



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY JULY 5, 2023

Regular Meeting	City Hall Council Chambers	8:00 AM
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To attend remotely phone 929-299-3441 PIN 177 573 502 #

- I. Call to Order
- II. Consider approval of RDA meeting minutes from June 7.
June 7 meeting minutes
- III. Public Comment
- IV. Follow-up consideration of potential TID 4 real estate broker listing agreement
Real Estate Broker listing agreement
- V. Update on 2023 utility and street infrastructure investments
2023 Utility and Street infrastructure investments
- VI. Update on new residential developments
Residential Developments
- VII. Next RDA meeting - Wednesday, August 2 at 8:00 AM
- VIII. Closed Session:
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) Negotiation of potential purchase of properties and potential TID development incentives for future residential developments
- IX. Reconvene in Open Session:
The RDA may reconvene in open session to potentially take action on the Closed Session matter
- X. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, June 7, 2023 at 8:00 a.m.
City Hall Common Council Chambers

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

Others: Alderperson LaDonna Fermanich, City Clerk Lori Anderson-Malm, Finance Director Kathy Unertl, City Attorney Tom Hayden, City Public Works Director/City Engineer Rod Akey. City Building Inspector/Zoning Administrator Darin Pagel, Police Chief Corey Bennett, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Ryan Ott from Ott Development & Construction LLC, T.J. Morice from NAIPfellerle, City Marketing Contractor Chantel Kuczmarski, and video operator from Merrill Productions

Call to Order: Chair Hass called the meeting to order at 8:00 a.m. Hass advised that there would not be a Closed Session.

Consider approval of RDA meeting minutes from May 3, 2023:

Motion (Bares/Kusserow) to approve the meeting minutes from May 3. Carried.

Public Comments: None.

Update from Ryan Ott Development & Construction:

Ott reported that the first two Johnson St. new homes have been completed and sold. Construction has started on two additional single-family homes that have purchase agreements. Potentially all eight Johnson St. lots could be developed during 2023.

In response to RDA Commissioner questions, Ott indicated that building material costs vary with increased concrete expenses.

Ott and Akey emphasized interest in continued residential development within the City of Merrill. Akey advised that there will be discussion of other potential vacant lots at the next RDA meeting. Unertl noted that there are only two vacant lots remaining on Parkview Dr. with three new homes under construction.

New Homes – 602 Eugene St., 1509 Nicklaus Dr., and 1605 Nicklaus Dr.:

Completed residential incentive program application forms were included for the three properties were included in the agenda packet.

Attachment: 2023-06-07 RDA Minutes (10105 : June 7 meeting minutes)

Real Estate broker presentation and discussion on potential marketing of City-owned vacant land at Pine Ridge Plaza (TID No. 4):

T.J. Morice from NAIPfellerle highlighted his firm's success in marketing properties, including at City of Abbotsford. Morice reported that commercial construction costs are up 20% to 30%,

Motion (Sabatke/Bares) to authorized Mayor and Co-Interim City Administrators to list the City-owned property. Motion carried.

Review of 2022 Tax Increment District (TID) Annual Reports:

Unertl advised that the City's independent financial advisor from Ehlers would be attending Joint Review Board and Redevelopment Authority meetings in August to update on TID fiscal status and future options.

Total 2022 expenditures were about \$5 million which included \$1,016,802 in Debt Service Principal repayments, There were major utility and street infrastructure investments in TID No. 7 and No. 8 totaling over \$2 million.

Next RDA Meeting: Wednesday, July 5th at 8:00 a.m.

Adjournment: (Nelson/Rutkowski) to adjourn at 8:43 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Unertl, Kathy

From: Akey, Rod
Sent: Friday, June 23, 2023 2:04 PM
To: Unertl, Kathy; Hass, Steve; Bennett, Corey; Hayden, Tom
Subject: FW: Alternative per our conversations

Kathy,

Please see the email from TJ below. I think we would be better off with an eight percent commission on \$300k than five percent on \$3mil.

Can you add a discussion on this please in open.

The closed session language is good for our other discussion.

Thank you,



Roderick Akey, PE
 City Engineer/Public Works
 Director/CICA
City of Merrill
 (715) 536-5594
Rod.Akey@ci.merrill.wi.us
 1004 E. First St., Merrill, WI 54452
www.ci.merrill.wi.us



From: TJ Morice [mailto:TJM@naipfefferle.com]
Sent: Thursday, June 15, 2023 10:12 AM
To: Akey, Rod
Cc: Morice, TJ
Subject: Alternative per our conversations

We drafted the listing draft just like Abbotsford with the same exclusion scenario as they had. The risk is mitigated and the time to a potential commission is longer for us, but the guidance work and payout is greater.

A typical commission for under \$500k would be 8% if I as the licensee sells or 9% if another licensee sells. We can do either way but thought the other was desired. Let me know and we can discuss.

Thanks

Tony "T.J." Morice
 Commercial Real Estate Advisor
tjm@naipfefferle.com

Attachment: TID4 Pine Ridge Broker Land Listing (10106 : Real Estate Broker listing agreement)

NAI Pfefferle

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Member Associate of the Society of Industrial and Office REALTORS

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Attachment: TID4 Pine Ridge Broker Land Listing (10106 : Real Estate Broker listing agreement)

WB-3 VACANT LAND LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL

1 **SELLER GIVES THE FIRM THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE FOLLOWING TERMS:**
 2 ■ **PROPERTY DESCRIPTION:** Street address is: 2.016 acres ID#25131061820226
 3 in Section 8, T31N, R7E in the City of Merrill, County of Lincoln,
 4 Wisconsin. Insert additional description, if any, at lines 313-317 or attach as an addendum per lines 318-319.
 5 ■ **INCLUDED IN LIST PRICE:** Seller is including in the list price the Property, Fixtures not excluded on lines 8-9, and
 6 the following items: n/a
 7
 8 ■ **NOT INCLUDED IN LIST PRICE:** n/a
 9
 10 **CAUTION: Identify Fixtures to be excluded by Seller or which are rented and will continue to be owned by the**
 11 **lessor. (See lines 239-244).**
 12 ■ **LIST PRICE:** _____ Dollars (\$ See Addendum).
 13 ■ **GOVERNMENTAL AND CONSERVATION PROGRAMS:** Seller represents that all or some of the Property is
 14 enrolled in the following governmental conservation, farmland, environmental, land use or use restricting programs,
 15 agreements or conservation easements, (county, state or federal): city CSM and restrictions
 16
 17 ■ **USE VALUE ASSESSMENT:** Seller represents that (all or some of the Property) (none of the Property) STRIKE ONE
 18 has been assessed as agricultural property under use value law.
 19 ■ **SPECIAL ASSESSMENTS:** Seller represents that the Property is subject to the following special assessments:
 20 none known
 21 ■ **SPECIAL ZONING, LAND USE OR DEVELOPMENT RESTRICTIONS:** Seller represents that the Property is subject
 22 to the following special zoning, land use, development restrictions or other conditions affecting the Property:
 23 none known
 24 ■ **RIGHT OF FIRST REFUSAL:** There (is) (is not) STRIKE ONE a right of first refusal on part or all of the Property.
 25 ■ **ZONING:** Seller represents that the property is zoned: Thoroughfare commercial
 26 ■ **UTILITY CONNECTIONS:** Seller represents that the locations of the following utility connections are as follows:
 27 (e.g. at the lot line, on the property, across the street, unknown, unavailable, etc.): electricity available
 28 _____; gas available; municipal sewer available;
 29 municipal water available; telephone available;
 30 cable available; other n/a
 31 **MARKETING** Seller authorizes and the Firm and its agents agree to use reasonable efforts to market the Property.
 32 Seller agrees that the Firm and its agents may market Seller's personal property identified on lines 5-7 during the term
 33 of this Listing. The marketing may include: Signage, internet, website, email blast, target mailing,
 34 etc.. The Firm and its agents may advertise the following
 35 special financing and incentives offered by Seller: anything negotiated by City
 36 _____ . Seller has a duty to cooperate with the marketing efforts of the Firm and its agents. See
 37 lines 174-180 regarding the Firm's role as marketing agent and Seller's duty to notify the Firm of any potential buyer
 38 known to Seller. Seller agrees that the Firm and its agents may market other properties during the term of this Listing.
 39 **CAUTION: Limiting the Firm's cooperation with other firms may reduce the marketability of the Property.**
 40 **EXCLUSIONS** All persons who may acquire an interest in the Property who are Protected Buyers under a prior listing
 41 contract are excluded from this Listing to the extent of the prior firm's legal rights, unless otherwise agreed to in writing.
 42 Within seven days of the date of this Listing, Seller agrees to deliver to the Firm a written list of all such Protected Buyers.
 43 **NOTE: If Seller fails to timely deliver this list to the Firm, Seller may be liable to the Firm for damages and costs.**
 44 The following other buyers ICAP Development or assigns and commission would be 30% of stated
 45 commission on line 50 are excluded from this Listing until August 31, 2023
 46 [INSERT DATE]. These other buyers are no longer excluded from this Listing after the specified date unless, on or before
 47 the specified date, Seller has either accepted a written offer from the buyer or sold the Property to the buyer.
 48 **COMPENSATION TO OTHERS** The Firm offers the following commission to cooperating firms: negotiable up to
 49 50% of commission. (Exceptions if any): those firms providing less
 50 **COMMISSION** The Firm's commission shall be 5% of tax assessed valuation projected when developers
 51 agreement start date activity is fulfilled. Example in Addendum A
 52 ■ **EARNED:** Seller shall pay the Firm's commission which shall be earned if during the term of this Listing:
 53 ~~1) Seller sells or accepts an offer which creates an enforceable contract for the sale of all or any part of the Property;~~
 54 ~~2) Seller grants an option to purchase all or any part of the Property which is subsequently exercised;~~
 55 ~~3) Seller exchanges or enters into a binding exchange agreement on all or any part of the Property;~~
 56 ~~4) A transaction occurs which causes an effective change in ownership or control of all or any part of the Property; or~~

~~57 5) A ready, willing and able buyer submits a bona fide written offer to Seller or the Firm for the Property at, or above,
58 the list price and on substantially the same terms set forth in this Listing and the current WB-13 Vacant Land Offer
59 to Purchase, even if Seller does not accept the buyer's offer. A buyer is ready, willing and able when the buyer
60 submitting the written offer has the ability to complete the buyer's obligations under the written offer.~~

~~61 The Firm's commission shall be earned if, during the term of the Listing, one owner of the Property sells, conveys,
62 exchanges or options, as described above, an interest in all or any part of the Property to another owner, except by
63 divorce judgment.~~

64 ■ **DUE AND PAYABLE:** Once earned, the Firm's commission is due and payable in full at the earlier of closing or the date
65 set for closing, even if the transaction does not close, unless otherwise agreed in writing.

66 ■ **CALCULATION:** A percentage commission shall be calculated based on the following, if earned above:

- 67 • Under 1) or 2) the total consideration between the parties in the transaction.
- 68 • Under 3) or 4) the list price if the entire Property is involved.
- 69 • Under 3) if the exchange involves less than the entire Property or under 4) if the effective change in ownership or
70 control involves less than the entire Property, the fair market value of the portion of the Property exchanged or for
71 which there was an effective change in ownership or control.
- 72 • Under 5) the total offered purchase price.

73 **NOTE: If a commission is earned for a portion of the Property it does not terminate the Listing as to any remaining**
74 **Property.**

75 **BUYER FINANCIAL CAPABILITY** The Firm and its agents are not responsible under Wisconsin statutes or regulations to
76 qualify a buyer's financial capability. If Seller wishes to confirm a buyer's financial capability, Seller may negotiate inclusion of
77 a contingency for financing, proof of funds, qualification from a lender, sale of buyer's property, or other confirmation in any
78 offer to purchase or contract.

79 **LIEN NOTICE** The Firm has the authority under section 779.32 of the Wisconsin Statutes to file a lien for commissions
80 or compensation earned but not paid when due against the commercial real estate, or the interest in the commercial
81 real estate, if any, that is the subject of this Listing. "Commercial real estate" includes all real estate except (a) real
82 property containing 8 or fewer dwelling units, (b) real property that is zoned for residential purposes and that does not
83 contain any buildings or structures, and (c) real property that is zoned for agricultural purposes.

84 **DISCLOSURE TO CLIENTS**

85 Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe
86 certain duties to all parties to a transaction:

- 87 (a) The duty to provide brokerage services to you fairly and honestly.
- 88 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 89 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
90 unless disclosure of the information is prohibited by law.
- 91 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
92 information is prohibited by law. (See lines 245-248.)
- 93 (e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your
94 confidential information or the confidential information of other parties. (See lines 151-166.)
- 95 (f) The duty to safeguard trust funds and other property the firm or its agents holds.
- 96 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
97 advantages and disadvantages of the proposals.

98 **BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT.**
99 **A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:**

- 100 (a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect
101 your transaction, unless you release the firm from this duty.
- 102 (b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse
103 Facts.
- 104 (c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests
105 that are within the scope of the agency agreement.
- 106 (d) The firm and its agents will negotiate for you, unless you release them from this duty.
- 107 (e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless
108 required by law, give information or advice to other parties who are not the firm's clients, if giving the information or
109 advice is contrary to your interests.

110 If you become involved in a transaction in which another party is also the firm's client (a "multiple representation
111 relationship"), different duties may apply.

112 **MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY**

113 ■ A multiple representation relationship exists if a firm has an agency agreement with more than one client who is a
114 party in the same transaction. If you and the firm's other clients in the transaction consent, the firm may provide services
115 through designated agency, which is one type of multiple representation relationship.

116 ■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or
 117 clients in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide
 118 information, opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiations.
 119 Each client will be able to receive information, opinions, and advice that will assist the client, even if the information,
 120 opinions, or advice gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal
 121 any of your confidential information to another party unless required to do so by law.

122 ■ If a designated agency relationship is not authorized by you or other clients in the transaction you may still authorize
 123 or reject a different type of multiple representation relationship in which the firm may provide brokerage services to more
 124 than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinions,
 125 and advice which may favor the interests of one client over any other client. Under this neutral approach, the same
 126 agent may represent more than one client in a transaction.

127 ■ If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage
 128 services to more than one client in the transaction.

129 **CHECK ONLY ONE OF THE THREE BELOW:**

130 ☐ The same firm may represent me and the other party as long as the same agent is not representing us
 131 both. (multiple representation relationship with designated agency)

132 ☒ The same firm may represent me and the other party, but the firm must remain neutral regardless if one or
 133 more different agents are involved. (multiple representation relationship without designated agency)

134 ☐ The same firm cannot represent both me and the other party in the same transaction. (I reject multiple
 135 representation relationships)

136 **NOTE: All clients who are parties to this agency agreement consent to the selection checked above. You may**
 137 **modify this selection by written notice to the firm at any time. Your firm is required to disclose to you in your**
 138 **agency agreement the commission or fees that you may owe to your firm. If you have any questions about the**
 139 **commission or fees that you may owe based upon the type of agency relationship you select with your firm,**
 140 **you should ask your firm before signing the agency agreement.**

141 **SUBAGENCY**

142 Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm by
 143 providing brokerage services for your benefit. A subagent firm and the agents associated with the subagent firm will not put
 144 their own interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions to
 145 other parties if doing so is contrary to your interests.

146 **PLEASE REVIEW THIS INFORMATION CAREFULLY. An agent can answer your questions about brokerage**
 147 **services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax**
 148 **advisor, or home inspector.**

149 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language
 150 summary of the duties owed to you under section 452.133 (2) of the Wisconsin statutes.

151 ■ **CONFIDENTIALITY NOTICE TO CLIENTS:** The Firm and its agents will keep confidential any information given to
 152 the Firm or its agents in confidence, or any information obtained by the Firm and its agents that a reasonable person
 153 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
 154 disclose particular information. The Firm and its agents shall continue to keep the information confidential after the Firm
 155 is no longer providing brokerage services to you.

156 The following information is required to be disclosed by law:

157 1) Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see lines 245-248).

158 2) Any facts known by the Firm and its agents that contradict any information included in a written inspection report on
 159 the property or real estate that is the subject of the transaction.

160 To ensure that the Firm and its agents are aware of what specific information you consider confidential, you may list that
 161 information below (see lines 163-164). At a later time, you may also provide the Firm with other information you
 162 consider to be confidential.

163 **CONFIDENTIAL INFORMATION:** Any non-public communications that may be discussed during
 164 negotiation proceedings for project

165 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by the Firm and its agents): Anything public

167 **COOPERATION, ACCESS TO PROPERTY OR OFFER PRESENTATION** The parties agree that the Firm and its
 168 agents will work and cooperate with other firms and agents in marketing the Property, including firms acting as
 169 subagents (other firms engaged by the Firm - see lines 141-145) and firms representing buyers. Cooperation includes
 170 providing access to the Property for showing purposes and presenting offers and other proposals from these firms to
 171 Seller. Note any firms with whom the Firm shall not cooperate, any firms or agents or buyers who shall not be allowed to
 172 attend showings, and the specific terms of offers which should not be submitted to Seller: n/a

174 **SELLER COOPERATION WITH MARKETING EFFORTS** Seller agrees to cooperate with the Firm in the Firm's
 175 marketing efforts and to provide the Firm with all records, documents and other material in Seller's possession or control
 176 which are required in connection with the sale. Seller authorizes the Firm to do those acts reasonably necessary to
 177 effect a sale and Seller agrees to cooperate fully with these efforts which may include use of a multiple listing service,
 178 Internet advertising or a lockbox system at the Property. Seller shall promptly refer all persons making inquiries
 179 concerning the Property to the Firm and notify the Firm in writing of any potential buyers with whom Seller negotiates or
 180 who view the Property with Seller during the term of this Listing.

181 **LEASED PROPERTY** If Property is currently leased and lease(s) will extend beyond closing, Seller shall assign Seller's
 182 rights under the lease(s) and transfer all security deposits and prepaid rents (subject to agreed upon prorations) thereunder
 183 to buyer at closing. Seller acknowledges that Seller remains liable under the lease(s) unless released by tenant(s).
 184 **CAUTION: Seller should consider obtaining an indemnification agreement from buyer for liabilities under the**
 185 **lease(s) unless released by tenants.**

186 **DISPUTE RESOLUTION** The Parties understand that if there is a dispute about this Listing or an alleged breach, and
 187 the parties cannot resolve the dispute by mutual agreement, the parties may consider judicial resolution in court or may
 188 consider alternative dispute resolution. Alternative dispute resolution may include mediation and binding
 189 arbitration. Should the parties desire to submit any potential dispute to alternative dispute resolution, it is recommended
 190 that the parties add such in Additional Provisions or in an Addendum.

191 **EXTENSION OF LISTING** The Listing term is extended for a period of one year as to any Protected Buyer. Upon
 192 receipt of a written request from Seller or a firm that has listed the Property, the Firm agrees to promptly deliver to Seller
 193 a written list of those buyers known by the Firm and its agents to whom the extension period applies. Should this Listing
 194 be terminated by Seller prior to the expiration of the term stated in this Listing, this Listing shall be extended for
 195 Protected Buyers, on the same terms, for one year after the Listing is terminated (lines 196-204).

196 **TERMINATION OF LISTING** Neither Seller nor the Firm has the legal right to unilaterally terminate this Listing absent a
 197 material breach of contract by the other party. Seller understands that the parties to the Listing are Seller and the Firm.
 198 Agents for the Firm do not have the authority to enter into a mutual agreement to terminate the Listing, amend the
 199 commission amount or shorten the term of this Listing, without the written consent of the agent(s)' supervising broker. Seller
 200 and the Firm agree that any termination of this Listing by either party before the date stated on line 321 shall be
 201 effective by the Seller only if stated in writing and delivered to the Firm in accordance with lines 290-312 and effective
 202 by the Firm only if stated in writing by the supervising broker and delivered to Seller in accordance with lines 290-312.
 203 **CAUTION: Early termination of this Listing may be a breach of contract, causing the terminating party to**
 204 **potentially be liable for damages.**

205 **VACANT LAND DISCLOSURE REPORT** Seller agrees to complete the vacant land disclosure report provided by the
 206 Firm to the best of Seller's knowledge. Seller agrees to amend the report should Seller learn of any Defect(s) after
 207 completion of the report but before acceptance of a buyer's offer to purchase. Seller authorizes the Firm and its agents to
 208 distribute the report to all interested parties and agents inquiring about the Property and Seller acknowledges that the
 209 Firm and its agents have a duty to disclose all Material Adverse Facts as required by law.

210 **SELLER REPRESENTATIONS REGARDING DEFECTS** Seller represents to the Firm that as of the date of this Listing,
 211 Seller has no notice or knowledge of any Defects affecting the Property other than those noted on the vacant land
 212 disclosure report.

213 **WARNING: IF SELLER REPRESENTATIONS ARE INCORRECT OR INCOMPLETE, SELLER MAY BE LIABLE FOR**
 214 **DAMAGES AND COSTS.**

215 **OPEN HOUSE AND SHOWING RESPONSIBILITIES** Seller is aware that there is a potential risk of injury, damage
 216 and/or theft involving persons attending an "individual showing" or an "open house." Seller accepts responsibility for
 217 preparing the Property to minimize the likelihood of injury, damage and/or loss of personal property. Seller agrees to
 218 hold the Firm and its agents harmless for any losses or liability resulting from personal injury, property damage, or theft
 219 occurring during "individual showings" or "open houses" other than those caused by the negligence or intentional
 220 wrongdoing of the Firm and its agents. Seller acknowledges that individual showings and open houses may be
 221 conducted by licensees other than agents of the Firm, that appraisers and inspectors may conduct appraisals and
 222 inspections without being accompanied by agents of the Firm or other licensees, and that buyers or licensees may be
 223 present at all inspections and testing and may photograph or videotape Property unless otherwise provided for in
 224 additional provisions at lines 313-317 or in an addendum per lines 318-319.

225 **DEFINITIONS**

226 ■ **ADVERSE FACT:** An "Adverse Fact" means any of the following:

- 227 a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:
- 228 1) Significantly and adversely affecting the value of the Property;
 - 229 2) Significantly reducing the structural integrity of improvements to real estate; or
 - 230 3) Presenting a significant health risk to occupants of the Property.

231 b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations
 232 under a contract or agreement made concerning the transaction.

233 ■ **DEADLINES - DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day the
 234 event occurred and by counting subsequent calendar days.

235 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that
 236 would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or
 237 replaced would significantly shorten or adversely affect the expected normal life of the premises.

238 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

239 ■ **FIXTURES:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so as
 240 to be treated as part of the real estate, including, without limitation, physically attached items not easily removable
 241 without damage to the premises, items specifically adapted to the premises, and items customarily treated as fixtures,
 242 including, but not limited to, all: perennial crops; garden bulbs; plants; shrubs and trees; and fences; storage buildings
 243 on permanent foundations and docks/piers on permanent foundations.

244 **CAUTION: Annual crops are not part of the purchase price unless otherwise agreed.**

245 ■ **MATERIAL ADVERSE FACT:** A "Material Adverse Fact" means an Adverse Fact that a party indicates is of such
 246 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
 247 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or
 248 affects or would affect the party's decision about the terms of such a contract or agreement.

249 ■ **PERSON ACTING ON BEHALF OF BUYER:** "Person Acting on Behalf of Buyer" shall mean any person joined in interest
 250 with buyer, or otherwise acting on behalf of buyer, including but not limited to buyer's immediate family, agents, employees,
 251 directors, managers, members, officers, owners, partners, incorporators and organizers, as well as any and all corporations,
 252 partnerships, limited liability companies, trusts or other entities created or controlled by, affiliated with or owned by buyer, in
 253 whole or in part whether created before or after expiration of this Listing.

254 ■ **PROPERTY:** Unless otherwise stated, "Property" means all property included in the list price as described on lines 2-4.

255 ■ **PROTECTED BUYER:** Means a buyer who personally, or through any Person Acting on Behalf of Buyer, during the term of
 256 this Listing:

257 1) Delivers to Seller or the Firm or its agents a written offer to purchase, exchange or option on the Property during the term
 258 of this Listing;

259 2) Views the Property with Seller or negotiates directly with Seller by communicating with Seller regarding any potential
 260 terms upon which the buyer might acquire an interest in the Property; or

261 3) Attends an individual showing of the Property or communicates with agents of the Firm or cooperating firms regarding
 262 any potential terms upon which the buyer might acquire an interest in the Property, but only if the Firm or its agents
 263 deliver the buyer's name to Seller, in writing, no later than three days after the earlier of expiration or termination (lines
 264 196-204) of the Listing. The requirement in 3), to deliver the buyer's name to Seller in writing, may be fulfilled as follows:

265 a) If the Listing is effective only as to certain individuals who are identified in the Listing, by the identification of the
 266 individuals in the Listing; or,

267 b) If a buyer has requested that the buyer's identity remain confidential, by delivery of a written notice identifying the firm
 268 or agents with whom the buyer negotiated and the date(s) of any individual showings or other negotiations.

269 A Protected Buyer also includes any Person Acting on Behalf of Buyer joined in interest with or otherwise acting on
 270 behalf of a Protected Buyer, who acquires an interest in the Property during the extension of listing period as noted on
 271 lines 191-195.

272 **NON-DISCRIMINATION** Seller and the Firm and its agents agree that they will not discriminate against any
 273 prospective buyer on account of race, color, sex, sexual orientation as defined in Wisconsin Statutes, Section
 274 111.32 (13m), disability, religion, national origin, marital status, lawful source of income, age, ancestry, family
 275 status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

276 **EARNEST MONEY** If the Firm holds trust funds in connection with the transaction, they shall be retained by the Firm in the
 277 Firm's trust account. The Firm may refuse to hold earnest money or other trust funds. Should the Firm hold the earnest money,
 278 the Firm shall hold and disburse the earnest money funds in accordance with Wis. Stat. Ch. 452 and Wis. Admin. Code Ch.
 279 REEB 18. If the transaction fails to close and the Seller requests and receives the earnest money as the total liquidated
 280 damages, then upon disbursement to Seller, the earnest money shall be paid first to reimburse the Firm for cash advances
 281 made by the Firm on behalf of Seller and one half of the balance, but not in excess of the agreed commission, shall be paid to
 282 the Firm as full commission in connection with said purchase transaction and the balance shall belong to Seller. This payment
 283 to the Firm shall not terminate this Listing.

284 **OCCUPANCY** Unless otherwise provided, Seller agrees to give buyer occupancy of the Property at time of closing.
 285 Unless otherwise agreed, Seller agrees to have the Property free of all debris and personal property except for personal
 286 property belonging to current tenants, sold to the buyer or left with the buyer's consent.

287 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and
 288 persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
 289 <http://www.doc.wi.gov> or by telephone at (608)240-5830.

Attachment: TID4 Pine Ridge Broker Land Listing (10106 : Real Estate Broker listing agreement)

290 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Listing, delivery of
 291 documents and written notices to a party shall be effective only when accomplished by one of the methods specified at
 292 lines 293-312.

293 (1) **Personal Delivery**: giving the document or written notice personally to the party, or the party's recipient for delivery if
 294 named at line 295 or 296.

295 Seller's recipient for delivery (optional): Rod Akey or Steve Haas

296 Firm's recipient for delivery (optional): Anthony P Morice Jr aka T.J.

297 na (2) **Fax**: fax transmission of the document or written notice to the following telephone number:

298 Seller: (na) na Firm: (na) na

299 na (3) **Commercial Delivery**: depositing the document or written notice fees prepaid or charged to an account with a
 300 commercial delivery service, addressed either to the party, or to the party's recipient for delivery if named at line 295 or
 301 296, for delivery to the party's delivery address at line 305 or 306.

302 na (4) **U.S. Mail**: depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the
 303 party, or to the party's recipient for delivery if named at line 295 or 296 for delivery to the party's delivery address at line
 304 305 or 306.

305 Delivery address for Seller: na

306 Delivery address for Firm: na

307 x (5) **E-Mail**: electronically transmitting the document or written notice to the party's e-mail address, if given below at
 308 line 311 or 312. If this is a consumer transaction where the property being purchased or the sale proceeds are used
 309 primarily for personal, family or household purposes, each consumer providing an e-mail address below has first
 310 consented electronically as required by federal law.

311 E-Mail address for Seller: tom.hayden@ci.merrill.wi.us

312 E-Mail address for Firm: tjm@naipfefferle.com

313 **ADDITIONAL PROVISIONS** n/a

314

315

316

317

318 **ADDENDA** The attached addenda A which includes a commission example
 319 _____ is/are made part of this Listing.

320 **TERM OF THE CONTRACT** From the 16th day of June, 2023, up
 321 to the earlier of midnight of the 15th day of June, 2024, or the conveyance
 322 of the entire Property.

323 **BY SIGNING BELOW, SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT AND**
 324 **THAT HE/SHE HAS READ ALL 6 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS**
 325 **INCORPORATED INTO THE LISTING.**

326 (x) _____
 327 Seller's Signature ▲ Print Name } Date ▲

328 (x) _____
 329 Seller's Signature ▲ Print Name } Date ▲

330 (x) _____
 331 Seller's Signature ▲ Print Name } Date ▲

332 (x) _____
 333 Seller's Signature ▲ Print Name } Date ▲

334 City of Merrill
 335 Seller Entity Name (if any) Print Name ▲

336 (x) _____
 337 Authorized Signature ▲ _____ Date ▲
 338 Print Name & Title } Thomas N. Hayden City Attorney

339 NAI
 340 Firm Name ▲

341 (x) _____
 342 Agent's Signature ▲ Print Name } Anthony P Morice Jr. Date ▲

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT 2.016 acres
ID# 25131061820226 IN THE _____
(CITY) (~~VILLAGE~~) (~~TOWN~~) OF Merrill, COUNTY OF
Lincoln STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF June (MONTH) 16th (DAY), 2023 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

A1. In this form, "aware" means the "owner(s)" have notice or knowledge.

A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.

A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.

Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)

A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."

A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.

A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. ENVIRONMENTAL

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property? | ☐ | ☐ | ☐ |
| B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property? | ☐ | ☐ | ☐ |
| B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property? | ☐ | ☐ | ☐ |
| B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems? | ☐ | ☐ | ☐ |
| B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties? | ☐ | ☐ | ☐ |
| B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program? | ☐ | ☐ | ☐ |
| B7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.) | ☐ | ☐ | ☐ |
| C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. | ☐ | ☐ | ☐ |
| C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations? | ☐ | ☐ | ☐ |
| C4. Are you aware of a joint well serving this property? | ☐ | ☐ | ☐ |
| C5. Are you aware of a defect relating to a joint well serving this property? | ☐ | ☐ | ☐ |
| C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations? | ☐ | ☐ | ☐ |
| C7. Explanation of "yes" responses _____ | | | |
| _____ | | | |
| _____ | | | |
| _____ | | | |

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

	YES	NO	N/A
D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment?	☐	☐	☐
D2. Are you aware of pending special assessments?	☐	☐	☐
D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district?	☐	☐	☐
D4. Are you aware of any land division involving the property for which required state or local permits were not obtained?	☐	☐	☐
D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence?	☐	☐	☐
D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property?	☐	☐	☐
D7. Explanation of "yes" responses _____			

E. LAND USE

	YES	NO	N/A
E1. Are you aware of the property being part of or subject to a subdivision homeowners' association?	☐	☐	☐
E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others?	☐	☐	☐
E3. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law?	☐	☐	☐
E4. Are you aware of any zoning code violations with respect to the property?	☐	☐	☐
E5. Are you aware of nonconforming uses of the property? A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance.	☐	☐	☐
E6. Are you aware of conservation easements on the property? A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes.	☐	☐	☐
E7. Are you aware of restrictive covenants or deed restrictions on the property?	☐	☐	☐
E8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements?	☐	☐	☐
E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county?	☐	☐	☐
E10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486.			
a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)?	☐	☐	☐
b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2))	☐	☐	☐
c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4))	☐	☐	☐

- | | YES | NO | N/A |
|---|--------------------------|--------------------------|--------------------------|
| E11. Is all or part of the property subject to or in violation of a farmland preservation agreement?
Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information. | ☐ | ☐ | ☐ |
| E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program? | ☐ | ☐ | ☐ |
| E13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.) | ☐ | ☐ | ☐ |
| E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses. | ☐ | ☐ | ☐ |
| E15. Are you aware there is not legal access to the property? | ☐ | ☐ | ☐ |
| E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See http://dnr.wi.gov/topic/waterways for more information. | ☐ | ☐ | ☐ |
| E16m. Are you aware of a written agreement affecting riparian rights related to the property? | ☐ | ☐ | ☐ |
| E16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?
<i>Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.</i> | ☐ | ☐ | ☐ |
| E17. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information). | ☐ | ☐ | ☐ |
| E18. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property? | ☐ | ☐ | ☐ |
| E19. Are you aware of existing or abandoned manure storage facilities located on the property? | ☐ | ☐ | ☐ |
| E20. Are you aware that all or part of the property is enrolled in the managed forest land program?
The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit http://dnr.wi.gov/topic/forestry.html . | ☐ | ☐ | ☐ |
| E21. Explanation of "yes" responses _____

_____ | | | |

F. ADDITIONAL INFORMATION

- | | YES | NO | N/A |
|--|--------------------------|--------------------------|--------------------------|
| F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property? | ☐ | ☐ | ☐ |

	YES	NO	N/A
F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	☐	☐	☐
F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	☐	☐	☐
F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	☐	☐	☐
F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?	☐	☐	☐
F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.)	☐	☐	☐
a. Electricity _____	☐	☐	☐
b. Municipal water _____	☐	☐	☐
c. Telephone _____	☐	☐	☐
d. Cable television _____	☐	☐	☐
e. Natural gas _____	☐	☐	☐
f. Municipal sewer _____	☐	☐	☐
F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	☐	☐	☐
F8. Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition.	☐	☐	☐
F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?	☐	☐	☐
F9m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	☐	☐	☐
F10. The owner has owned the property for _____ years.			
F11. Explanation of "yes" responses _____			

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

Attachment: TID4 Pine Ridge Broker Land Listing (10106 : Real Estate Broker listing agreement)

OWNER'S CERTIFICATION

NOTE: Wisconsin Statute section 709.035 requires owners who, prior to acceptance of a purchase contract or an option to purchase, obtain information that would change a response on this report to submit a complete amended report or an amendment to the previously completed report to the prospective buyer within 10 days of acceptance.

The owner certifies that the information in this report is true and correct to the best of the owner's knowledge as of the date on which the owner signs this report.

Owner _____ Date _____
 Owner _____ Date _____
 Owner _____ Date _____

CERTIFICATION BY PERSON SUPPLYING INFORMATION

A person other than the owner certifies that the person supplied information on which the owner relied for this report and that the information is true and correct to the best of the person's knowledge as of the date on which the person signs this report.

Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____
 Person _____ Items _____ Date _____

BUYER'S ACKNOWLEDGEMENT

The prospective buyer acknowledges that technical knowledge such as that acquired by professional inspectors may be required to detect certain defects such as the presence of asbestos, building code violations, and floodplain status.

I acknowledge receipt of a copy of this statement.

Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____
 Prospective buyer _____ Date _____

Information appearing in italics is supplemental in nature and is not required pursuant to Section 709.03 of the Wisconsin Statutes.

Attachment: TID4 Pine Ridge Broker Land Listing (10106 : Real Estate Broker listing agreement)

ADDENDUM A

Owner's obligation to pay commission to Firm is contingent upon execution of a Development Agreement with a buyer or developer during the listing term, showing a new projected assessed value. A Development Agreement executed pursuant to this listing contract will identify a "start date" that shows a buyer or developer acting on the project by that date. Commission is payable by Owner on start date identified in Development Agreement.

Commission example: a projected Tax Assessed Value \$4,000,000 by assessor which should be available before the signing of the developers agreement. The Tax Assessed Value would be multiplied by 5% to equals \$200,000 commission for the firm. In this example, the project would yield city \$25/k mill rate for life of project or \$100k/yr which causes them to have a 2 year payback of the commission paid.

Attachment: TID4 Pine Ridge Broker Land Listing (10106 : Real Estate Broker listing agreement)

City of Merrill - TID Utility & Street Investments for 2023

	Street	From	To	Construction Status
TID 8	Webster St.	Alexander St.	Eugene St.	Curb & Gutter Installed Paving by end of July Streetlighting by end of summer
TID 8	W 3rd St.	Wisconsin St.	Lincoln Wood	New water main installed Curb, gutter, & paving by end of July
TID 11	N. State St.	W 10th St.	W St. Paul St.	Curb & Gutter Installed Paving by end of July
TID 11	N. Chippewa St.	Grand Ave.	W. 7th St.	Utilities installed Curb, gutter, & paving by end of July
TID 10	E 10th St.	N Center Ave.	Lake St.	Preliminary start in mid-July

Attachment: TID-Funded Infrastructure Status (10107 : 2023 Utility and Street infrastructure investments)

City of Merrill - Residential Developments

Status as of 6/26/2023

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	13	0	0	0	No. 11
JJ Premier/CMO Builders	Parkview/Edgewater	13	8	2	1	2	No. 11
JS Builders	E. 10th St. (East of Poplar St.) (Former HAVEN lots)	3	1	0	0	2	No. 7
Timber Ridge Builders	Highland Dr.	2	2	0	0	0	No. 11
Merrill Area Housing Authority	MAPS BlueJay House - 808 E. 4th St.	1	0	1	0	0	Tax Exempt
Ryan Ott Development	Johnson St. - Phase 1 (2022 - CSM)	2	2	0	0	0	No. 4
Ryan Ott Development	Johnson St. - Phase 2 (after Plat)	6	0	1	1	4	No. 4
Beckman, Lea	1804 E 12th St.	1	1	0	0	0	N/A
Thiel, Lucas & Elizabeth	302 Willow Bend Ct. (6/22 Permit)	1	1	0	0	0	N/A
Sullivan, Dan	1509 Nicklaus Dr. (10/22 Permit)	1	0	1	0	1	N/A
Zelich, Max	1605 Nicklaus Dr. (10/22 Permit)	1	0	1	0	1	N/A
Totals		44	28	6	2	10	Totals

Attachment: Housing - Residential Status 2023-06-26 (10108 : Residential Developments)

City of Merrill - Residential Developments

Status as of 6/26/2023

Duplexes:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	TID
Merrill Area Housing Authority	Francis Dr. 602 A & B	3	0	1	0	2	Tax Exempt

Multi-Family Apartments:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	
Nicolet Lumber (36 Units)	Webster St./Eugene St.	3	2	1	0	0	No. 8
S.C. Swiderski, LLC	Webster St. (3 CSM Lots)						
Total of 64 Units	Bedford (6 Units) - 2 Buildings	2	0	0	0	1	No. 8
	Bedford (2 Units) - 2 Buildings	2	0	0	0	N/A	No. 8
	Fulton (20 Units) - 2 Buildings	2	0	0	0	1	No. 8
	Rockwell (4 Units) - 2 Buildings	2	0	0	0	1	No. 8
State Building Permit Plans approved:							

Attachment: Housing - Residential Status 2023-06-26 (10108 : Residential Developments)