



CITY OF MERRILL
COMMON COUNCIL/RDA
AGENDA • TUESDAY MARCH 28, 2023

Joint Meeting

City Hall Council Chambers

5:15 PM

To attend remotely phone 662-639-4270 PIN 763 328 815 #

- I. Call to Order
- II. Public Comment
- III. Closed Session:
 1. The RDA and Common Council may convene in closed session per Wis. Stats. Sec. 19.85(1)(3) - 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) Consideration or potential TID No. 8 development concept and negotiation of potential development incentives.
- IV. Reconvene in Open Session:
 1. The RDA and Common Council may reconvene in open session to potentially take action on the Closed Session matter.
- V. Adjournment

City of Merrill – TIF Development Incentive Overview

TID No. 8 (West Side Area)

Property Owner:	Proposed purchase by Brooke's School of Dance LLC (from S.C. Swiderski LLC)
Location:	501 W. Main St. (existing vacant building)
Development:	Business relocation from 1009 E. Main St. and expansion of dance and other fitness-related activities.
Investment:	In addition to the property purchase, redevelopment improvements estimated at about \$500,000.
Employment:	Currently 4 full-time and 13 part-time employees. Potential for future employment expansion.
Infrastructure:	None

TID Development Incentive:

Total of \$_____ with the following payment schedule:

- Upon completion of building remodeling

TID Lifespan Tax Increment:

Spreadsheet provided – projected at about \$20,566 and likely to be higher than conservative estimates.

Unknown what the 1/1/2024 City market revaluation fiscal impact will be.

Attachment: TID 8 - 501 W Main St (9763 : The RDA and Common Council may convene in closed session)

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT
BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND
BROOKE'S SCHOOL OF DANCE LLC**

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 8 on September 27, 2011 and the development site is within TID No. 8; and,

WHEREAS, Brooke's School of Dance LLC has proposed purchase and renovation of the 501 West Main Street vacant building; and

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

WHEREAS, some expanded property tax will be generated and significantly increased commercial activity generated to the City's west side from this development project; and,

WHEREAS, Brooke's School of Dance LLC has negotiated the development agreement to facilitate the redevelopment project and TID No. 8 cash development incentive of _____;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 28th day of March, 2023, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Brooke's School of Dance LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: _____

Steve J. Hass
Mayor

Passed: _____

Lori Anderson-Malm
City Clerk

Attachment: TID 8 - 501 W Main St (9763 : The RDA and Common Council may convene in closed session)

City of Merrill - Tax Increment District (TID) No. 8					
Projected Tax Increment Renovation - 501 W. Main St.					
Brooke's School of Dance					
Real Estate Assessments: PIN 251-3106-113-0487					
		Current		Projected	
		Valuations		Valuations	
		<u>1/1/2022</u>		<u>1/1/2024</u>	
	Land	\$33,800	Land	\$33,800	
	Improved	\$311,000	Improved	\$361,000	
	Total	\$344,800		\$394,800	
Projected Increase				\$50,000	
Projected Tax Increment Renovation:					
Const.	Value	Revenue	Real Estate	Tax	Total New
Year	Year	Year	Increment	Rate	Increment
2023	2024	2025	\$50,000	\$29.38	\$1,469
	2025	2026	\$50,000	\$29.38	\$1,469
	2026	2027	\$50,000	\$29.38	\$1,469
	2027	2028	\$50,000	\$29.38	\$1,469
	2028	2029	\$50,000	\$29.38	\$1,469
	2029	2030	\$50,000	\$29.38	\$1,469
	2030	2031	\$50,000	\$29.38	\$1,469
	2031	2032	\$50,000	\$29.38	\$1,469
	2032	2033	\$50,000	\$29.38	\$1,469
	2033	2034	\$50,000	\$29.38	\$1,469
	2034	2035	\$50,000	\$29.38	\$1,469
	2035	2036	\$50,000	\$29.38	\$1,469
	2036	2037	\$50,000	\$29.38	\$1,469
	2037	2038	\$50,000	\$29.38	\$1,469
Projected Tax Increment					\$20,566
					Total

Attachment: TID 8 - 501 W Main St (9763 : The RDA and Common Council may convene in closed session)



3.1.a

Attachment: TID 8 - 501 W Main St (9763 : The RDA and Common Council may convene in closed

