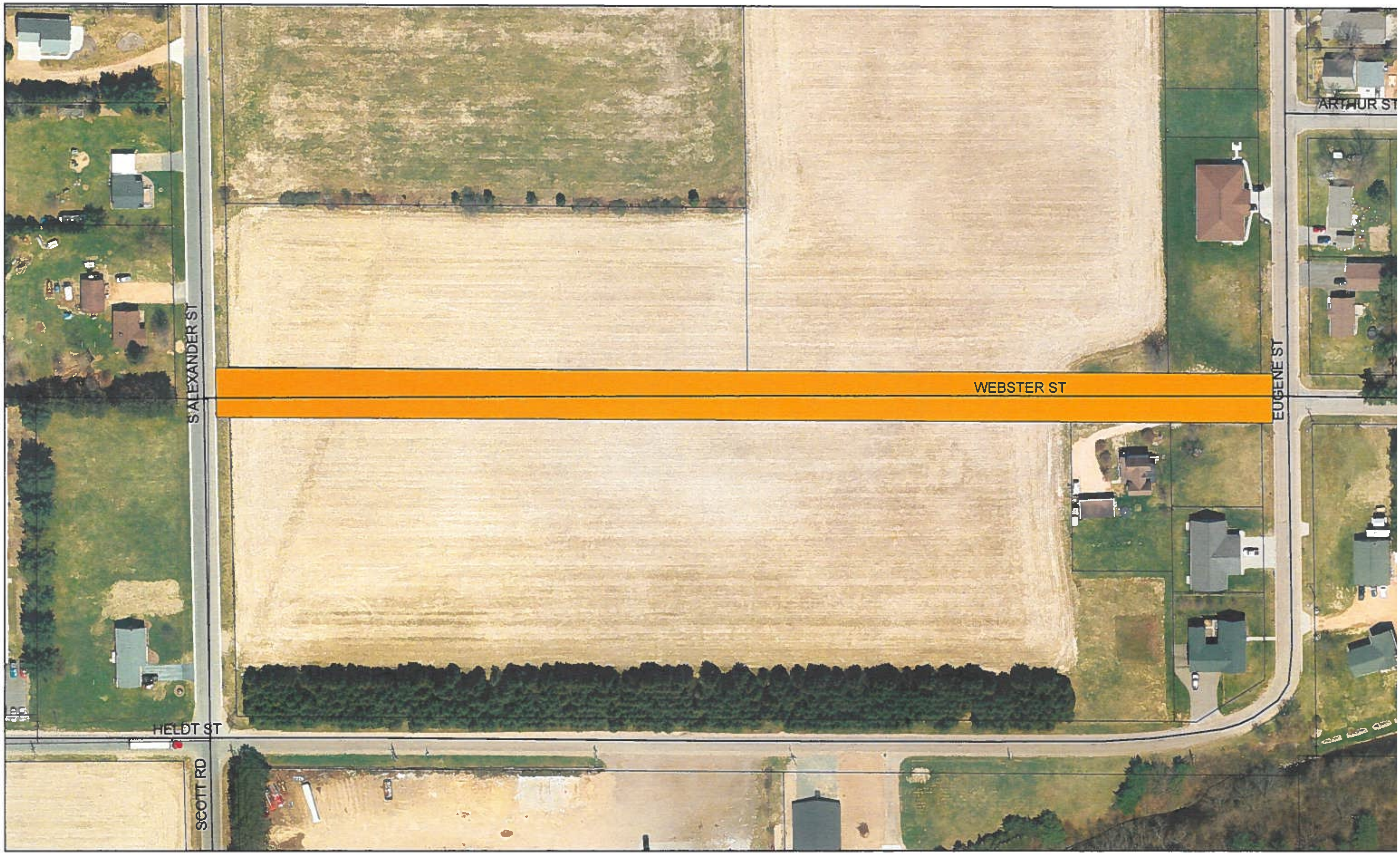


1 inch = 57 feet

Chippewa St (Lincoln Wood)
TID No. 8
T-27

Legend

Waterm



1 inch = 105 feet

Webster St- S Alexander St to Eugene St
TID No. 8 (from 2022)
T-28

Legend

Curb, Gutter, & Paven

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #8	40,348	58,260	75,290	75,290	75,290	75,290	(0)	75,290
47100-41113 Proceeds - Long Term Debt	620,000	985,000	805,000	0	805,000	600,000	(205,000)	600,000
47100-41114 Debt Premium-TID8	22,694	34,696	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	683,042	1,077,956	880,290	75,290	880,290	675,290	(205,000)	675,290

47100-41113 Proceeds - Long Term Debt PERMANENT NOTES:
In 2023, for Webster St. curb, gutter, and paving and West Chippewa St. water main replacement.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Intergovernmental								
47100-43430 Exempt Computer Aid	3,668	3,668	3,668	3,668	3,668	3,668	0	3,668
TOTAL Intergovernmental	3,668	3,668	3,668	3,668	3,668	3,668	0	3,668
Public Charges-Services								
47100-46100 Bid Spec Revenue	0	200	200	0	0	200	0	200
TOTAL Public Charges-Services	0	200	200	0	0	200	0	200
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	22,500	0	100,000	0	25,000	50,000	(50,000)	50,000
47100-48244 Transfer from TID No. 4	77,500	90,000	0	0	0	0	0	0
47100-48727 River Bend Foundation-Donati	43,258	6,555	0	0	42,655	0	0	0
47100-48750 Sale of Property	0	13,685	0	10,500	10,500	0	0	0
TOTAL Miscellaneous Revenues	143,258	110,240	100,000	10,500	78,155	50,000	(50,000)	50,000
TOTAL REVENUES	829,967	1,192,065	984,158	89,458	962,113	729,158	(255,000)	729,158
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Superintenden	0	32,545	5,000	0	5,000	5,000	0	5,000
57100-01-21000 City Utility-Streets Wage	7,447	5,911	3,500	7,124	3,500	3,500	0	3,500
57100-01-22000 Overtime	0	324	0	0	0	0	0	0
57100-01-25000 Wages-Temp-Reg	66	88	0	0	0	0	0	0
57100-01-51000 SS/Medicare	2,126	5,201	1,500	512	1,500	1,500	0	1,500
57100-01-52000 WRS - Retirement	1,890	4,610	1,250	463	1,250	1,250	0	1,250
57100-01-54000 Health Insurance	4,983	11,282	4,750	1,655	4,750	4,750	0	4,750
57100-01-55000 Life Insurance	575	691	100	23	100	100	0	100
57100-01-56000 Adm/Legal-City Wages	20,588	29,499	5,000	0	5,000	5,000	0	5,000
TOTAL Personnel Services	37,675	90,150	21,100	9,778	21,100	21,100	0	21,100

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	144	36	0	0	0	0	0	0
57100-02-11500 Outside Legal/Title	0	(95)	0	65	0	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	750	750	3,500	750	3,500	3,500	0	3,500
57100-02-56500 LC Econ Dev Corp	1,500	1,500	3,500	1,500	1,500	3,500	0	3,500
57100-02-57500 Contract Engineering/Surv	0	2,400	7,500	0	7,500	2,500	(5,000)	2,500
TOTAL Contractual Services	2,544	4,741	14,650	2,465	12,650	9,650	(5,000)	9,650

57100-02-5750Contract Engineering/SurvePERMANENT NOTES:
Certified Survey Map and future Plat for Webster St. development area.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Special Services								
57100-04-50222 Weinbrenner Dev Incentive	0	300,000	0	0	0	0	0	0
57100-04-74755 S&S Bar - Dev Incentives	0	10,000	10,000	0	10,000	10,000	0	10,000
57100-04-75001 Nicolet Lumber Co.-Dev In	0	0	100,000	0	0	200,000	100,000	200,000
57100-04-75002 Blight-405 N Genesee	26,852	3,149	0	169	169	0	0	0
57100-04-75009 Blight-601 N Genesse	0	173	0	0	0	0	0	0
57100-04-75010 Blight - 410 Prospect St.	105	20,820	0	694	694	0	0	0
57100-04-75025 Blight - 122 S Prospect	75	0	0	0	0	0	0	0
57100-04-75029 "Blight" - 403 East St.	6,668	197	0	0	0	0	0	0
57100-04-75030 "Blight" - 405 East St.	3,282	203	0	0	0	0	0	0
57100-04-75509 Blight - 612 Grand Ave.	116	0	0	0	0	0	0	0
57100-04-75520 "Blight"-903 Grand Ave	75	5,384	7,500	0	0	5,000	(2,500)	5,000
57100-04-75521 Del Tax - 809 Grand Ave	4,337	169	0	0	0	0	0	0
57100-04-75529 "Blight" - 120 N Foster	0	50	0	0	0	0	0	0
57100-04-75530 Del Tax - 1405 Mathews St	3,785	10,855	0	0	0	0	0	0
57100-04-75533 Del Tax - 811 N State St.	4,620	12,060	0	0	0	0	0	0
57100-04-75544 "Blight"-1905 Jackson St.	0	220	0	15,114	15,114	0	0	0
TOTAL Special Services	49,914	363,279	117,500	15,976	25,977	215,000	97,500	215,000

57100-04-7552"Blight"-903 Grand Ave PERMANENT NOTES:
Petroleum environmental site - underground storage tank removed in 2021.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer for Debt Service	49,863	98,474	161,202	0	272,691	265,595	104,393	265,595
57100-05-12000 Borrowing Expenses	32,694	63,872	25,000	0	25,000	25,000	0	25,000
TOTAL Fixed Charges	82,557	162,346	186,202	0	297,691	290,595	104,393	290,595

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Capital Outlay								
57100-08-22575 Land - Alexander-Eugene	0	195,442	0	892	892	0	0	0
57100-08-24000 Street Improvements	540,000	55,831	420,000	7,918	425,000	300,000	(120,000)	300,000
57100-08-24600 Sidewalk Improvements	0	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	63,491	0	50,000	1,351	50,000	0	(50,000)	0
57100-08-26000 Water Improvements	0	132,475	120,000	188,193	225,000	75,000	(45,000)	75,000
57100-08-26500 Sanitary Sewer Improvemen	0	85,936	115,000	72,778	90,000	0	(115,000)	0
57100-08-27122 River Bend Trail-West	49,486	87,458	0	42,655	42,655	0	0	0
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	652,977	557,141	705,000	313,787	833,547	375,000	(330,000)	375,000

57100-08-2600Water Improvements

PERMANENT NOTES:
In 2022, about $9,500 for West Chippewa LLC (Lincoln Wood) fire line.
In 2023, about $75,000 for W. Chippewa St. water main to serve West Chippewa LLC (Lincoln Wood).

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
TOTAL EXPENDITURES	825,665	1,177,656	1,044,452	342,006	1,190,965	911,345	(133,107)	911,345
REVENUE OVER/(UNDER) EXPENDITURES	4,301	14,408	(60,294)	(252,548)	(228,852)	(182,187)	(121,893)	(182,187)

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Intergovernmental								
47500-43521 WEDC Idle Sites Grant	0	0	0	0	250,000	0	0	0
TOTAL Intergovernmental	0	0	0	0	250,000	0	0	0
TOTAL REVENUES	0	0	0	0	250,000	0	0	0
EXPENDITURES								
Special Services								
57500-04-50225 Weinbrenner - Idle Sites	0	0	0	0	250,000	0	0	0
TOTAL Special Services	0	0	0	0	250,000	0	0	0
TOTAL EXPENDITURES	0	0	0	0	250,000	0	0	0
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	0	0	0	0	0
FUND TOTAL REVENUES	829,967	1,192,065	984,158	89,458	1,212,113	729,158	(255,000)	729,158
FUND TOTAL EXPENDITURES	825,665	1,177,656	1,044,452	342,006	1,440,965	911,345	(133,107)	911,345
REVENUE OVER/(UNDER) EXPENDITURES	4,301	14,408	(60,294)	(252,548)	(228,852)	(182,187)	(121,893)	(182,187)

*** END OF REPORT ***

T-32

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 8 (West Side Area):

	Series 2016B - GO Amount of $90,000				Series 2017C - GO Amount of $140,000			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$5,000	$1,725	$6,725	$75,000	$5,000	$3,775	$8,775	$120,000
2022	$5,000	$1,625	$6,625	$70,000	$5,000	$3,625	$8,625	$115,000
2023	$5,000	$1,525	$6,525	$65,000	$5,000	$3,475	$8,475	$110,000
2024	$5,000	$1,425	$6,425	$60,000	$5,000	$3,365	$8,365	$105,000
2025	$5,000	$1,325	$6,325	$55,000	$5,000	$3,225	$8,225	$100,000
2026	$5,000	$1,225	$6,225	$50,000	$5,000	$3,125	$8,125	$95,000
2027	$5,000	$1,125	$6,125	$45,000	$5,000	$2,975	$7,975	$90,000
2028	$5,000	$1,025	$6,025	$40,000	$5,000	$2,825	$7,825	$85,000
2029	$5,000	$925	$5,925	$35,000	$5,000	$2,675	$7,675	$80,000
2030	$5,000	$819	$5,819	$30,000	$10,000	$2,525	$12,525	$70,000
2031	$5,000	$713	$5,713	$25,000	$10,000	$2,225	$12,225	$60,000
2032	$5,000	$600	$5,600	$20,000	$10,000	$1,965	$11,965	$50,000
2033	$5,000	$488	$5,488	$15,000	$10,000	$1,625	$11,625	$40,000
2034	$5,000	$369		$10,000	$10,000	$1,325	$11,325	$30,000
2035	$5,000	$250		$5,000	$10,000	$1,000	$11,000	$20,000
2036	$5,000	$125		$0	$10,000	$675	$10,675	$10,000
2037					$10,000	$338	$10,338	$0
2038								
2039								
2040								
	$75,000	$13,562	$72,819		$120,000	$36,968	$156,968	

	Series 2018B - GO Amount of $475,000				Series 2020C - GO Amount of $620,000			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$20,000	$13,713	$33,713	$415,000	$25,000	$8,154	$33,154	$595,000
2022	$20,000	$13,273	$33,273	$395,000	$25,000	$16,900	$41,900	$570,000
2023	$20,000	$12,833	$32,833	$375,000	$30,000	$15,900	$45,900	$540,000
2024	$20,000	$12,333	$32,333	$355,000	$30,000	$14,700	$44,700	$510,000
2025	$20,000	$11,833	$31,833	$335,000	$30,000	$13,500	$43,500	$480,000
2026	$20,000	$11,283	$31,283	$315,000	$30,000	$12,300	$42,300	$450,000
2027	$20,000	$10,733	$30,733	$295,000	$30,000	$11,100	$41,100	$420,000
2028	$25,000	$10,143	$35,143	$270,000	$30,000	$9,900	$39,900	$390,000
2029	$25,000	$9,405	$34,405	$245,000	$35,000	$8,700	$43,700	$355,000
2030	$25,000	$8,605	$33,605	$220,000	$35,000	$8,000	$43,000	$320,000
2031	$25,000	$7,805	$32,805	$195,000	$35,000	$7,300	$42,300	$285,000
2032	$25,000	$6,968	$31,968	$170,000	$35,000	$6,600	$41,600	$250,000
2033	$25,000	$6,130	$31,130	$145,000	$35,000	$5,900	$40,900	$215,000
2034	$25,000	$5,255	$30,255	$120,000	$35,000	$5,156	$40,156	$180,000
2035	$30,000	$4,380	$34,380	$90,000	$35,000	$4,413	$39,413	$145,000
2036	$30,000	$3,300	$33,300	$60,000	$35,000	$3,581	$38,581	$110,000
2037	$30,000	$2,220	$32,220	$30,000	$35,000	$2,750	$37,750	$75,000
2038	$30,000	$1,110	$31,110	$0	$35,000	$1,875	$36,875	$40,000
2039					$40,000	$1,000	$41,000	$0
2040								
	$415,000	$137,605	$552,605		$595,000	$149,575	$744,575	

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City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 8 (West Side Area) - Continued:

Series 2021A - GO A Amount of $830,000				Series 2021B - GO Amount of $155,000				Total - TID No. 8				
Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	
$0	$0	$0	$830,000	$0	$0	$0	$155,000	$55,000	$27,367	$237,367	$2,035,000	
$30,000	$17,268	$47,268	$800,000	$20,000	$3,511	$23,511	$135,000	$88,511	$76,202	$272,691	$1,950,000	2022
$35,000	$16,863	$51,863	$765,000	$15,000	$3,150	$18,150	$120,000	$98,150	$68,745	$265,595	$1,855,000	2023
$30,000	$16,163	$46,163	$735,000	$15,000	$2,850	$17,850	$105,000	$92,850	$65,835	$242,985	$1,765,000	2024
$30,000	$15,563	$45,563	$705,000	$15,000	$2,550	$17,550	$90,000	$92,550	$62,995	$225,445	$1,675,000	2025
$35,000	$14,963	$49,963	$670,000	$15,000	$2,250	$17,250	$75,000	$97,250	$60,145	$212,895	$1,580,000	2026
$35,000	$14,263	$49,263	$635,000	$15,000	$1,800	$16,800	$60,000	$96,800	$56,995	$195,195	$1,485,000	2027
$35,000	$13,213	$48,213	$600,000	$15,000	$1,350	$16,350	$45,000	$101,350	$53,455	$182,105	$1,385,000	2028
$40,000	$12,163	$52,163	$560,000	$15,000	$900	$15,900	$30,000	$110,900	$49,768	$173,868	$1,275,000	2029
$40,000	$11,363	$51,363	$520,000	$15,000	$600	$15,600	$15,000	$115,600	$46,911	$161,311	$1,160,000	2030
$40,000	$10,563	$50,563	$480,000	$15,000	$300	$15,300	$0	$115,300	$43,905	$143,605	$1,045,000	2031
$55,000	$9,763	$64,763	$425,000					$130,000	$25,895	$155,895	$915,000	2032
$55,000	$8,662	$63,662	$370,000					$130,000	$22,805	$152,805	$785,000	2033
$60,000	$7,563	$67,563	$310,000					$135,000	$19,668	$149,299	$650,000	2034
$60,000	$6,363	$66,363	$250,000					$140,000	$16,405	$151,155	$510,000	2035
$60,000	$5,163	$65,163	$190,000					$140,000	$12,844	$147,719	$370,000	2036
$60,000	$3,962	$63,962	$130,000					$135,000	$9,270	$144,270	$235,000	2037
$65,000	$2,763	$67,763	$65,000					$130,000	$5,748	$135,748	$105,000	2038
$65,000	$1,463	$66,463	$0					$105,000	$2,463	$107,463	$0	2039
												2040
$830,000	$188,081	$1,018,081		$155,000	$19,261	$174,261		$2,054,261	$700,051	$3,220,047		

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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

Fiscal as of:	Fund Balance	
12/31/2021	($368,719)	
12/31/2022	($366,556)	Preliminary

Note: Donor TID for TID No. 4 Tax Increment Transfers
Future TID Tax Increment planned from TID No. 7 and No. 10 after Plan Amendments in 2023

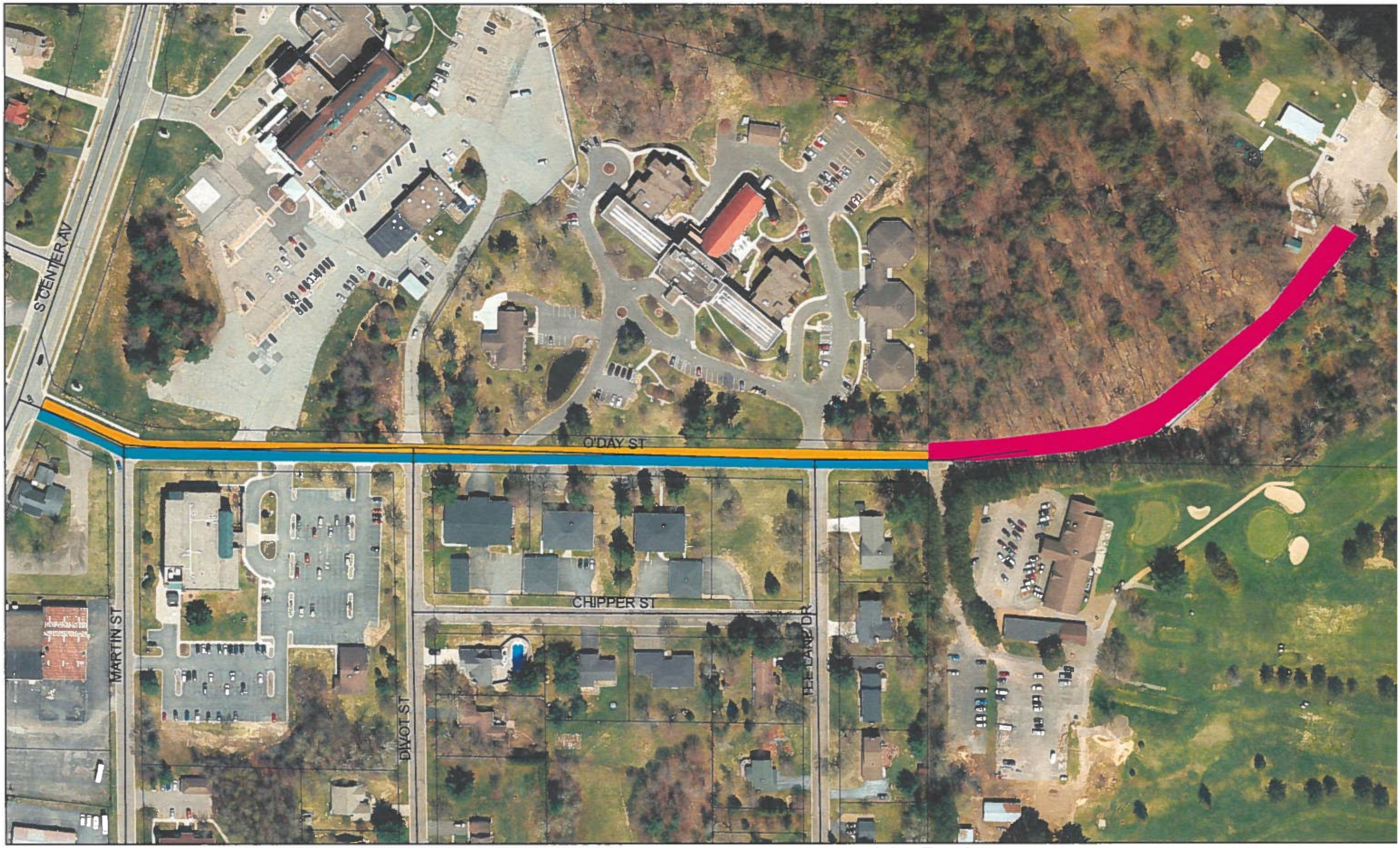
Infrastructure projects - 2023:

O'Day St. (S. Center Ave. into Riverside Park)

Pavement replacement - S. Center Ave. (Burgener's Carriers to Joe Snow Road)

Potential future request - related to SEMCO Wisconsin River property:

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



O'Day St- S Center Ave to Riverside Park
TID No. 9
T-36

1 inch = 140 feet

Legend
StormSewer
Curb, Gutter, & Pa
Water

1 inch = 225 feet

S Center Ave- Burgener's to Joe Snow Rd
T-37 TID No.9

Legend

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	0	0	0
47100-41113 Proceeds - Long Term Debt PERMANENT NOTES: For 2023, potential borrowing for proposed O'Day St. and S, Center Ave. infastructure investments.								
Intergovernmental								
47100-43430 Exempt Computer Aid	4,896	4,896	4,896	4,896	4,896	4,896	0	4,896
TOTAL Intergovernmental	4,896	4,896	4,896	4,896	4,896	4,896	0	4,896
Miscellaneous Revenues								
47100-48244 Transfer from TID No. 4	102,500	20,000	50,000	0	20,000	37,500	(12,500)	37,500
47100-48588 Loan Repayment-Club Modern	2,820	2,820	2,820	27,582	27,582	0	(2,820)	0
47100-48750 Sale of Property	0	2,050	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	105,320	24,870	52,820	27,582	47,582	37,500	(15,320)	37,500
TOTAL REVENUES	110,215	29,765	57,716	32,478	52,478	42,396	(15,320)	42,396
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp.	0	0	0	0	0	0	0	0
57100-01-21000 Streets/Utility - Labor	0	0	0	0	0	0	0	0
57100-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	0	133	125	0	125	125	0	125
57100-01-52000 WRS - Retirement	0	117	115	0	115	115	0	115
57100-01-54000 Health Insurance	0	225	550	0	550	550	0	550
57100-01-55000 Life Insurance	0	23	25	0	25	25	0	25
57100-01-56000 Adm/Legal-City Wages	0	1,738	1,500	0	1,500	1,500	0	1,500
TOTAL Personnel Services	0	2,236	2,315	0	2,315	2,315	0	2,315
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	0	0	0	0	0
57100-02-11500 Outside Legal-Title Searc	0	75	0	1,735	2,500	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	5,000	0	0	5,000	0	5,000
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	250	500	500	500	500	500	0	500
57100-02-41555 Grant Writing Consultant	0	0	25,000	0	0	0	(25,000)	0
57100-02-56500 LC Econ Dev Corp	500	1,500	500	750	750	750	250	750

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
57100-02-57500 Contract Engineer/Survey	0	0	0	1,200	1,200	0	0	0
TOTAL Contractual Services	900	2,225	31,150	4,335	5,100	6,400	(24,750)	6,400

57100-02-1150Outside Legal-Title Search PERMANENT NOTES:
In 2022, property appraisal and legal assistance related to obtaining IRS lien releases for former Page Milk property.

57100-02-4155Grant Writing Consultant PERMANENT NOTES:
Potential grant writing assistance for Wisconsin Economic Development Corp.(WEDC) Idle Sites and Federal EPA Brownfields applications.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Special Services								
57100-04-50525 Plant Garden Center-Dev I	0	0	0	0	20,000	10,000	10,000	10,000
57100-04-75000 Page Milk-Tax Foreclosure	0	0	0	0	0	0	0	0
57100-04-75100 Del Tax - 307 Cooper St.	1,166	181	0	0	0	0	0	0
TOTAL Special Services	1,166	181	0	0	20,000	10,000	10,000	10,000
Fixed Charges								
57100-05-11000 Transfer - Debt Service	18,650	23,350	22,900	0	22,900	22,450	(450)	22,450
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	0
TOTAL Fixed Charges	18,650	23,350	22,900	0	22,900	22,450	(450)	22,450
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	0
57100-08-26000 Utility Improvements	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	0	0	0	0	0	0	0	0

57100-08-2400Street Improvements PERMANENT NOTES:
Proposed 2023 infrastructure - pending cost estimates.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
TOTAL EXPENDITURES	20,716	27,992	56,365	4,335	50,315	41,165	(15,200)	41,165
REVENUE OVER/(UNDER) EXPENDITURES	89,499	1,773	1,351	28,143	2,163	1,231	(120)	1,231

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

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Miscellaneous Revenues								
47300-48500 Idle Sites Grant - WEDC	107,681	0	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	107,681	0	0	0	0	0	0	0
TOTAL REVENUES	107,681	0	0	0	0	0	0	0
EXPENDITURES								
Capital Outlay								
57300-08-52500 River Bend Trail-East	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	0	0	0	0	0	0	0	0

57300-08-5250River Bend Trail-East PERMANENT NOTES:
See TID No. 3 for River Bend Trail extension from S. Park St. east to Cooper St.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
TOTAL EXPENDITURES	0	0	0	0	0	0	0	0
REVENUE OVER/(UNDER) EXPENDITURES	107,681	0	0	0	0	0	0	0
FUND TOTAL REVENUES	217,896	29,765	57,716	32,478	52,478	42,396	(15,320)	42,396
FUND TOTAL EXPENDITURES	20,716	27,992	56,365	4,335	50,315	41,165	(15,200)	41,165
REVENUE OVER/(UNDER) EXPENDITURES	197,180	1,773	1,351	28,143	2,163	1,231	(120)	1,231

*** END OF REPORT ***

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 9 (Wisconsin River/N. Center Ave):

	Series 2017C - GO Amount of $310,000 Principal	Interest	Total	Principal Balance
2021	$15,000	$8,350	$23,350	$265,000
2022	$15,000	$7,900	$22,900	$250,000
2023	$15,000	$7,450	$22,450	$235,000
2024	$15,000	$7,000	$22,000	$220,000
2025	$15,000	$6,700	$21,700	$205,000
2026	$15,000	$6,400	$21,400	$190,000
2027	$15,000	$5,950	$20,950	$175,000
2028	$15,000	$5,500	$20,500	$160,000
2029	$15,000	$5,050	$20,050	$145,000
2030	$15,000	$4,600	$19,600	$130,000
2031	$15,000	$4,150	$19,150	$115,000
2032	$15,000	$3,700	$18,700	$100,000
2033	$20,000	$3,250	$23,250	$80,000
2034	$20,000	$2,650	$22,650	$60,000
2035	$20,000	$2,000	$22,000	$40,000
2036	$20,000	$1,350	$21,350	$20,000
2037	$20,000	$675	$20,675	$0
	$265,000	**$74,325**	**$339,325**	

T-41

City of Merrill - Tax Increment District No. 10
Former FoxPoint - 1905 E. 14th St.

District Classification:	Blighted
Creation Date:	09/22/15
End of Expenditure Period:	09/22/37
Maximum Life:	09/22/42
Final Revenue Year:	2043

Fiscal as of:	Fund Balance	
12/31/2021	($108,829)	
12/31/2022	($126,941)	Preliminary Projection

Tax Increment will be generated - 2022 Tax Bill (for 2023 Collection) - **Partial Assessed Valuations:**

Land	$144,400
Improvements	$1,969,300
Total	$2,113,700

Plan Amendment in 2023 to allow Tax Increment transfers to other "blighted area" TIDs.

Planned 2021-2022 development:

S.C. Swiderski, LLC completion of four new apartment buildings and rental/maintenance building
(City planned borrowing in Fall 2022)

Planned 2023 infrastructure project:

E. 10th St. (N. Center Ave. to Lake St.) - water and sewer main replacement, & curb, gutter, and paving

Future need for Lincoln County Highway G streetlighting improvements

Note: Series 2021D TID Revenue Anticipation Notes will be refinanced by 9/1/2026

1 inch = 93 feet

E 10th St- N Center Ave to Lake St
TID No.10 (from 2022)

T-43

Legend

Curb, Gutter, & Paver

Water & Sewer

7-25-2022 02:33 PM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

40 -TID No. 10 - Fox Point
TID #10-Fox Point

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #10	0	0	0	0	0	59,250	59,250	59,250
47100-41113 Proceeds - Long Term Debt	0	565,000	200,000	0	215,000	670,000	470,000	670,000
TOTAL Taxes (or Utility Rev.)	0	565,000	200,000	0	215,000	729,250	529,250	729,250

47100-41113 Proceeds - Long Term Debt PERMANENT NOTES:
In 2022, cash development incentives for S.C. Swiderski
(i.e. upon occupancy for four apartment buildings).

47100-41113 Proceeds - Long Term Debt CURRENT YEAR NOTES:
For 2023, E. 10th St. (between N. Center Ave. to Lake St.)

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Miscellaneous Revenues								
47100-48243 Land Sale	0	1	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	0	1	0	0	0	0	0	0
TOTAL REVENUES	0	565,001	200,000	0	215,000	729,250	529,250	729,250
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp	0	0	0	0	0	0	0	0
57100-01-21000 City Streets - Wages	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	277	340	275	0	275	275	0	275
57100-01-52000 WRS - Retirement	244	300	250	0	250	250	0	250
57100-01-54000 Health Insurance	566	575	500	0	500	500	0	500
57100-01-55000 Life Insurance	115	59	50	0	53	50	0	50
57100-01-56000 Adm/Legal-City Wages	3,617	4,438	3,500	0	3,500	3,500	0	3,500
TOTAL Personnel Services	4,818	5,712	4,575	0	4,578	4,575	0	4,575
Contractual Services								
57100-02-10000 Legal Notices/Letters	504	0	0	0	0	0	0	0
57100-02-11500 Outside Legal-Title Exp.	700	23	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	0	0	0	6,500	6,500	6,500
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	0	250	750	400	400	750	0	750
57100-02-15500 Mowing Services	595	0	0	0	0	0	0	0
TOTAL Contractual Services	1,949	423	900	550	550	7,400	6,500	7,400

57100-02-1175Plan Develop-Consultant PERMANENT NOTES:
For 2023, Plan Amendment to include Tax Increment Sharing.

T-44

Attachment: TIDs -2023 Preliminary Budgets (9064 : TIDs - 2023 Preliminary Budgets)

40 -TID No. 10 - Fox Point
TID #10-Fox Point

			2022			2023		
	2020 ACTUAL	2021 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-52333 Swiderski Dev Incentives	0	50,000	200,000	0	200,000	0	(200,000)	0
57100-04-52377 Refund Earnest Money	0	25,000	0	0	0	0	0	0
TOTAL Special Services	0	75,000	200,000	0	200,000	0	(200,000)	0

57100-04-5233Swiderski Dev Incentives PERMANENT NOTES:
In 2022, cash development incentive payment (upon occupancy permits for four apartment buildings).

	2020 ACTUAL	2021 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer for Debt Service	20,132	162	12,987	0	12,987	14,125	1,138	14,125
57100-05-12000 Borrowing Expense	0	19,365	0	0	15,000	20,000	20,000	20,000
57100-05-14940 NAN2016C - Principal	0	495,000	0	0	0	0	0	0
57100-05-24940 NAN2016C - Interest	0	19,751	0	0	0	0	0	0
TOTAL Fixed Charges	20,132	534,278	12,987	0	27,987	34,125	21,138	34,125
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	325,000	325,000	325,000
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	0
57100-08-26000 Water Improvements	0	0	0	0	0	200,000	200,000	200,000
57100-08-26500 Sanitary Sewer Improve	0	0	0	0	0	125,000	125,000	125,000
TOTAL Capital Outlay	0	0	0	0	0	650,000	650,000	650,000
TOTAL EXPENDITURES	26,900	615,412	218,462	550	233,115	696,100	477,638	696,100
REVENUE OVER/(UNDER) EXPENDITURES	(26,900)	(50,411)	(18,462)	(550)	(18,115)	33,150	51,612	33,150
FUND TOTAL REVENUES	0	565,001	200,000	0	215,000	729,250	529,250	729,250
FUND TOTAL EXPENDITURES	26,900	615,412	218,462	550	233,115	696,100	477,638	696,100
REVENUE OVER/(UNDER) EXPENDITURES	(26,900)	(50,411)	(18,462)	(550)	(18,115)	33,150	51,612	33,150

*** END OF REPORT ***

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 10 (Former FoxPoint):

	Series 2016C - Note Anticipation Note Amount of $495,000			Series 2021D - TID Anticipation Note Amount of $565,000			
	Principal	Interest	Total	Principal	Interest	Total	Principal Balance
2021	$495,000	$19,968	**$514,968**	Refinancing Series 2016C plus new borrowing of $70,000			$565,000
2022	Paid off - Refinanced			$0	$12,987	$12,987	$565,000
2023				$0	$14,125	$14,125	$565,000
2024				$0	$14,125	$14,125	$565,000
2025				$0	$14,125	$14,125	$565,000
2026				$565,000	$14,125	$579,125	$565,000
				$565,000	**$69,487**	**$634,487**	

T-46

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

Fiscal as of:	Fund Balance	
12/31/2020	($328,404) *	Included $80,000 for Residential Housing Incentives
12/31/2021	($214,859)	Preliminary Projection

*Includes $100,000 General Fund Advance for City property purchases for Northcentral Technical College commercial driver's training center.

Planned 2022 infrastructure projects:

Infrastructure completion work (such as landscaping) for Parkview Dr. and W. St. Paul St. & Superior St.

Reconstruction of N. Chippewa St. (between Grand Ave. and W. 7th St.) and N. State St. (between W. 10th St. and W. St. Paul St.).

Planned 2023 infrastructure projects: None

41 -TID No. 11- Apartments
TID #11 - Apartments

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #11	113,060	145,075	175,413	175,413	175,413	175,413	0	175,413
47100-41113 Proceeds - Long Term Debt	205,000	1,195,000	610,000	0	580,000	0	(610,000)	0
47100-41114 Debt Premium-TID11	7,483	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	325,542	1,340,075	785,413	175,413	755,413	175,413	(610,000)	175,413
Intergovernmental								
47100-43435 State PP Aid	16,305	20,042	16,305	16,305	16,305	16,305	0	16,305
TOTAL Intergovernmental	16,305	20,042	16,305	16,305	16,305	16,305	0	16,305
Public Charges-Services								
47100-46100 Bid Spec Revenue	0	380	0	0	0	0	0	0
TOTAL Public Charges-Services	0	380	0	0	0	0	0	0
Miscellaneous Revenues								
47100-48750 Sale of Property	0	0	0	0	0	0	0	0
47100-48999 Focus on Energy-LEDs	0	0	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	0	0	0	0	0	0	0	0
TOTAL REVENUES	341,847	1,360,497	801,718	191,718	771,718	191,718	(610,000)	191,718
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/St Superinten	11,458	48,859	1,250	0	1,250	500	(750)	500
57100-01-21000 Wages - Streets-Utility	3,676	31,791	750	433	1,500	500	(250)	500
57100-01-25000 Wages - Temp - Streets	0	407	0	0	0	0	0	0
57100-01-51000 SS/Medicare	2,330	7,265	275	35	350	275	0	275
57100-01-52000 WRS - Retirement	2,320	6,450	250	31	300	250	0	250
57100-01-54000 Health Insurance	5,384	14,195	775	84	1,000	775	0	775
57100-01-55000 Life Insurance	329	728	100	0	125	100	0	100
57100-01-56000 Adm/Legal - City Wages	9,519	16,104	1,750	0	2,500	1,500	(250)	1,500
TOTAL Personnel Services	35,016	125,797	5,150	583	7,025	3,900	(1,250)	3,900
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	151	0	0	0	0	0	0
57100-02-11500 Outside Legal-Title Expen	0	603	0	130	300	0	0	0
57100-02-11750 Plan Develop-Consultant	0	7,500	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fee	1,000	1,250	1,000	750	750	1,250	250	1,250
57100-02-56500 LC Econ Dev Corp	1,250	1,500	1,500	1,500	1,500	1,500	0	1,500

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

41 -TID No. 11- Apartments
TID #11 - Apartments

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
57100-02-57500 Contract Engineer/Survey	7,544	6,921	0	0	0	0	0	0
TOTAL Contractual Services	9,944	18,074	2,650	2,530	2,700	2,900	250	2,900
Special Services								
57100-04-52577 Apartments-Rock Ridge	200,000	100,000	100,000	0	100,000	100,000	0	100,000
57100-04-52588 Denyon-Ott Homes	0	50,000	50,000	50,000	80,000	0	(50,000)	0
57100-04-52599 JJ Premier Homes	0	30,000	50,000	30,000	50,000	50,000	0	50,000
57100-04-52600 Timber Ridge - Highland D	0	0	0	0	20,000	0	0	0
TOTAL Special Services	200,000	180,000	200,000	80,000	250,000	150,000	(50,000)	150,000

57100-04-5258Denyon-Ott Homes PERMANENT NOTES:
$10,000 per new single-family home upon completion.

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer - Debt Service	63,289	57,627	110,948	0	110,948	109,115	(1,833)	109,115
57100-05-12000 Borrowing Expenses	10,996	26,515	10,000	0	25,000	0	(10,000)	0
57100-05-14927 NAN2016C - Principal	0	505,000	0	0	0	0	0	0
57100-05-24940 NAN2016C - Interest	0	20,150	0	0	0	0	0	0
TOTAL Fixed Charges	74,285	609,292	120,948	0	135,948	109,115	(11,833)	109,115
Capital Outlay								
57100-08-23777 Airport T-Hangar	0	0	300,000	0	0	0	(300,000)	0
57100-08-24033 Street Improvement	2,400	341,840	125,000	175	175,000	0	(125,000)	0
57100-08-24127 WI St. Sewer Lift Station	0	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	54,074	0	0	0	0	0	0
57100-08-26000 Water Improvements	16,933	111,544	45,000	45	45,000	0	(45,000)	0
57100-08-26500 Sanitary Sewer Improvemen	12,221	77,155	40,000	0	42,500	0	(40,000)	0
TOTAL Capital Outlay	31,554	584,613	510,000	220	262,500	0	(510,000)	0
TOTAL EXPENDITURES	350,799	1,517,775	838,748	83,333	658,173	265,915	(572,833)	265,915
REVENUE OVER/(UNDER) EXPENDITURES	(8,952)	(157,279)	(37,030)	108,385	113,545	(74,197)	(37,167)	(74,197
FUND TOTAL REVENUES	341,847	1,360,497	801,718	191,718	771,718	191,718	(610,000)	191,718
FUND TOTAL EXPENDITURES	350,799	1,517,775	838,748	83,333	658,173	265,915	(572,833)	265,915
REVENUE OVER/(UNDER) EXPENDITURES	(8,952)	(157,279)	(37,030)	108,385	113,545	(74,197)	(37,167)	(74,197

*** END OF REPORT ***

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 11 (Hwy 107 Area - Residential):

	Series 2016C - Note Anticipation Note Amount of $505,000				Series 2017C - GO Amount of $645,000				Series 2020C - GO Amount of $205,000				Series 2021D - TID Revenue Bonds Amount of $1,195,000			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$505,000	$20,539	$525,539	$0	$25,000	$17,000	$42,000	$545,000	$10,000	$2,699	$12,699	$195,000	Refinancing Series 2016C plus new borrowing of $690,000			$1,195,000
	Refinanced as Series 2021D TID Revenue Bonds															
2022					$30,000	$16,250	$46,250	$515,000	$10,000	$5,525	$15,525	$185,000	$30,000	$19,173	$49,173	$1,165,000
2023					$30,000	$15,350	$45,350	$485,000	$10,000	$5,125	$15,125	$175,000	$30,000	$18,640	$48,640	$1,135,000
2024					$30,000	$14,450	$44,450	$455,000	$10,000	$4,725	$14,725	$165,000	$75,000	$18,160	$93,160	$1,060,000
2025					$30,000	$13,850	$43,850	$425,000	$10,000	$4,325	$14,325	$155,000	$75,000	$16,960	$91,960	$985,000
2026					$30,000	$13,250	$43,250	$395,000	$10,000	$3,925	$13,925	$145,000	$75,000	$15,760	$90,760	$910,000
2027					$30,000	$12,350	$42,350	$365,000	$10,000	$3,525	$13,525	$135,000	$75,000	$14,560	$89,560	$835,000
2028					$30,000	$11,450	$41,450	$335,000	$10,000	$3,125	$13,125	$125,000	$75,000	$13,360	$88,360	$760,000
2029					$35,000	$10,550	$45,550	$300,000	$10,000	$2,725	$12,725	$115,000	$75,000	$12,160	$87,160	$685,000
2030					$35,000	$9,500	$44,500	$265,000	$10,000	$2,525	$12,525	$105,000	$75,000	$10,960	$85,960	$610,000
2031					$35,000	$8,450	$43,450	$230,000	$15,000	$2,325	$17,325	$90,000	$65,000	$22,875	$87,875	$545,000
2032					$35,000	$7,400	$42,400	$195,000	$15,000	$2,025	$17,025	$75,000	$70,000	$20,438	$90,438	$475,000
2033					$35,000	$6,350	$41,350	$160,000	$15,000	$1,725	$16,725	$60,000	$75,000	$17,813	$92,813	$400,000
2034					$40,000	$5,300	$45,300	$120,000	$15,000	$1,406	$16,406	$45,000	$75,000	$15,000	$90,000	$325,000
2035					$40,000	$4,000	$44,000	$80,000	$15,000	$1,088	$16,088	$30,000	$75,000	$12,188	$87,188	$250,000
2036					$40,000	$2,700	$42,700	$40,000	$15,000	$731	$15,731	$15,000	$80,000	$9,375	$89,375	$170,000
2037					$40,000	$1,350	$41,350	$0	$15,000	$375	$15,375	$0	$85,000	$6,375	$91,375	$85,000
2038													$85,000	$3,188	$88,188	$0
					$545,000	$152,550	$697,550		$195,000	$45,200	$240,200		$1,195,000	$246,983	$1,441,983	

T-50

City of Merrill - Tax Increment Distric
Debt Service (Principal and Interest)

Total - TID No.11			Principal
Principal	Interest	Total	Balance
$540,000	$40,238	$580,238	$1,935,000
$70,000	$40,948	$110,948	$1,865,000
$70,000	$39,115	$109,115	$1,795,000
$115,000	$37,335	$152,335	$1,680,000
$115,000	$35,135	$150,135	$1,565,000
$115,000	$32,935	$147,935	$1,450,000
$115,000	$30,435	$145,435	$1,335,000
$115,000	$27,935	$142,935	$1,220,000
$120,000	$25,435	$145,435	$1,100,000
$120,000	$22,985	$142,985	$980,000
$115,000	$33,650	$148,650	$865,000
$120,000	$29,863	$149,863	$745,000
$125,000	$25,888	$150,888	$620,000
$130,000	$21,706	$151,706	$490,000
$130,000	$17,275	$147,275	$360,000
$135,000	$12,806	$147,806	$225,000
$140,000	$8,100	$148,100	$85,000
$85,000	$3,188	$88,188	$0
$1,935,000	$444,733	$2,379,733	

T-51

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

Fiscal as of:	Fund Balance	
12/31/2021	$5,002	
12/31/2022	($12,539)	Preliminary

2022 infrastructure project:

LED streetlights on Riverside Ave. (S. State St. to Tannery Rd.)

Potential future infrastructure projects:

Riverside Street sidewalk (S. Center Ave. to S. State St.)

LED streetlighting on S. Polk St.

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

42 -TID # 12 - Weinbrenner
TID #12 - Weinbrenner

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #12	20,970	20,395	23,509	23,509	23,509	23,509	0	23,509
TOTAL Taxes (or Utility Rev.)	20,970	20,395	23,509	23,509	23,509	23,509	0	23,509
TOTAL REVENUES	20,970	20,395	23,509	23,509	23,509	23,509	0	23,509
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/St Superinten	3,532	0	500	0	500	500	0	500
57100-01-21000 Wages - Streets-Utility	27,728	23	0	0	0	0	0	0
57100-01-22000 Overtime	18	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	1,763	42	150	0	150	150	0	150
57100-01-52000 WRS - Retirement	1,643	36	125	0	125	125	0	125
57100-01-54000 Health Insurance	3,974	50	750	0	750	750	0	750
57100-01-55000 Life Insurance	137	8	50	0	50	50	0	50
57100-01-56000 Adm/Legal-City Wages	746	532	500	0	500	500	0	500
TOTAL Personnel Services	39,542	691	2,075	0	2,075	2,075	0	2,075
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit	250	250	250	250	250	250	0	250
57100-02-56500 LC Econ Dev Corp	500	500	500	500	500	500	0	500
TOTAL Contractual Services	900	900	900	900	900	900	0	900
Fixed Charges								
57100-05-11000 Transfer - Debt Service	7,920	8,075	7,925	0	8,075	7,925	0	7,925
TOTAL Fixed Charges	7,920	8,075	7,925	0	8,075	7,925	0	7,925
Capital Outlay								
57100-08-24000 Street Improvements	88,192	5,940	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	0	30,000	0	30,000	0	(30,000)	0
TOTAL Capital Outlay	88,192	5,940	30,000	0	30,000	0	(30,000)	0

57100-08-2575Streetlight Improvements PERMANENT NOTES:
In 2022, Riverside Ave. (from S. State St. to Tannery Rd.)

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
TOTAL EXPENDITURES	136,553	15,606	40,900	900	41,050	10,900	(30,000)	10,900
REVENUE OVER/(UNDER) EXPENDITURES	(115,583)	4,789	(17,391)	22,609	(17,541)	12,609	30,000	12,609
FUND TOTAL REVENUES	20,970	20,395	23,509	23,509	23,509	23,509	0	23,509
FUND TOTAL EXPENDITURES	136,553	15,606	40,900	900	41,050	10,900	(30,000)	10,900
REVENUE OVER/(UNDER) EXPENDITURES	(115,583)	4,789	(17,391)	22,609	(17,541)	12,609	30,00	

T-53

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 12 (Weinbrenner Area):

	Series 2019A - GO Amount of $125,000			
	Principal	Interest	Total	Principal Balance
2021	$5,000	$3,075	$8,075	$115,000
2022	$5,000	$2,925	$7,925	$110,000
2023	$5,000	$2,775	$7,775	$105,000
2024	$5,000	$2,625	$7,625	$100,000
2025	$5,000	$2,475	$7,475	$95,000
2026	$5,000	$2,325	$7,325	$90,000
2027	$5,000	$2,175	$7,175	$85,000
2028	$5,000	$2,025	$7,025	$80,000
2029	$5,000	$1,875	$6,875	$75,000
2030	$5,000	$1,763	$6,763	$70,000
2031	$10,000	$1,650	$11,650	$60,000
2032	$10,000	$1,425	$11,425	$50,000
2033	$10,000	$1,200	$11,200	$40,000
2034	$10,000	$975	$10,975	$30,000
2035	$10,000	$738	$10,738	$20,000
2036	$10,000	$500	$10,500	$10,000
2037	$10,000	$250	$10,250	$0
	$115,000	**$25,238**	**$142,700**	

T-54

City of Merrill - Tax Increment District No. 13
Industrial-Business Park (Lincoln County Highway G)

District Classification:	Industrial
Creation Date:	02/09/21
End of Expenditure Period:	02/08/36
Maximum Life:	02/09/41
Final Revenue Year:	2042

Fiscal as of:	Fund Balance	
12/31/2021	$11,085	
12/31/2022	$13,135	Preliminary

2023 infrastructure projects:

None planned - unless Federal Infrastructure grant funding awarded.

Potential future infrastructure projects:

Extension of N. Pine Ridge Ave. from Thielman St. to Highway G
(including Water and Sewer utility and new Street)

Extension of Utility and Street infrastructure within Industrial/Business Park
(including turning lanes on Lincoln County Highway G)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

53 -TID No. 13 - Industrial
TID #13 - Industrial

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #13	0	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	0	0	0
TOTAL REVENUES	0	0	0	0	0	0	0	0
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/ST Superinten	0	0	0	0	0	0	0	0
57100-01-21000 Wages - Streets-Utility	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	0	81	150	0	150	150	0	150
57100-01-52000 WRS - Retirement	0	72	100	0	100	100	0	100
57100-01-54000 Heath Insurance	0	100	150	0	150	150	0	150
57100-01-55000 Life Insurance	0	16	10	0	10	10	0	10
57100-01-56000 Adm/Legal-City Wages	0	1,063	1,250	0	1,240	1,240	(10)	1,240
TOTAL Personnel Services	0	1,332	1,660	0	1,650	1,650	(10)	1,650
Contractual Services								
57100-02-10000 Legal Notices-Letters	0	253	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	0	8,500	0	0	0	0	0	0
57100-02-11900 TID Fee - Wis DOR	0	1,000	150	150	150	150	0	150
57100-02-13000 TID Audit	0	0	250	250	250	250	0	250
57100-02-56500 LC Econ Dev Corp	0	0	440	0	0	500	60	500
TOTAL Contractual Services	0	9,753	840	400	400	900	60	900
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	0
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	0
57100-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	0
57100-08-26500 Sanitary Sewer Improvemen	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	0	11,085	2,500	400	2,050	2,550	50	2,550
REVENUE OVER/(UNDER) EXPENDITURES	0	(11,085)	(2,500)	(400)	(2,050)	(2,550)	(50)	(2,550
FUND TOTAL REVENUES	0	0	0	0	0	0	0	0
FUND TOTAL EXPENDITURES	0	11,085	2,500	400	2,050	2,550	50	2,550
REVENUE OVER/(UNDER) EXPENDITURES	0	(11,085)	(2,500)	(400)	(2,050)	(2,550)	(50)	(2,550

*** END OF REPORT ***

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Attachment: TIDs -2023 Preliminary Budgets (9064 : TIDs - 2023 Preliminary Budgets)

City of Merrill - Tax Increment District No. 14
Rain Car Wash & Cup 'n Cone Site

District Classification:	Blight
Creation Date:	06/25/21
End of Expenditure Period:	06/25/43
Maximum Life:	06/25/48
Final Revenue Year:	2049

Fiscal as of:	Fund Balance	
12/31/2021	($67,597)	
12/31/2022	($109,597)	Preliminary Projection

Development Incentives:

Rain Car Wash - over three years (2021 through 2023)

Infrastructure projects:

None planned.

7-25-2022 04:54 PM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: JULY 31ST, 2022

54 -TID #14 - Car Wash
TID #14 - Car Wash

	2020 ACTUAL	2021 ACTUAL	2022 CURRENT BUDGET	2022 Y-T-D ACTUAL	2022 PROJECTED YEAR END	2023 REQUESTED BUDEGT	2023 BUDGET CHANGE	2023 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #14	0	0	0	0	0	14,500	14,500	14,500
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	14,500	14,500	14,500
TOTAL REVENUES	0	0	0	0	0	14,500	14,500	14,500
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/ST Superinten	0	0	250	0	250	250	0	250
57100-01-21000 Wages - Streets-Utility	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	0	81	175	0	175	175	0	175
57100-01-52000 WRS - Health Insurance	0	72	150	0	150	150	0	150
57100-01-54000 Health Insurance	0	100	500	0	500	500	0	500
57100-01-55000 Life Insurance	0	15	35	0	35	35	0	35
57100-01-56000 Adm/Legal - City Wages	0	1,063	740	0	740	740	0	740
TOTAL Personnel Services	0	1,332	1,850	0	1,850	1,850	0	1,850
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	96	0	0	0	0	0	0
57100-02-11750 Plan Development-Consulta	0	8,500	0	0	0	0	0	0
57100-02-11900 TID Fee - Wis DOR	0	1,000	150	150	150	150	0	150
57100-02-13000 TIF Audit	0	0	250	250	0	250	0	250
57100-02-26000 Water Improvements	0	6,670	0	0	0	0	0	0
57100-02-56500 LC Econ Dev Corp	0	0	250	0	0	250	0	250
TOTAL Contractual Services	0	16,265	650	400	150	650	0	650
Special Services								
57100-04-50525 Rain Car Wash-Dev Incent	0	50,000	40,000	40,000	40,000	40,000	0	40,000
TOTAL Special Services	0	50,000	40,000	40,000	40,000	40,000	0	40,000
TOTAL EXPENDITURES	0	67,597	42,500	40,400	42,000	42,500	0	42,500
REVENUE OVER/(UNDER) EXPENDITURES	0	(67,597)	(42,500)	(40,400)	(42,000)	(28,000)	14,500	(28,000)
FUND TOTAL REVENUES	0	0	0	0	0	14,500	14,500	14,500
FUND TOTAL EXPENDITURES	0	67,597	42,500	40,400	42,000	42,500	0	42,500
REVENUE OVER/(UNDER) EXPENDITURES	0	(67,597)	(42,500)	(40,400)	(42,000)	(28,000)	14,500	(28,000)

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*** END OF REPORT ***