



CITY OF MERRILL
JOINT REVIEW BOARD
AGENDA • TUESDAY JANUARY 19, 2021

Virtual Meeting

Virtual Meeting

4:30 PM

- I. To attend, call 414-909-5786 and PIN 102 149 492 #
- II. Call to Order
- III. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member (Ryan Schwartzman)
- IV. Election of Chairperson
- V. Agenda items:
 1. Discuss responsibilities of the Joint Review Board
Overview summary of TID proposals
 2. Discuss & review project plan for TID 13 creation
 3. Discuss & review project plan for TID 4 amendment
 4. Discuss & review project plan for TID 11 amendment
- VI. Set next meeting date
- VII. Public Comment
- VIII. Adjournment

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If a municipality does not e-file this report within the specified timeframe, it will delay the certification of future TIDs. For more details on termination reporting, review (sec. [66.1105\(8\)\(c\)](#), Wis. Stats.).

Final Accounting Report must show either:

- Increment revenue paid all project costs and the TID account has a surplus. The municipality must return the excess increments to the overlying taxing jurisdictions in proportion to the amounts that belong to each taxing jurisdiction.
- Increment revenue did not cover the project costs and the TID account has a deficit. The municipality is responsible for paying the remaining debt.

The final TID account balance must be zero either after the surplus is distributed or after the municipality pays the remaining debt.

III. Joint Review Board (JRB)

A. JRB Purpose

State law provides for a JRB and defines its members and responsibilities. JRB members represent a taxing jurisdiction (municipality, county, school, technical college). It is the JRB's responsibility to approve or deny the creation or amendment of a Tax Incremental District (TID). If the JRB approves the TID, it viewed or heard convincing evidence of the need for Tax Incremental Financing (TIF) assistance to make the development a reality. The JRB jurisdictions agree to sacrifice some amount of tax revenue for many years into the future expecting the tax base will ultimately increase.

B. JRB Members

The JRB consists of one representative from each taxation jurisdiction (school district, technical college, county, municipality), and one public member.

District representatives

- **School** – the school board president, or their designee with preference to the school district's finance director. If the TID is located in a union high school district, the school seat is shared by the union high school representative and school district representative; each having one-half vote.
- **Technical college** – the technical college district director, or their designee with preference to the district's chief financial officer
- **County** – the county executive or the county board chairperson, or this person's designee with preference to the county treasurer
- **City/village/town** – the mayor or city manager, the village board president, town board chairperson or their designee with preference to the person who administers the economic development programs, the municipal treasurer or another person with knowledge of local government finances
- **Public member** – a majority of the other members chooses the public member at the JRB's first meeting. State law has no requirements for the public member. A public member can be appointed as chairperson. For a multijurisdictional TID, each participating municipality may appoint one public member.

If more than one school, union high school, technical college or county district has the power to levy taxes on the property within the TID, the district with the greatest value chooses the representative to the JRB.

Examples:

- School District "A" serves 75 percent of the area in the TID, but only has 40 percent of the TID value. School District "B" serves 25 percent of the area in the TID but has 60 percent of the TID value. District "B" chooses the JRB member.

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- In the case of a territory amendment, if adding property from one county to an existing TID in a different county, the county with the majority value chooses the JRB member. The calculation to determine majority value is the existing base value plus the additional parcels' current value.

C. JRB Procedures

1. Organize the JRB

- When creating a TID, the municipality must send the overlying taxing districts a letter with a copy of the public hearing notice (by first class mail before the notice is published) to request a representative to serve on the JRB for that TID
- Within 14 days after the public hearing notice is published and before the public hearing for a TID creation, all JRB members must be appointed and the first organizational meeting held. At the organizational meeting, the members must select a public member and chairperson by majority vote. They may also review details of the new TID.
- Any JRB member may request additional JRB meetings or public hearings
- At all JRB meetings, one of the members must take minutes and record votes. The municipality is responsible for keeping these TID records.
- The municipality must publish a notice for any JRB meeting at least five days before the meeting, under state law (ch. [985](#) and sec. [66.1105\(4m\)\(e\)](#), Wis. Stats.). This does not apply to town TIDs created under sec. [60.85](#), Wis. Stats. or Environmental Remediation TIDs created under sec. [66.1106](#), Wis. Stats.

2. The JRB must approve or deny the resolution

- After receiving the municipal resolution, the JRB must meet again to vote on the resolution:
 - » **Within 45 days** – City/Village TIDs created under sec. [66.1105](#), Wis. Stats.
 - » **Between 10 days and 45 days** – Town TIDs created under sec. [60.85](#), Wis. Stats. or Environmental Remediation TIDs created under sec. [66.1106](#), Wis. Stats.
- The JRB adopts its own resolution to document its decision based on the three criteria required in state law

3. After the JRB resolution is adopted

- JRB must respond to municipal officials within seven days of its decision
- If the JRB rejects a resolution, the JRB must explain in writing why the proposal did not meet the decision criteria

D. JRB Document Review

The municipality must provide the JRB with specific information under state law (secs. [66.1105\(4\)\(i\)](#), [60.85\(3\)\(k\)](#), and [66.1106\(3\)\(b\)](#), Wis. Stats.). JRB members may request missing or additional information.

1. Required information the municipality must provide

- Specific projects and costs, including the amounts expected to be paid by tax increments and the estimated tax increments over the life of the TID
- Value increment after project costs are paid and the TID terminates
- Reasons why the property owners benefitting from the improvements within the TID should not pay the project costs
- Share of the projected tax increments estimated to be paid by the property owners in each of the overlying taxing jurisdictions
- Benefits the taxpayers will receive to compensate for their share of the projected tax increments

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2. Additional information the JRB must review (sec. [66.1105\(4m\)\(b\)1](#), Wis. Stats.)

- **Public records** – copies of the public hearing minutes and notices
- **Planning documents** – copies of the project plan and signed development agreement, if applicable
- **Resolutions** – copies of the Planning Commission and municipal resolutions

3. Additional information the JRB may request

- **Economic feasibility study** – detailing the projected tax increments and estimates of increased property values
- **For multijurisdictional TIDs** – copy of the signed intergovernmental agreement created under state law (sec. [66.0301](#), Wis. Stats.). The agreement must provide the specific information listed in sec. [66.1105\(18\)\(b\)](#), Wis. Stats.

E. JRB Decision Criteria

The JRB must make a decision based on the documents and information provided by the municipality and three criteria found in state law (secs. [66.1105\(4m\)\(c\)](#), [66.1106\(3\)\(c\)](#), and [60.85\(4\)\(c\)](#), Wis. Stats.). The JRB must determine whether the:

1. Development expected in the TID would occur without the use of TIF ("but for" requirement)
2. Economic benefits of the TID, as measured by increased employment, business and personal income and property value, are sufficient to compensate for the cost of the improvements
3. Benefits of the proposal outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions

Each criterion is important to ensure the TIF project is beneficial for all taxpayers in the overlying taxing jurisdictions. Many consider the first criterion, the "but for" requirement, the most important. "But for" gets its name from the phrase, "This development would not happen but for the financial support of TIF." This means the project is not economically viable without the use of TIF to pay for the infrastructure improvements. Review [But for Requirement](#) for more information.

Questions to consider

1. Would the expected development occur without ("but for") the use of TIF? Would the development occur if the project was scaled back or the timeframe pushed out? Did similar projects proceed without the use of TIF?
2. Will the development's economic benefits measured by increased employment, business and personal income and property value, compensate for the cost of the improvements?
3. Do the benefits outweigh the taxes residents of overlying districts are expected to pay?
4. How does the planned development fit into the overall economic picture in the district? How does the development fit with other development in the district? Will the potential businesses benefit the district in the long term? How many and what type of jobs will this development create?
5. How does the TID benefit taxpayers in my district? Is the total expenditure for eligible project costs feasible?
6. Is there a better use for the development site, the tax revenue and the limited TIF capacity?
7. What is the general opinion of my district's residents on this TID?
8. How will the planned development affect the demand for services in my district? Consider items such as: increased population, traffic impact, fire and police protection, emergency medical services, water, sewer, administrative services, increased student population, demand for training or housing.
9. Is the developer receiving a subsidy, such as a cash grant, incentive or forgivable loan? If so, how was the need and benefit analyzed? Is there a written developer's agreement? Was the public informed of the developer's subsidy in the published hearing notice?
10. What guarantees are in place to ensure the development will occur as anticipated and the property value will increase as expected?

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F. DOR Review Procedure

Under state law (sec. [66.1105\(4m\)\(b\)4](#), Wis. Stats.), the JRB may request DOR review the facts contained in the documents listed in [Additional information the JRB must review](#).

1. To request a DOR review

- Majority of the JRB members must support the request
- JRB must submit a written request to DOR and must specify which fact or item the members believe is inaccurate or incomplete
- Within 10 working days of receiving a request for review that complies with the filing requirements, DOR will investigate the issues raised and send a written response to the JRB
- Review [JRB Request for DOR Review](#) for more information

2. DOR review

- If DOR determines the information does not comply with state law or contains a factual inaccuracy, the JRB may request (but may not require) that the municipality correct and resubmit the proposal for review
 - » **If the municipality resubmits the proposal** – the JRB must vote to approve or reject under state law. The JRB must submit its decision to the municipality within 10 working days after receiving the resubmitted proposal.
 - » **If the municipality does not resubmit the proposal** – the TID is not certified
- If DOR does not identify any factual inaccuracies, the JRB must vote to approve or reject as otherwise specified in state law. The JRB must submit its decision to the municipality within 10 working days of receiving DOR's written response.

G. After the JRB approves a TID

- Municipality sends DOR a request to certify the TID and includes all the required documents. If DOR determines procedures were followed, DOR will email the municipality a certification letter.
- While the TID is active, the JRB must meet yearly to review the annual performance and status of the TID based on the annual report (sec. [66.1105\(4m\)\(f\)](#), Wis. Stats.)

IV. Wisconsin Department of Revenue Responsibilities

A. Statutory Responsibilities

The Wisconsin Department of Revenue (DOR) has multiple responsibilities assigned by state law in administering Tax Incremental Districts (TIDs). These duties, include:

1. Determine property values

Establishing the Equalized Value of property throughout the state is one of DOR's primary responsibilities. Equalized Value is an estimate of the total value subject to property tax in a district. DOR calculates the Equalized Value independently of the value estimate by the local assessor. DOR uses Equalized Values to calculate a TID's base value when it is created and to adjust the base value due to a territory addition or subtraction. For more details on determining a Tax Incremental Base, review sec. [66.1105\(2\)\(j\)](#), Wis. Stats.

When certifying a new TID, state law requires DOR to use the most recent Equalized Values as of the creation year. Based on the documents provided by the municipality, DOR determines the total Equalized Value of the taxable property in the TID. This valuation sets the district's tax incremental base. DOR provides the municipal clerk the certification letter with the base value. For more details on TID base certification, review sec. [66.1105\(5\)\(b\)](#), Wis. Stats.



City of Merrill – JRB & RDA 2021 TID Actions

Brian Reilly – Senior Municipal Advisor
January 19, 2021



Current TID Status

- City undertaking multiple TID actions
- Amendments:
 - ✓ TID 4 – amend projects and allow for sharing of increment with TIDs 6, 7, 8, 9 & 10
 - ✓ TID 11 – amend projects
- Creation:
 - ✓ Create TID 13 as a mixed-use district



TID 4

- Mixed Use TID created in 2007
- 20-year maximum life and final revenue collection in 2028
- Expenditure period expires 2022
- \$6,717,500 in captured increment value for payable 2021
- Can satisfy all annual cash flow requirements
- Amended in 2013 to add territory and amend projects, including projects within ½ mile



TID 4 Amendment

- Amending project costs (in addition to existing costs)

City of Merrill, Wisconsin				
Tax Increment District # 4				
Estimated Project List				
Project ID	Project Name/Type	Phase I 2021	Phase II 2022	Total <small>(Note 1)</small>
<small>(Note 2)</small>	1 Development Incentives	500,000		500,000
	2 Real Estate Acquisitions (Road ROW)		10,000	10,000
	3 Engineering Services	25,000	10,000	35,000
<small>(Note 2)</small>	4 Street Improvements (Including Lighting)		200,000	200,000
<small>(Note 2)</small>	5 Sanitary Sewer Improvements		150,000	150,000
<small>(Note 2)</small>	6 Water System Improvements		150,000	150,000
	7 Admin & Other	15,000		15,000
Total Projects		<u>540,000</u>	<u>520,000</u>	<u>1,060,000</u>

Notes:
Note 1 Project costs are estimates and are subject to modification
Note 2 Projects may be outside of, but within 1/2 mile of TID 4 boundary

- Allow for sharing with eligible blight districts:

✓ TIDs No. 6, 7, 8, 9 & 10



TID 4 Revenue Projection

City of Merrill, Wisconsin							
Tax Increment District # 4							
Tax Increment Projection Worksheet							
Type of District	Mixed Use			Base Value	8,884,500		
District Creation Date	September 11, 2007			Appreciation Factor	0.00%		
Valuation Date	Jan 1,	2007		Base Tax Rate	\$30.00		
Max Life (Years)	20			Rate Adjustment Factor			
Expenditure Period/Termination	15	9/11/2022		Tax Exempt Discount Rate	2.00%		
Revenue Periods/Final Year	20	2028		Taxable Discount Rate	3.50%		
Extension Eligibility/Years	Yes	6					
Eligible Recipient District	No						

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1 2018		2019	0	6,942,100	2020	\$30.00	208,267
2 2019		2020	0	6,717,500	2021	\$30.00	201,529
3 2020	0	2021	0	6,717,500	2022	\$30.00	201,529
4 2021	(750,000)	2022	0	5,967,500	2023	\$30.00	179,028
5 2022	3,750,000	2023	0	9,717,500	2024	\$30.00	291,530
6 2023	0	2024	0	9,717,500	2025	\$30.00	291,530
7 2024	300,000	2025	0	10,017,500	2026	\$30.00	300,530
8 2025	500,000	2026	0	10,517,500	2027	\$30.00	315,530
9 2026	500,000	2027	0	11,017,500	2028	\$30.00	330,531
Totals	4,300,000		0	Future Value of Increment			2,320,003



TID 4 Cash Flow Projection

City of Merrill, Wisconsin																												
Tax Increment District # 4																												
Cash Flow Projection																												
Year	Projected Revenues				2017 TIRB 579,000			2017 G.O. Bonds 3,210,000			State Trust Fund Loan 507,500			Expenditures						State Trust Fund Loan 552,500			Balances					
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	Dated Date: Principal	Rate	Interest	Dated Date: Principal	Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Other Expenses	Sharing with TID 6	Sharing with TID 7	Sharing with TID 8	Sharing with TID 9	Sharing with TID 10	Administrative Expenses	Total Expenditures	Annual	Cumulative	Ending Principal Outstanding	
2019																												
2020	208,267			208,267	48,000	3.06%	14,902	25,000	3.00%	6,000													5,000	98,902	109,364	223,234	707,000	2020
2021	201,529			201,529	49,000	3.06%	13,433	25,000	3.00%	5,250													5,000	157,683	43,845	376,444	1,057,500	2021
2022	201,529			201,529	51,000	3.06%	11,934	25,000	3.00%	4,500	68,122	3.75%	15,014	87,397	3.75%	16,345							5,000	240,570	(39,041)	337,402	923,378	2022
2023	179,028			179,028	52,000	3.06%	10,373	25,000	3.00%	3,750	66,659	3.75%	16,477	86,301	3.75%	17,441							5,000	343,001	(163,973)	173,430	1,244,822	2023
2024	291,530			291,530	54,000	3.06%	8,782	30,000	2.00%	3,000	69,159	3.75%	13,977	86,301	3.75%	17,441							5,000	347,661	(56,130)	117,299	1,005,362	2024
2025	291,530			291,530	56,000	3.06%	7,130	30,000	2.00%	2,400	71,752	3.75%	11,384	89,537	3.75%	14,205							5,000	347,407	(55,877)	61,422	758,073	2025
2026	300,530			300,530	57,000	3.06%	5,415	30,000	3.00%	1,800	74,443	3.75%	8,693	92,895	3.75%	10,847							5,000	346,094	(45,564)	15,858	503,735	2026
2027	315,530			315,530	59,000	3.06%	3,572	30,000	3.00%	900	77,234	3.75%	5,901	96,378	3.75%	7,364							5,000	345,449	(29,915)	(14,061)	241,123	2027
2028	330,531			330,531	61,000	3.06%	1,867				80,131	3.75%	3,005	99,992	3.75%	3,750							5,000	314,744	15,787	1,726	0	2028
Total	2,320,003	0	0	2,320,003	487,000		77,510	220,000		27,600	507,500		74,450	552,500		69,952	0	0	0	0	0	240,000	240,000	45,000	2,541,512			Total



TID 6 Cash Flow Projection

City of Merrill, Wisconsin																						
Tax Increment District # 6																						
Cash Flow Projection																						
Year	Projected Revenues						Expenditures									Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	TID 3 Transfers	TID 4 Transfers	Other Revenue	Total Revenues	General Obligation Corporate Purpose Bonds, Series 2013A 4,290,000			General Obligation Corporate Purpose Bonds, Series 2016B 4,095,000			General Obligation Promissory Notes, Series 2018A 1,575,000			Other	Admin.	Total Expenditures		Annual	Cumulative	Ending Principal Outstanding
						Dated Date:	Principal	Rate	Interest	Dated Date:	Principal	Rate	Interest	Dated Date:	Principal	Rate	Interest					
2019						0															2019	
2020	41,797					41,797	8,511	2.75%	5,474	9,151	2.00%	2,809	5,000	2.00%	3,040		5,000	38,985	2,812	(549,666)	382,562	2020
2021	58,714		50,000			108,714	8,511	3.00%	5,240	9,151	2.00%	2,626	5,000	2.20%	2,940		5,000	38,468	70,246	(476,608)	337,239	2021
2022	58,714		50,000			108,714	8,511	3.00%	4,985	9,151	2.00%	2,443	5,000	2.20%	2,830		5,000	37,919	70,795	(405,813)	314,577	2022
2023	58,714		50,000			108,714	8,511	3.00%	4,730	9,151	2.00%	2,260	5,000	2.50%	2,720		5,000	37,371	71,343	(334,470)	291,916	2023
2024	58,714		50,000			108,714	8,511	3.50%	4,474	9,151	2.00%	2,077	5,000	2.50%	2,595		5,000	36,808	71,906	(262,564)	269,254	2024
2025	58,714		50,000			108,714	8,511	3.50%	4,177	9,744	2.00%	1,894	5,000	2.75%	2,470		5,000	36,795	71,919	(190,644)	245,999	2025
2026	58,714		50,000			108,714	8,511	3.50%	3,879	9,744	2.00%	1,699	5,000	2.75%	2,333		5,000	36,165	72,549	(118,095)	222,745	2026
2027	58,714					58,714	12,766	3.75%	3,581	9,744	2.00%	1,504	5,000	2.95%	2,195		5,000	39,790	18,924	(99,170)	195,235	2027
2028	58,714					58,714	12,766	4.00%	3,102	9,744	2.00%	1,309	5,000	2.95%	2,048		5,000	38,968	19,746	(79,425)	167,725	2028
2029	58,714					58,714	12,766	4.00%	2,591	9,744	2.13%	1,114	5,000	3.20%	1,900		5,000	38,115	20,599	(58,826)	140,215	2029
2030	58,714					58,714	12,766	4.00%	2,081	9,151	2.13%	907	5,000	3.20%	1,740		5,000	36,645	22,069	(36,757)	113,298	2030
2031	58,714					58,714	12,766	4.00%	1,570	5,000	2.25%	713	5,000	3.35%	1,580		5,000	31,629	27,085	(9,672)	90,532	2031
2032	58,714					58,714	12,766	4.10%	1,060	5,000	2.25%	600	5,000	3.35%	1,413		5,000	30,838	27,876	18,204	67,766	2032
2033	58,714					58,714	12,766	4.20%	268	5,000	2.38%	488	5,000	3.50%	1,245		5,000	29,767	28,947	47,152	45,000	2033
2034	58,714					58,714				5,000	2.38%	369	10,000	3.50%	1,070		5,000	21,439	37,275	84,427	30,000	2034
2035	58,714					58,714				5,000	2.50%	250	10,000	3.60%	720		5,000	20,970	37,744	122,171	15,000	2035
2036	58,714					58,714				5,000	2.50%	125	10,000	3.60%	360		5,000	20,485	38,229	160,400	0	2036
2037	58,714					58,714											5,000	5,000	53,714	214,114	0	2037
Total	1,039,935	0	300,000	0	0	1,339,935	148,936	47,213		133,626	23,183		100,000	33,198		0	90,000	576,155				Total



TID 7 Cash Flow Projection

City of Merrill, Wisconsin
 Tax Increment District # 7
 Cash Flow Projection

Year	Projected Revenues						Expenditures							Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	TID 3 Transfers	TID 4 Transfers	Other Revenue	Total Revenues	General Obligation Corporate Purpose Bonds, Series 2017C 3,210,000			Taxable Note Anticipation Note, Series 2016C 1,080,000			Other	Admin.	Total Expenditures	Annual		Cumulative	Ending Principal Outstanding
							Dated Date: Principal	10/26/17 Rate	Interest	Dated Date: Principal	10/11/16 Rate	Interest							
2019																	(167,236)	250,000	2019
2020	18,501		0	0	0	18,501	5,000	3.00%	5,025			3,192		5,000	18,217	284	(166,952)	245,000	2020
2021	118,751		0	0	0	118,751	5,000	3.00%	4,875	80,000	3.99%	3,192		5,000	98,067	20,684	(146,268)	160,000	2021
2022	118,751		0	0	0	118,751	10,000	3.00%	4,725					5,000	19,725	99,026	(47,242)	150,000	2022
2023	118,751		0	0	0	118,751	10,000	3.00%	4,425					5,000	19,425	99,326	52,085	140,000	2023
2024	118,751		0	0	0	118,751	10,000	2.00%	4,125					5,000	19,125	99,626	151,711	130,000	2024
2025	118,751		0	0	0	118,751	10,000	2.00%	3,925					5,000	18,925	99,826	251,537	120,000	2025
2026	118,751		0	0	0	118,751	10,000	3.00%	3,725					5,000	18,725	100,026	351,563	110,000	2026
2027	118,751		0	0	0	118,751	10,000	3.00%	3,425					5,000	18,425	100,326	451,889	100,000	2027
2028	118,751		0	0	0	118,751	10,000	3.00%	3,125					5,000	18,125	100,626	552,515	90,000	2028
2029	118,751		0	0	0	118,751	10,000	3.00%	2,825					5,000	17,825	100,926	653,441	80,000	2029
2030	118,751		0	0	0	118,751	10,000	3.00%	2,525					5,000	17,525	101,226	754,667	70,000	2030
2031	118,751		0	0	0	118,751	10,000	3.00%	2,225					5,000	17,225	101,526	856,193	60,000	2031
2032	118,751		0	0	0	118,751	10,000	3.00%	1,925					5,000	16,925	101,826	958,019	50,000	2032
2033	118,751		0	0	0	118,751	10,000	3.00%	1,625					5,000	16,625	102,126	1,060,145	40,000	2033
2034	118,751		0	0	0	118,751	10,000	3.25%	1,325					5,000	16,325	102,426	1,162,571	30,000	2034
2035	118,751		0	0	0	118,751	10,000	3.25%	1,000					5,000	16,000	102,751	1,265,322	20,000	2035
2036	118,751		0	0	0	118,751	10,000	3.38%	675					5,000	15,675	103,076	1,368,398	10,000	2036
2037	118,751		0	0	0	118,751	10,000	3.38%	338					5,000	15,338	103,414	1,471,812	0	2037
Total	2,037,269	0	0	0	0	2,037,269	170,000		51,838	80,000		6,384	0	90,000	398,222				Total



TID 8 Cash Flow Projection

City of Merrill, Wisconsin

Tax Increment District # 8

Cash Flow Projection

Year	Projected Revenues						Expenditures							Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Sharing from TID 3	Sharing from TID 4	Other Revenue	Total Revenues	General Obligation Corporate Purpose Bonds, Series 2017C 3,210,000			General Obligation Corporate Purpose Bonds, Series 2018B 1,575,000			Other	Admin.	Total Expenditures	Annual		Cumulative	Ending Principal Outstanding
							Dated Date: Principal	10/27/16 Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest							
2019	0					0									0	0	(585,032)	585,000	2019
2020	40,348		150,000	0		190,348	5,000	3.00%	3,925	20,000	2.00%	14,113		5,000	48,038	142,310	(442,722)	560,000	2020
2021	59,338		75,000	30,000		164,338	5,000	3.00%	3,775	20,000	2.20%	13,713		5,000	47,488	116,851	(325,871)	535,000	2021
2022	59,338		75,000	30,000		164,338	5,000	3.00%	3,625	20,000	2.20%	13,273		5,000	46,898	117,441	(208,431)	510,000	2022
2023	59,338		75,000	30,000		164,338	5,000	3.00%	3,475	20,000	2.50%	12,833		5,000	46,308	118,031	(90,400)	485,000	2023
2024	59,338		75,000	30,000		164,338	5,000	2.00%	3,325	20,000	2.50%	12,333		5,000	45,658	118,681	28,280	460,000	2024
2025	59,338		75,000	30,000		164,338	5,000	2.00%	3,225	20,000	2.75%	11,833		5,000	45,058	119,281	147,561	435,000	2025
2026	59,338		75,000	30,000		164,338	5,000	3.00%	3,125	20,000	2.75%	11,283		5,000	44,408	119,931	267,491	410,000	2026
2027	59,338			30,000		89,338	5,000	3.00%	2,975	20,000	2.95%	10,733		5,000	43,708	45,631	313,122	385,000	2027
2028	59,338			30,000		89,338	5,000	3.00%	2,825	25,000	2.95%	10,143		5,000	47,968	41,371	354,492	355,000	2028
2029	59,338					59,338	5,000	3.00%	2,675	25,000	3.20%	9,405		5,000	47,080	12,258	366,750	325,000	2029
2030	59,338					59,338	10,000	3.00%	2,525	25,000	3.20%	8,605		5,000	51,130	8,208	374,959	290,000	2030
2031	59,338					59,338	10,000	3.00%	2,225	25,000	3.35%	7,805		5,000	50,030	9,308	384,267	255,000	2031
2032	59,338					59,338	10,000	3.00%	1,925	25,000	3.35%	6,968		5,000	48,893	10,446	394,712	220,000	2032
2033	59,338					59,338	10,000	3.00%	1,625	25,000	3.50%	6,130		5,000	47,755	11,583	406,295	185,000	2033
2034	59,338					59,338	10,000	3.25%	1,325	25,000	3.50%	5,255		5,000	46,580	12,758	419,053	150,000	2034
2035	59,338					59,338	10,000	3.25%	1,000	30,000	3.60%	4,380		5,000	50,380	8,958	428,011	110,000	2035
2036	59,338					59,338	10,000	3.38%	675	30,000	3.60%	3,300		5,000	48,975	10,363	438,374	70,000	2036
2037	59,338					59,338	10,000	3.38%	338	30,000	3.70%	2,220		5,000	47,558	11,781	450,155	30,000	2037
2038	59,338					59,338				30,000	3.70%	555		5,000	35,555	23,783	473,938	0	2038
2039	59,338					59,338								5,000	5,000	54,338	528,276		2039
Total	1,167,770	0	600,000	240,000	0	2,007,770	130,000		44,588	455,000		164,875	0	100,000	894,463				Total



TID 9 Cash Flow Projection

City of Merrill, Wisconsin															
Tax Increment District # 9															
Cash Flow Projection															
Year	Projected Revenues					Expenditures						Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Sharing from TID 4	Other Revenue	Total Revenues	General Obligation Corporate Purpose Bonds, Series 2017B 3,210,000 Dated Date: 10/27/17			Other	Admin.	Total Expenditures	Annual	Cumulative	Ending Principal Outstanding	
2019	0				0						0	0	(593,240)	290,000	2019
2020	0		0		0	10,000	3.00%	8,650		5,000	23,650	(23,650)	(616,890)	280,000	2020
2021	0		30,000		30,000	15,000	3.00%	8,350		5,000	28,350	1,650	(615,240)	265,000	2021
2022	0		30,000		30,000	15,000	3.00%	7,900		5,000	27,900	2,100	(613,140)	250,000	2022
2023	0		30,000		30,000	15,000	3.00%	7,450		5,000	27,450	2,550	(610,590)	235,000	2023
2024	0		30,000		30,000	15,000	2.00%	7,000		5,000	27,000	3,000	(607,590)	220,000	2024
2025	0		30,000		30,000	15,000	2.00%	6,700		5,000	26,700	3,300	(604,290)	205,000	2025
2026	0		30,000		30,000	15,000	3.00%	6,400		5,000	26,400	3,600	(600,690)	190,000	2026
2027	0		30,000		30,000	15,000	3.00%	5,950		5,000	25,950	4,050	(596,640)	175,000	2027
2028	0		30,000		30,000	15,000	3.00%	5,500		5,000	25,500	4,500	(592,140)	160,000	2028
2029	0				0	15,000	3.00%	5,050		5,000	25,050	(25,050)	(617,190)	145,000	2029
2030	0				0	15,000	3.00%	4,600		5,000	24,600	(24,600)	(641,790)	130,000	2030
2031	0				0	15,000	3.00%	4,150		5,000	24,150	(24,150)	(665,940)	115,000	2031
2032	0				0	15,000	3.00%	3,700		5,000	23,700	(23,700)	(689,640)	100,000	2032
2033	0				0	20,000	3.00%	3,250		5,000	28,250	(28,250)	(717,890)	80,000	2033
2034	0				0	20,000	3.25%	2,650		5,000	27,650	(27,650)	(745,540)	60,000	2034
2035	0				0	20,000	3.25%	2,000		5,000	27,000	(27,000)	(772,540)	40,000	2035
2036	0				0	20,000	3.38%	1,350		5,000	26,350	(26,350)	(798,890)	20,000	2036
2037	0				0	20,000	3.38%	675		5,000	25,675	(25,675)	(824,565)	0	2037
2038	0				0					5,000	5,000	(5,000)	(829,565)		2038
2039	0				0					5,000	5,000	(5,000)	(834,565)		2039
2040	0				0					5,000	5,000	(5,000)	(839,565)		2040
2041	0				0					5,000	5,000	(5,000)	(844,565)		2041
Total	0	0	240,000	0	240,000	290,000		91,325	0	110,000	491,325				Total



TID 10 Cash Flow Projection

City of Merrill, Wisconsin																			
Tax Increment District # 10																			
Cash Flow Projection																			
Year	Projected Revenues					Expenditures						Balances			Year				
	Tax Increments	Interest Earnings/ (Cost)	Sharing from TID 4	Other Revenue	Total Revenues	Taxable Note Anticipation Note, Series 2016C 1,080,000			Projected Permanent Financing of 2016 NAN 495,000			Other	Admin.	Total Expenditures		Annual	Cumulative	Ending Principal Outstanding	
						Dated Date: Principal	10/11/16 Rate	10/11/16 Interest	Dated Date: Principal	10/01/21 Est. Rate	10/01/21 Interest								
2019	0				0									0	0	(31,517)		2019	
2020	0		0		0			19,751					5,000	24,751	(24,751)	(56,268)		2020	
2021	0		30,000		30,000		3.99%	19,751					5,000	24,751	5,249	(51,019)	0	2021	
2022	5,247		30,000		35,247				17,059	3.75%	18,563		5,000	40,621	(5,374)	(56,393)	0	2022	
2023	33,748		30,000		63,748				17,698	3.75%	17,923		100,000	5,000	140,621	(76,874)	(133,267)	0	2023
2024	132,749		30,000		162,749				18,362	3.75%	17,259		150,000	5,000	190,621	(27,872)	(161,139)	0	2024
2025	132,749		30,000		162,749				19,051	3.75%	16,571		5,000	40,621	122,128	(39,011)	0	2025	
2026	132,749		30,000		162,749				19,765	3.75%	15,856		5,000	40,621	122,128	83,117	0	2026	
2027	132,749		30,000		162,749				20,506	3.75%	15,115		5,000	40,621	122,128	205,245	0	2027	
2028	132,749		30,000		162,749				21,275	3.75%	14,346		5,000	40,621	122,128	327,374	0	2028	
2029	132,749				132,749				22,073	3.75%	13,548		5,000	40,621	92,128	419,502	0	2029	
2030	132,749				132,749				22,901	3.75%	12,720		5,000	40,621	92,128	511,630	0	2030	
2031	132,749				132,749				23,760	3.75%	11,862		5,000	40,621	92,128	603,758	0	2031	
2032	132,749				132,749				24,651	3.75%	10,971		5,000	40,621	92,128	695,886	0	2032	
2033	132,749				132,749				25,575	3.75%	10,046		5,000	40,621	92,128	788,014	0	2033	
2034	132,749				132,749				26,534	3.75%	9,087		5,000	40,621	92,128	880,142	0	2034	
2035	132,749				132,749				27,529	3.75%	8,092		5,000	40,621	92,128	972,270	0	2035	
2036	132,749				132,749				28,561	3.75%	7,060		5,000	40,621	92,128	1,064,398	0	2036	
2037	132,749				132,749				29,633	3.75%	5,989		5,000	40,621	92,128	1,156,526	0	2037	
2038	132,749				132,749				30,744	3.75%	4,878		5,000	40,621	92,128	1,248,654	0	2038	
2039	132,749				132,749				31,897	3.75%	3,725		5,000	40,621	92,128	1,340,782	0	2039	
2040	132,749				132,749				33,093	3.75%	2,528		5,000	40,621	92,128	1,432,910	0	2040	
2041	132,749				132,749				34,334	3.75%	1,288		5,000	40,621	92,128	1,525,038	0	2041	
2042	132,749				132,749								5,000	127,749	1,652,788	0	2042		
2043	132,749				132,749								5,000	127,749	1,780,537	0	2043		
2044	132,749				132,749								5,000	127,749	1,908,286	0			
2045	132,749				132,749								5,000	127,749	2,036,036	0			
2046	132,749				132,749								5,000	127,749	2,163,785	0			
2047	132,749				132,749								5,000	127,749	2,291,534	0			
Total	2,693,981	0	240,000	0	2,933,981	0		39,502	495,000		217,425	250,000	120,000	1,121,927				Total	



TID 11

- Mixed Use TID created in 2016
- 20-year maximum life and final revenue collection in 2037
- Expenditure period expires 2031
- \$4,925,200 in captured increment value for payable 2021
- No subsequent amendments



TID 11 Amendment

- Amending project costs (in addition to existing costs)

City of Merrill, Wisconsin						
Tax Increment District # 11						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2021-22	Phase II 2023-24	Phase III 2024-25	Phase IV 2026-27	Total <small>(Note 1)</small>
	1 Development Incentives	350,000	500,000	500,000		1,350,000
<small>(Note 2)</small>	2 Airport T-Hangar (Less Lease Revenue)	200,000				200,000
	3 Real Estate Acquisitions				150,000	150,000
	4 Relocation Costs				5,000	5,000
	5 Demolition				20,000	20,000
	6 Environmental Remediation			25,000		25,000
	7 Engineering Services	25,000	25,000	10,000	10,000	70,000
<small>(Note 2)</small>	8 Street Improvements (Including Lighting)	375,000	175,000	200,000		750,000
<small>(Note 2)</small>	9 Sanitary Sewer Improvements	50,000	50,000			100,000
<small>(Note 2)</small>	10 Water System Improvements	50,000	50,000			100,000
	11 Stormwater System Improvements	25,000	25,000			50,000
	12 Professional Costs and Admin	15,000	5,000	5,000	5,000	30,000
Total Projects		1,090,000	830,000	740,000	190,000	2,850,000

Notes:
 Note 1 Project costs are estimates and are subject to modification
 Note 2 Projects may be undertaken outside of, but within 1/2 mile of TID 4 boundary



Development Assumptions

City of Merrill, Wisconsin							
Tax Increment District # 11							
Development Assumptions							
Construction Year	Acquisition/ Demolition	Lokemoen Site	Kenitz Site	Industrial Park	Hwy 107 Commercial	Annual Total	Construction Year
1 2020		55,000	300,000			355,000	2020 1
2 2021		300,000	625,000			925,000	2021 2
3 2022		300,000	625,000			925,000	2022 3
4 2023		300,000	500,000		275,000	1,075,000	2023 4
5 2024		300,000				300,000	2024 5
6 2025		300,000				300,000	2025 6
7 2026		300,000				300,000	2026 7
8 2027	(125,000)	300,000		1,500,000		1,675,000	2027 8
9 2028					275,000	275,000	2028 9
10 2029						0	2029 10
11 2030				1,250,000		1,250,000	2030 11
12 2031						0	2031 12
13 2032						0	2032 13
14 2033					275,000	275,000	2033 14
15 2034						0	2034 15
18 2035				750,000		750,000	2035 18
19 2036						0	2036 19
Totals	(125,000)	2,155,000	2,050,000	3,500,000	825,000	8,405,000	



Cash Flow Projection

City of Merrill, Wisconsin																											
Tax Increment District # 11																											
Cash Flow Projection																											
Year	Projected Revenues				2017C G.O. Bonds 3,210,000									G.O. Bond 1,670,000				G.O. Bond 2,025			G.O. Bond 725,000			Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	Dated Date: 10/26/17			Dated Date: 12/01/21			Dated Date: 12/01/24			Dated Date: 12/01/27			Other	Admin.	Total Expenditures	Annual	Cumulative	Remaining Principal Outstanding					
2019																							2019				
2020	113,060			113,060	25,000	3.00%	17,750											5,000		47,750	65,310	(122,690)	570,000	2020			
2021	147,759			147,759	25,000	3.00%	17,000											5,000		47,000	100,759	43,379	2,215,000	2021			
2022	158,409			158,409	30,000	3.00%	16,250			45,925								5,000		97,175	61,234	104,612	2,185,000	2022			
2023	186,159			186,159	30,000	3.00%	15,350	80,000	2.75%	45,925								5,000		176,275	9,884	114,497	2,075,000	2023			
2024	213,910			213,910	30,000	2.00%	14,450	85,000	2.75%	43,725								5,000		178,175	35,735	150,231	2,830,000	2024			
2025	246,160			246,160	30,000	2.00%	13,850	85,000	2.75%	41,388	50,000	2.75%	23,925					5,000		249,163	(3,002)	147,229	3,440,000	2025			
2026	255,160			255,160	30,000	3.00%	13,250	85,000	2.75%	39,050	55,000	2.75%	22,550	50,000	2.75%	21,313	90,000	5,000	411,163	(156,002)	(8,773)	3,220,000	2026				
2027	264,161			264,161	30,000	3.00%	12,350	90,000	2.75%	36,713	55,000	2.75%	21,038	50,000	2.75%	19,938	95,000	5,000	415,038	(150,877)	(159,650)	2,995,000	2027				
2028	273,161			273,161	30,000	3.00%	11,450	90,000	2.75%	34,238	55,000	2.75%	19,525	55,000	2.75%	18,563		5,000	318,775	(45,614)	(205,264)	2,765,000	2028				
2029	323,412			323,412	35,000	3.00%	10,550	95,000	2.75%	31,763	60,000	2.75%	18,013	55,000	2.75%	17,050		5,000	327,375	(3,963)	(209,228)	2,520,000	2029				
2030	331,662			331,662	35,000	3.00%	9,500	95,000	2.75%	29,150	60,000	2.75%	16,363	55,000	2.75%	15,538		5,000	320,550	11,112	(198,116)	2,275,000	2030				
2031	331,662			331,662	35,000	3.00%	8,450	100,000	2.75%	26,538	60,000	2.75%	14,713	60,000	2.75%	14,025		5,000	323,725	7,937	(190,179)	2,020,000	2031				
2032	369,162			369,162	35,000	3.00%	7,400	105,000	2.75%	23,788	60,000	2.75%	13,063	60,000	2.75%	12,375		5,000	321,625	47,537	(142,642)	1,760,000	2032				
2033	369,162			369,162	35,000	3.00%	6,350	105,000	2.75%	20,900	65,000	2.75%	11,413	60,000	2.75%	10,725		5,000	319,388	49,775	(92,867)	1,495,000	2033				
2034	369,162			369,162	40,000	3.25%	5,300	110,000	2.75%	18,013	65,000	2.75%	9,625	60,000	2.75%	9,075		5,000	322,013	47,150	(45,717)	1,220,000	2034				
2035	377,413			377,413	40,000	3.25%	4,000	110,000	2.75%	14,988	70,000	2.75%	7,838	65,000	2.75%	7,425		5,000	324,250	53,163	7,446	935,000	2035				
2036	377,413			377,413	40,000	3.38%	2,700	115,000	2.75%	11,963	70,000	2.75%	5,913	65,000	2.75%	5,638		5,000	321,213	56,200	63,646	645,000	2036				
2037	399,913			399,913	40,000	3.38%	1,350	120,000	2.75%	8,800	70,000	2.75%	3,988	70,000	2.75%	3,850		5,000	322,988	76,925	140,571	345,000	2037				
2038	399,913			399,913	200,000	2.75%	5,500	75,000	2.75%	2,063	75,000	2.75%	1,925	70,000	2.75%	1,925		5,000	359,488	40,425	180,997	0	2038				
Total	5,506,812	0	0	5,506,812	595,000		187,300	1,670,000		478,363	870,000		190,025	775,000	0	157,438	185,000	95,000	5,203,125				Total				

Notes:
* 2021 Bonds include refinancing of the TID 11 portion of the City's 2016 Note Anticipation Note

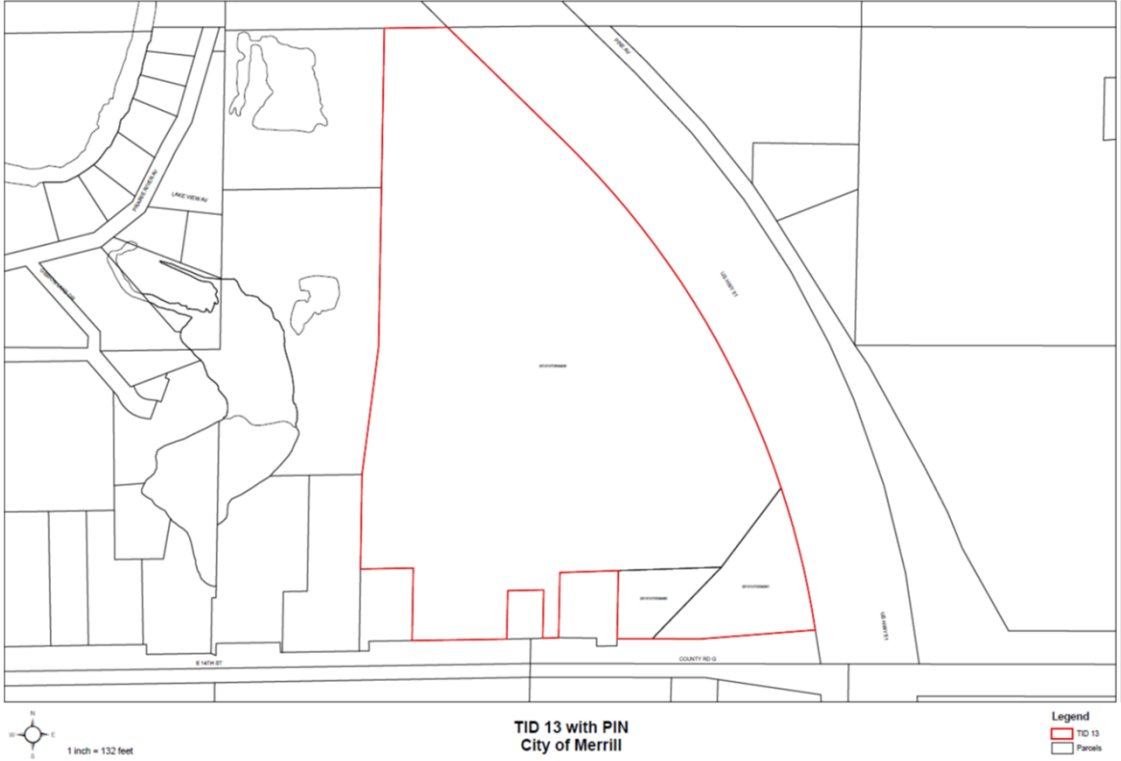


TID 13

- Proposed industrial district to be created and certified in 2021
- 20-year maximum life and final revenue collection in 2042
- Expenditure period expires 2036
- Three parcels and approximately 71 acres of largely undeveloped property



Proposed Boundary





Valuation Test Compliance

- Base value of TID boundary area plus current total value increment of all TIDs cannot exceed 12% of City's total Equalized Value

City of Merrill, Wisconsin	
Tax Increment District # 13	
Valuation Test Compliance Calculation	
District Creation Date	2/9/2021
	Valuation Data
	Currently Available
	2020
Total EV (TID In)	464,066,900
12% Test	55,688,028
Total Existing Increment	53,707,200
Projected Base of New or Amended District	58,300
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	53,765,500
Compliance	PASS



TID 13 Projects

City of Merrill, Wisconsin						
Tax Increment District # 13						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2021	Phase II 2022-24	Phase III 2024-26	Phase IV Future	Total <small>(Note 1)</small>
	1 Development Incentives	25,000	500,000	500,000		1,025,000
<small>(Note 2)</small>	2 Real Estate Acquisitions		25,000		175,000	200,000
	3 Relocation Costs				10,000	10,000
	4 Demolition				25,000	25,000
	5 Environmental Remediation				25,000	25,000
	6 Engineering Services	25,000	15,000	15,000	20,000	75,000
<small>(Note 2)</small>	7 Street Improvements (Including Lighting)		750,000			750,000
<small>(Note 2)</small>	8 Sanitary Sewer Improvements		400,000			400,000
<small>(Note 2)</small>	9 Water System Improvements		400,000			400,000
	10 Professional Costs and Admin	15,000			100,000	115,000
	11 Town Tax Payments	500	2,000			2,500
	Total Projects	65,500	2,092,000	515,000	355,000	3,027,500

Notes:
 Note 1 Project costs are estimates and are subject to modification
 Note 2 Projects outside of, but within 1/2 mile of TID 4 boundary



Development Assumptions

City of Merrill, Wisconsin									
Tax Increment District # 13									
Development Assumptions									
Construction Year		Actual	Acquisition/ Demolition	Lincoln Highway/ Hwy G	Industrial/ Business Park	Annual Total	Construction Year		
1	2021			250,000		250,000	2021	1	
2	2022				1,500,000	1,500,000	2022	2	
3	2023				1,500,000	1,500,000	2023	3	
4	2024			400,000		400,000	2024	4	
5	2025			750,000	2,000,000	2,750,000	2025	5	
6	2026					0	2026	6	
7	2027			550,000		550,000	2027	7	
8	2028					0	2028	8	
9	2029					0	2029	9	
10	2030		(200,000)		1,500,000	1,300,000	2030	10	
11	2031					0	2031	11	
12	2032					0	2032	12	
13	2033			550,000		550,000	2033	13	
14	2034					0	2034	14	
15	2035				1,000,000	1,000,000	2035	15	
16	2036					0	2036	16	
17	2037				1,000,000	1,000,000	2037	17	
18	2038					0	2038	18	
19	2039					0	2039	19	
20	2040					0	2040	20	
Totals		0	(200,000)	2,500,000	8,500,000	10,800,000			

Notes:



Cash Flow Projection

City of Merrill, Wisconsin																					
Tax Increment District # 13																					
Cash Flow Projection																					
Year	Projected Revenues				Expenditures									Balances			Year				
	Tax Increments	Other Revenues	Capitalized Interest	Total Revenues	G.O. Bond 2,200,000			G.O. Bond 565,000			State Trust Fund Loan 175,000			Cash Outlays	Other	Admin.		Total Expenditures	Annual	Cumulative	Principal Outstanding
					Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest	Dated Date: Principal	Est. Rate	Interest								
2021	0			0										65,500		0	65,500	(65,500)	(65,500)	2,200,000	2021
2022	0			0												2,500	2,500	(2,500)	(68,000)	2,200,000	2022
2023	7,500			7,500										25,000		2,500	27,500	(20,000)	(88,000)	2,200,000	2023
2024	52,501		60,500	113,001			60,500									5,000	65,500	47,501	(40,499)	2,200,000	2024
2025	97,502			97,502			60,500							10,000		5,000	75,500	22,002	(18,497)	2,765,000	2025
2026	109,502		15,538	125,039			60,500			15,538				25,000		5,000	106,038	19,002	505	2,765,000	2026
2027	192,003			192,003	110,000	2.75%	60,500	30,000	2.75%	15,538				25,000		5,000	246,038	(54,034)	(53,530)	2,625,000	2027
2028	192,003			192,003	115,000	2.75%	57,475	30,000	2.75%	14,713						5,000	222,188	(30,184)	(83,714)	2,480,000	2028
2029	208,504			208,504	120,000	2.75%	54,313	30,000	2.75%	13,888				20,000		5,000	243,200	(34,696)	(118,410)	2,330,000	2029
2030	208,504			208,504	120,000	2.75%	51,013	30,000	2.75%	13,063	15,265	3.00%	5,250			5,000	239,590	(31,087)	(149,497)	2,339,735	2030
2031	208,504			208,504	125,000	2.75%	47,713	30,000	2.75%	12,238	15,723	3.00%	4,792			5,000	240,465	(31,962)	(181,458)	2,169,011	2031
2032	247,504			247,504	125,000	2.75%	44,275	35,000	2.75%	11,413	16,195	3.00%	4,320			5,000	241,203	6,301	(175,157)	1,992,816	2032
2033	247,504			247,504	130,000	2.75%	40,838	35,000	2.75%	10,450	16,681	3.00%	3,834			5,000	241,803	5,701	(169,456)	1,811,136	2033
2034	247,504			247,504	135,000	2.75%	37,263	35,000	2.75%	9,488	17,181	3.00%	3,334			5,000	242,265	5,239	(164,217)	1,623,954	2034
2035	264,005			264,005	140,000	2.75%	33,550	35,000	2.75%	8,525	17,697	3.00%	2,819			5,000	242,590	21,414	(142,802)	1,431,258	2035
2036	264,005			264,005	140,000	2.75%	29,700	35,000	2.75%	7,563	18,228	3.00%	2,288			5,000	237,778	26,227	(116,576)	1,238,030	2036
2037	294,005			294,005	145,000	2.75%	25,850	35,000	2.75%	6,600	18,774	3.00%	1,741			5,000	237,965	56,040	(60,536)	1,039,255	2037
2038	294,005			294,005	150,000	2.75%	21,863	40,000	2.75%	5,638	19,338	3.00%	1,178			5,000	243,015	50,990	(9,546)	829,918	2038
2039	324,006			324,006	155,000	2.75%	17,738	40,000	2.75%	4,538	19,918	3.00%	598			5,000	242,790	81,215	71,669	615,000	2039
2040	324,006			324,006	160,000	2.75%	13,475	40,000	2.75%	3,438						5,000	221,913	102,093	173,762	415,000	2040
2041	324,006			324,006	165,000	2.75%	9,075	40,000	2.75%	2,338						5,000	221,413	102,593	276,356	210,000	2041
2042	324,006			324,006	165,000	2.75%	4,538	45,000	2.75%	1,238						5,000	220,775	103,231	379,586	0	2042
Total	4,431,077	0	76,038	4,507,115	2,200,000		730,675	565,000		156,200	175,000		30,153	170,500	0	100,000	4,127,528				Total



Calendar

- January 19 Organization Joint Review Board meeting
Public Hearing held by Redevelopment Authority
- February 9 Council consideration
- TBD Final JRB meeting for consideration

January 19, 2021

Project Plan

Tax Incremental District No. 13

City of Merrill, Wisconsin

Organizational Joint Review Board Meeting Held:	January 19, 2021
Public Hearing Held:	January 19, 2021
Approval by RDA:	January 19, 2021
Adoption by Common Council:	February 9, 2021
Approval by the Joint Review Board:	TBD

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

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Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SECTION 1: Executive Summary

Description of District

Tax Incremental District (“TID”) No. 13 (“District”) is a proposed Industrial District comprised of approximately 71.34 acres located adjacent to US Highway 51 to the east and County Road G to the south. The District will be created to pay the costs of public infrastructure, property acquisition, demolition and reasonable development incentives needed (“Projects”) to fully develop the area.

Authority

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$3,027,500 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”).

Incremental Valuation

The City projects that new land and improvements value of approximately \$10,800,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within the District’s allowable maximum term of 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

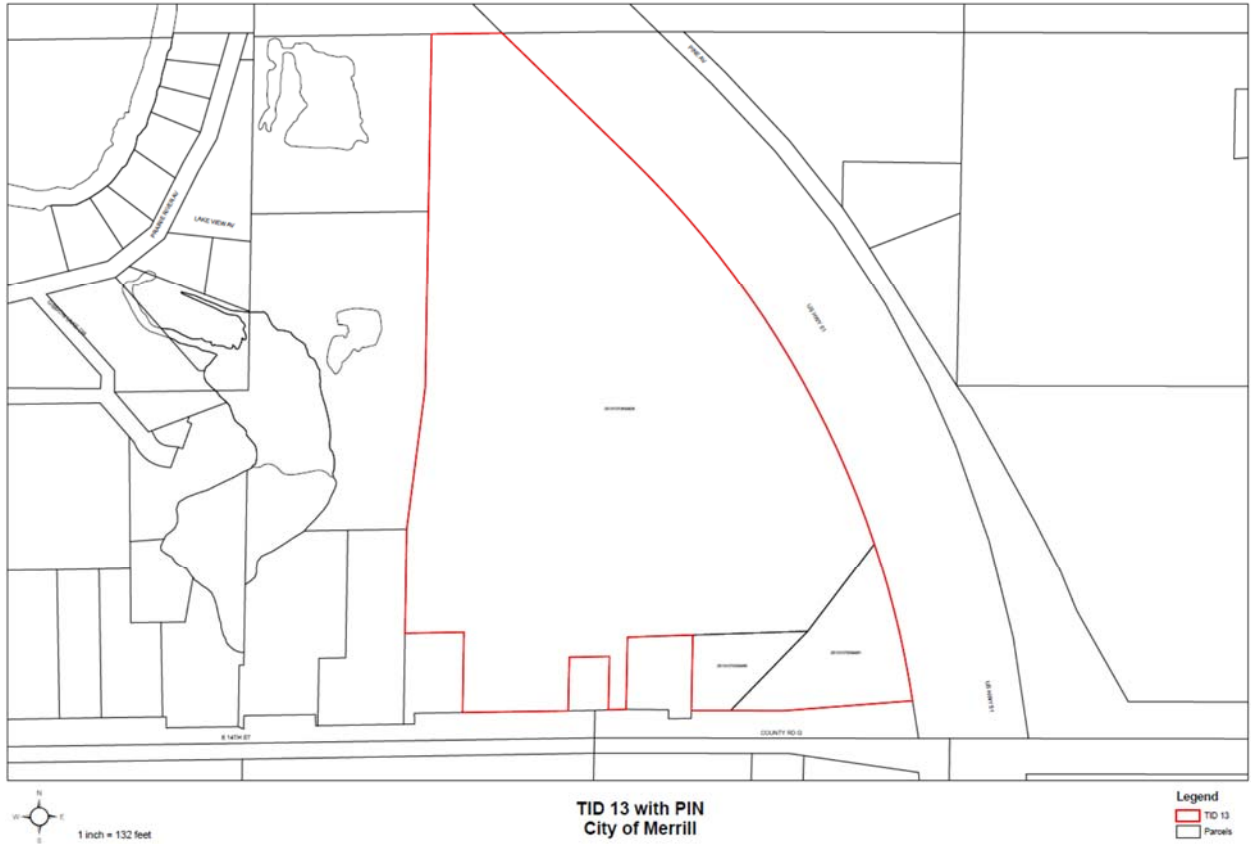
1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District is designated as an industrial district.
6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Merrill an amount equal to the property taxes the town last levied on the territory for each of the next five years.

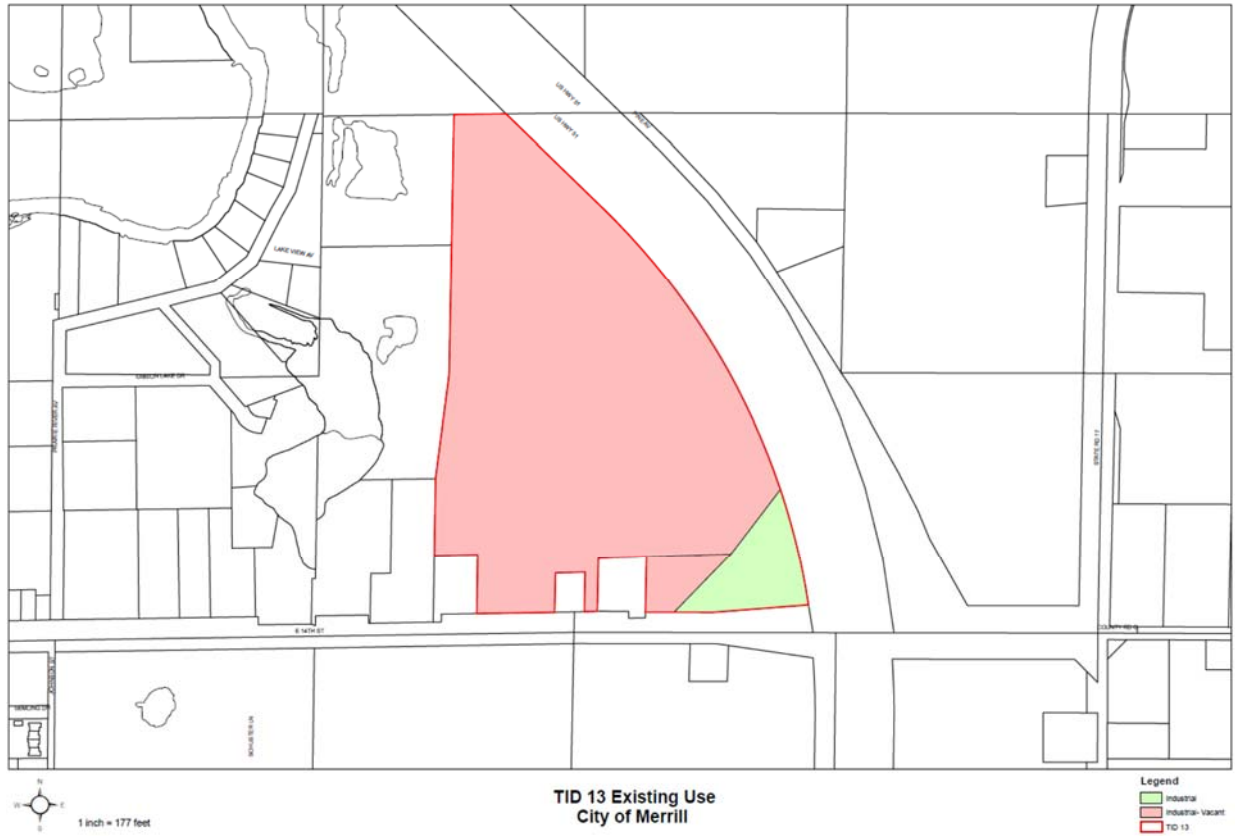
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Map of Proposed District Boundary



Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SECTION 3: Map Showing Existing Uses and Conditions



Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$53,765,500. This value is less than the maximum of \$55,688,028 in equalized value that is permitted for the City.

City of Merrill, Wisconsin	
Tax Increment District # 13	
Valuation Test Compliance Calculation	
District Creation Date	2/9/2021
	Valuation Data Currently Available 2020
Total EV (TID In)	464,066,900
12% Test	55,688,028
Total Existing Increment	53,707,200
Projected Base of New or Amended District	58,300
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	53,765,500
Compliance	PASS

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority RDA

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Property Tax Payments to Town

Property tax payments due to the Town of Merrill under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- Property acquisition
- Street improvements and appurtenances within the ROW
- Water system improvements
- Sewer system improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the

undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

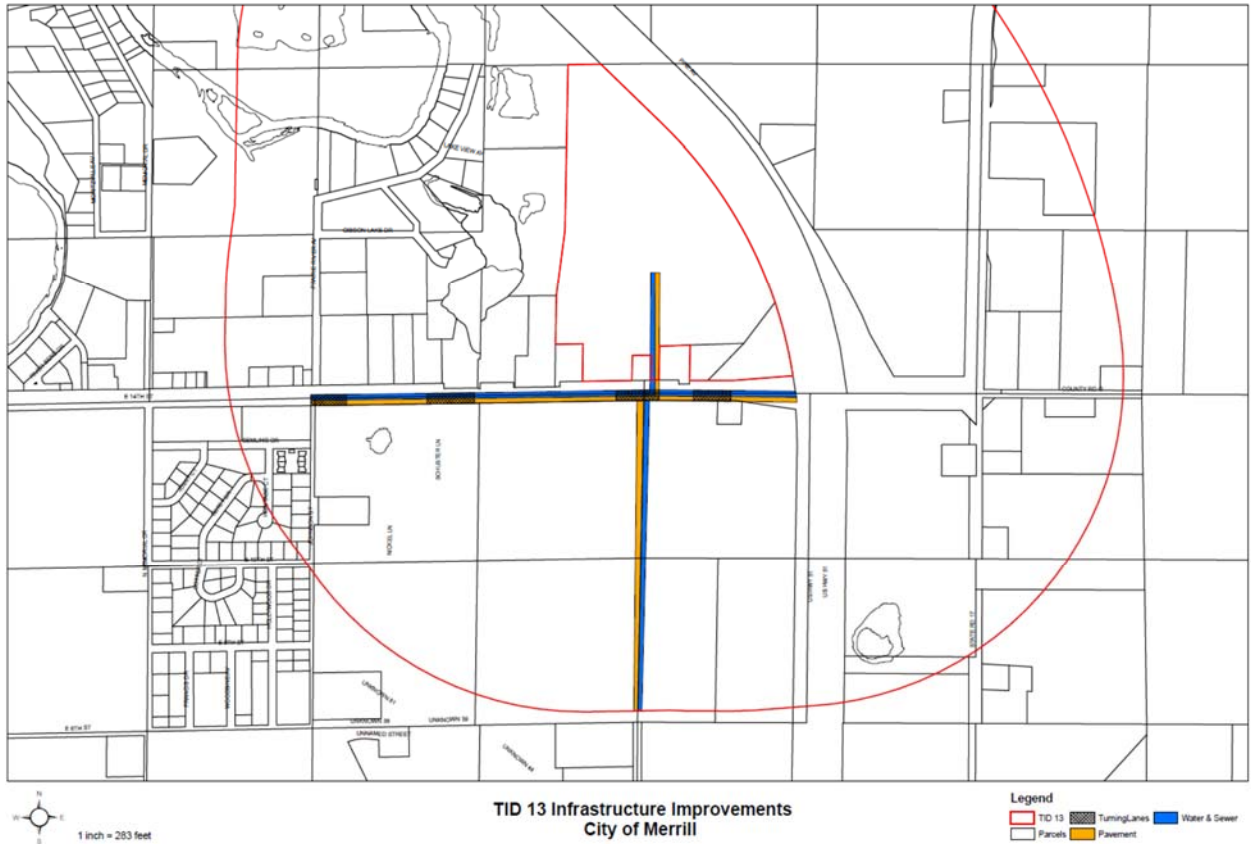
Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: Map Showing Proposed Improvements and Uses



Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Merrill, Wisconsin						
Tax Increment District # 13						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2021	Phase II 2022-24	Phase III 2024-26	Phase IV Future	Total (Note 1)
	1 Development Incentives	25,000	500,000	500,000		1,025,000
(Note 2)	2 Real Estate Acquisitions		25,000		175,000	200,000
	3 Relocation Costs				10,000	10,000
	4 Demolition				25,000	25,000
	5 Environmental Remediation				25,000	25,000
	6 Engineering Services	25,000	15,000	15,000	20,000	75,000
(Note 2)	7 Street Improvements (Including Lighting)		750,000			750,000
(Note 2)	8 Sanitary Sewer Improvements		400,000			400,000
(Note 2)	9 Water System Improvements		400,000			400,000
	10 Professional Costs and Admin	15,000			100,000	115,000
	11 Town Tax Payments	500	2,000			2,500
Total Projects		65,500	2,092,000	515,000	355,000	3,027,500

Notes:
 Note 1 Project costs are estimates and are subject to modification
 Note 2 Projects outside of, but within 1/2 mile of TID 4 boundary

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SECTION 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$10,800,000 million in incremental value by 2040. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$30.00 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$4,431,077 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> City of Merrill, Wisconsin Tax Increment District # 13 Development Assumptions </div>									
Construction Year		Actual	Acquisition/ Demolition	Lincoln Highway/ Hwy G	Industrial/ Business Park	Annual Total	Construction Year		
1	2021			250,000		250,000	2021	1	
2	2022				1,500,000	1,500,000	2022	2	
3	2023				1,500,000	1,500,000	2023	3	
4	2024			400,000		400,000	2024	4	
5	2025			750,000	2,000,000	2,750,000	2025	5	
6	2026					0	2026	6	
7	2027			550,000		550,000	2027	7	
8	2028					0	2028	8	
9	2029					0	2029	9	
10	2030		(200,000)		1,500,000	1,300,000	2030	10	
11	2031					0	2031	11	
12	2032					0	2032	12	
13	2033			550,000		550,000	2033	13	
14	2034					0	2034	14	
15	2035				1,000,000	1,000,000	2035	15	
16	2036					0	2036	16	
17	2037				1,000,000	1,000,000	2037	17	
18	2038					0	2038	18	
19	2039					0	2039	19	
20	2040					0	2040	20	
Totals		0	(200,000)	2,500,000	8,500,000	10,800,000			

Notes:

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

Table 2 – Tax Increment Projection Worksheet

City of Merrill, Wisconsin Tax Increment District # 13 Tax Increment Projection Worksheet										
Type of District	Industrial			Base Value	58,300					
District Creation Date	February 9, 2021			Appreciation Factor	0.00%		Apply to Base Value			
Valuation Date	Jan 1,	2021		Base Tax Rate	\$30.00					
Max Life (Years)	20			Rate Adjustment Factor						
Expenditure Period/Termination	15	2/9/2036		Tax Exempt Discount Rate	2.50%					
Revenue Periods/Final Year	20		2042	Taxable Discount Rate	4.00%					
Extension Eligibility/Years	Yes		3							
Eligible Recipient District	No									

	Construction		Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV	
	Year	Value Added							Calculation	Taxable NPV Calculation
1	2021	250,000	2022	0	250,000	2023	\$30.00	7,500	6,965	6,668
2	2022	1,500,000	2023	0	1,750,000	2024	\$30.00	52,501	54,528	51,546
3	2023	1,500,000	2024	0	3,250,000	2025	\$30.00	97,502	140,705	131,685
4	2024	400,000	2025	0	3,650,000	2026	\$30.00	109,502	235,128	218,226
5	2025	2,750,000	2026	0	6,400,000	2027	\$30.00	192,003	396,654	364,133
6	2026	0	2027	0	6,400,000	2028	\$30.00	192,003	554,240	504,428
7	2027	550,000	2028	0	6,950,000	2029	\$30.00	208,504	721,195	650,919
8	2028	0	2029	0	6,950,000	2030	\$30.00	208,504	884,078	791,777
9	2029	0	2030	0	6,950,000	2031	\$30.00	208,504	1,042,988	927,217
10	2030	1,300,000	2031	0	8,250,000	2032	\$30.00	247,504	1,227,021	1,081,807
11	2031	0	2032	0	8,250,000	2033	\$30.00	247,504	1,406,565	1,230,452
12	2032	0	2033	0	8,250,000	2034	\$30.00	247,504	1,581,731	1,373,380
13	2033	550,000	2034	0	8,800,000	2035	\$30.00	264,005	1,764,017	1,519,972
14	2034	0	2035	0	8,800,000	2036	\$30.00	264,005	1,941,857	1,660,926
15	2035	1,000,000	2036	0	9,800,000	2037	\$30.00	294,005	2,135,076	1,811,861
16	2036	0	2037	0	9,800,000	2038	\$30.00	294,005	2,323,582	1,956,990
17	2037	1,000,000	2038	0	10,800,000	2039	\$30.00	324,006	2,526,256	2,110,777
18	2038	0	2039	0	10,800,000	2040	\$30.00	324,006	2,723,988	2,258,649
19	2039	0	2040	0	10,800,000	2041	\$30.00	324,006	2,916,896	2,400,833
20	2040	0	2041	0	10,800,000	2042	\$30.00	324,006	3,105,100	2,537,549
Totals		10,800,000		0				Future Value of Increment 4,431,077		

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

Financing and Implementation

Table 3. provides a summary of the District’s debt financing plan. Some costs will be funded from annual and accumulated tax increment revenues.

Table 3 - Financing Plan

City of Merrill, Wisconsin				
Tax Increment District # 13				
Estimated Financing Plan				
	G.O. Bond 2023	G.O. Bond 2025	State Trust Fund Loan 2030	Totals
Projects				
Phase II	2,065,000			2,065,000
Phase III		515,000		515,000
Phase IV			175,000	175,000
Total Project Funds	2,065,000	515,000	175,000	2,755,000
Estimated Finance Related Expenses				
Costs of Issuance	50,000	25,000		
Underwriter Discount (\$s/\$1,000)	10.00 22,000	10.00 5,650	10.00 1,750	
Capitalized Interest	60,500	15,538		
Total Financing Required	2,197,500	561,188	176,750	
Rounding	2,500	3,813	0	
Net Issue Size	2,200,000	565,000	175,000	2,940,000
Notes:				

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2040 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

Table 4 - Cash Flow

City of Merrill, Wisconsin																					
Tax Increment District # 13																					
Cash Flow Projection																					
Year	Projected Revenues				Expenditures									Balances			Year				
	Tax Increments	Other Revenues	Capitalized Interest	Total Revenues	G.O. Bond 2,200,000			G.O. Bond 565,000			State Trust Fund Loan 175,000			Cash Outlays	Other	Admin.		Total Expenditures	Annual	Cumulative	Principal Outstanding
					Dated Date: 12/01/23	Est. Rate	Interest	Dated Date: 12/01/25	Est. Rate	Interest	Dated Date: 06/01/30	Est. Rate	Interest								
2021	0			0										65,500		0	65,500	(65,500)	(65,500)	2,200,000	2021
2022	0			0												2,500	2,500	(2,500)	(68,000)	2,200,000	2022
2023	7,500			7,500										25,000		2,500	27,500	(20,000)	(88,000)	2,200,000	2023
2024	52,501		60,500	113,001			60,500									5,000	65,500	47,501	(40,499)	2,200,000	2024
2025	97,502			97,502			60,500							10,000		5,000	75,500	22,002	(18,497)	2,765,000	2025
2026	109,502		15,538	125,039			60,500			15,538				25,000		5,000	106,038	19,002	505	2,765,000	2026
2027	192,003			192,003	110,000	2.75%	60,500	30,000	2.75%	15,538				25,000		5,000	246,038	(54,034)	(53,530)	2,625,000	2027
2028	192,003			192,003	115,000	2.75%	57,475	30,000	2.75%	14,713						5,000	222,188	(30,184)	(83,714)	2,480,000	2028
2029	208,504			208,504	120,000	2.75%	54,313	30,000	2.75%	13,888				20,000		5,000	243,200	(34,696)	(118,410)	2,330,000	2029
2030	208,504			208,504	120,000	2.75%	51,013	30,000	2.75%	13,063	15,265	3.00%	5,250			5,000	239,590	(31,087)	(149,497)	2,339,735	2030
2031	208,504			208,504	125,000	2.75%	47,713	30,000	2.75%	12,238	15,723	3.00%	4,792			5,000	240,465	(31,962)	(181,458)	2,169,011	2031
2032	247,504			247,504	125,000	2.75%	44,275	35,000	2.75%	11,413	16,195	3.00%	4,320			5,000	241,203	6,301	(175,157)	1,992,816	2032
2033	247,504			247,504	130,000	2.75%	40,838	35,000	2.75%	10,450	16,681	3.00%	3,834			5,000	241,803	5,701	(169,456)	1,811,136	2033
2034	247,504			247,504	135,000	2.75%	37,263	35,000	2.75%	9,488	17,181	3.00%	3,334			5,000	242,265	5,239	(164,217)	1,623,954	2034
2035	264,005			264,005	140,000	2.75%	33,550	35,000	2.75%	8,525	17,697	3.00%	2,819			5,000	242,590	21,414	(142,802)	1,431,258	2035
2036	264,005			264,005	140,000	2.75%	29,700	35,000	2.75%	7,563	18,228	3.00%	2,288			5,000	237,778	26,227	(116,576)	1,238,030	2036
2037	294,005			294,005	145,000	2.75%	25,850	35,000	2.75%	6,600	18,774	3.00%	1,741			5,000	237,965	56,040	(60,536)	1,039,255	2037
2038	294,005			294,005	150,000	2.75%	21,863	40,000	2.75%	5,638	19,338	3.00%	1,178			5,000	243,015	50,990	(9,546)	829,918	2038
2039	324,006			324,006	155,000	2.75%	17,738	40,000	2.75%	4,538	19,918	3.00%	598			5,000	242,790	81,215	71,669	615,000	2039
2040	324,006			324,006	160,000	2.75%	13,475	40,000	2.75%	3,438						5,000	221,913	102,093	173,762	415,000	2040
2041	324,006			324,006	165,000	2.75%	9,075	40,000	2.75%	2,338						5,000	221,413	102,593	276,356	210,000	2041
2042	324,006			324,006	165,000	2.75%	4,538	45,000	2.75%	1,238						5,000	220,775	103,231	379,586	0	2042
Total	4,431,077	0	76,038	4,507,115	2,200,000		730,675	565,000		156,200	175,000		30,153	170,500	0	100,000	4,127,528				Total
Notes:																					

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SECTION 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since property within the proposed District boundary has been annexed within the past three years, the City pledges to pay the Town of Merrill for each of the next five years an amount equal to the property taxes levied on the territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating new industrial sites, providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base and employment opportunities. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses.

SECTION 15: List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not anticipate any non-project costs. To the extent funding for eligible project costs comes from sources other than tax increment revenue of the District, eligible expenditures will be reduced, accordingly.

**SECTION 16:
Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)**

Legal Opinion Found on Following Page.

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SAMPLE

Mayor
City of Merrill
1004 E First St
Merrill, Wisconsin 54452

RE: Project Plan for Tax Incremental District No. 13

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Merrill, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Merrill Tax Incremental District No. 13 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

SECTION 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:			2020		Percentage	
County			2,275,282		17.01%	
Technical College			509,166		3.81%	
Municipality			7,159,908		53.52%	
School District			3,432,409		25.66%	
Total			13,376,765			

Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2023	1,276	285	4,014	1,924	7,500	2023
2024	8,930	1,998	28,101	13,471	52,501	2024
2025	16,584	3,711	52,188	25,018	97,502	2025
2026	18,625	4,168	58,611	28,098	109,502	2026
2027	32,658	7,308	102,770	49,267	192,003	2027
2028	32,658	7,308	102,770	49,267	192,003	2028
2029	35,465	7,936	111,601	53,501	208,504	2029
2030	35,465	7,936	111,601	53,501	208,504	2030
2031	35,465	7,936	111,601	53,501	208,504	2031
2032	42,099	9,421	132,477	63,508	247,504	2032
2033	42,099	9,421	132,477	63,508	247,504	2033
2034	42,099	9,421	132,477	63,508	247,504	2034
2035	44,905	10,049	141,308	67,742	264,005	2035
2036	44,905	10,049	141,308	67,742	264,005	2036
2037	50,008	11,191	157,366	75,440	294,005	2037
2038	50,008	11,191	157,366	75,440	294,005	2038
2039	55,111	12,333	173,424	83,138	324,006	2039
2040	55,111	12,333	173,424	83,138	324,006	2040
2041	55,111	12,333	173,424	83,138	324,006	2041
2042	55,111	12,333	173,424	83,138	324,006	2042
	<u>753,691</u>	<u>168,662</u>	<u>2,371,732</u>	<u>1,136,992</u>	<u>4,431,077</u>	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Attachment: TID13 - Creation Plan (5592 : Discuss and review project plan for TID 13 creation)

January 19, 2021

Project Plan Amendment

Tax Incremental District No. 4

City of Merrill, Wisconsin

Organizational Joint Review Board Meeting Held:	January 19, 2021
Public Hearing Held:	January 19, 2021
Approval by RDA:	January 19, 2021
Adoption by Common Council:	February 9, 2021
Approval by the Joint Review Board:	TBD

Attachment: TID 4 - Plan Amendment-Sharing (5593 : Discuss & review project plan for TID 4 amendment)

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SECTION 1: Executive Summary

Description of District

Tax Incremental District (“TID”) No. 4 (“District”) is a Mixed Use District created on September 11, 2007. The District was created to:

- Make the area suitable for development and redevelopment
- Provide funding for the costs of property acquisition, site preparation, installation of utilities and infrastructure

The Plan was amended on September 24, 2013 in order to amend the boundaries of the District, modify projects to be undertaken in the District, and to allow for the District to incur project costs outside of, but within ½ mile of the District boundaries.

Purpose of Amendment

The purpose of this amendment, referred to hereinafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Allow excess revenue to be transferred to Tax Incremental District Nos. 6, 7, 8, 9, and 10 (“Recipient District(s)”) as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:
 1. The District and the Recipient Districts lie within the same overlapping taxing jurisdictions.
 2. The District is within its eligible expenditure period, which expires September 11, 2022.
 3. The District has sufficient revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient Districts.
 4. The Recipient Districts are blighted area districts which qualifies them as eligible recipients of excess revenue.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Additional Project Cost Expenditures

The City anticipates making total additional expenditures of approximately \$1,060,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”).

Incremental Valuation

The City projects that new land and improvements value of approximately \$4,300,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20-year maximum term.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation and subsequent amendment of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary and incentives to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements in a manner suitable for delivery of the anticipated development on the same timeline.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for

creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. The boundaries of the District are not being amended.
5. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.

Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a. or being located in a conservation subdivision as defined in Wis. Stat. § 66.1027(1)(a). or being in a traditional neighborhood development as defined in Wis. Stat. § 66.1027(1)(c).

6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
7. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
8. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2: **Map of Current District Boundary**

A map identifying the current boundaries of the District is found on the following page. The District's boundaries are not being amended.

SECTION 3:

Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's amended Project Plan dated September 24, 2013 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4: Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on September 11, 2007 and subsequent amendment approved on September 27, 2013 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from

the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority RDA]

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided

that: 1) the project area is located within the City’s corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- Development incentives
- Street improvements and related appurtenances
- Sanitary sewer system improvements
- Water system improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District’s Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Merrill, Wisconsin				
Tax Increment District # 4				
Estimated Project List				
Project ID	Project Name/Type	Phase I 2021	Phase II 2022	Total (Note 1)
(Note 2)	1 Development Incentives	500,000		500,000
	2 Real Estate Acquisitions (Road ROW)		10,000	10,000
	3 Engineering Services	25,000	10,000	35,000
(Note 2)	4 Street Improvements (Including Lighting)		200,000	200,000
(Note 2)	5 Sanitary Sewer Improvements		150,000	150,000
(Note 2)	6 Water System Improvements		150,000	150,000
	7 Admin & Other	15,000		15,000
Total Projects		<u>540,000</u>	<u>520,000</u>	<u>1,060,000</u>
Notes:				
Note 1 Project costs are estimates and are subject to modification				
Note 2 Projects may be outside of, but within 1/2 mile of TID 4 boundary				

While not considered to be a Project Cost, this Plan Amendment provides authority for the District to transfer excess revenue to TIDs 6, 7, 8, 9 and 10.

SECTION 8:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$4,300,000 million in incremental value by the end of the District’s maximum term. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City’s current equalized TID Interim tax rate of \$30.00 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$2,320,000 in incremental tax revenue over the remainder of the District’s 20-year term as shown in **Table 2**.

Table 1 - Development Assumptions

City of Merrill, Wisconsin							
Tax Increment District # 4							
Development Assumptions							
Construction Year		Actual	Potential Demolition	New Developments	Annual Total	Construction Year	
1	2018				0	2018	1
2	2019				0	2019	2
3	2020				0	2020	3
4	2021		(750,000)		(750,000)	2021	4
5	2022			3,750,000	3,750,000	2022	5
6	2023				0	2023	6
7	2024			300,000	300,000	2024	7
8	2025			500,000	500,000	2025	8
9	2026			500,000	500,000	2026	9
Totals		0	(750,000)	5,050,000	4,300,000		

Notes:

Attachment: TID 4 - Plan Amendment-Sharing (5593 : Discuss & review project plan for TID 4 amendment)

Table 2 – Tax Increment Projection Worksheet

City of Merrill, Wisconsin										
Tax Increment District # 4										
Tax Increment Projection Worksheet										
Type of District	Mixed Use		Base Value	8,884,500						
District Creation Date	September 11, 2007		Appreciation Factor	0.00%		Apply to Base Value				
Valuation Date	Jan 1,	2007	Base Tax Rate	\$30.00						
Max Life (Years)	20		Rate Adjustment Factor							
Expenditure Period/Termination	15	9/11/2022	Tax Exempt Discount Rate	2.00%						
Revenue Periods/Final Year	20	2028	Taxable Discount Rate	3.50%						
Extension Eligibility/Years	Yes 6									
Eligible Recipient District	No									

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2018	2019	0	6,942,100	2020	\$30.00	208,267	196,254	187,845
2 2019	2020	0	6,717,500	2021	\$30.00	201,529	382,435	363,465
3 2020	2021	0	6,717,500	2022	\$30.00	201,529	564,966	533,147
4 2021	2022	0	5,967,500	2023	\$30.00	179,028	723,938	678,786
5 2022	2023	0	9,717,500	2024	\$30.00	291,530	977,732	907,926
6 2023	2024	0	9,717,500	2025	\$30.00	291,530	1,226,550	1,129,317
7 2024	2025	0	10,017,500	2026	\$30.00	300,530	1,478,021	1,349,826
8 2025	2026	0	10,517,500	2027	\$30.00	315,530	1,736,866	1,573,511
9 2026	2027	0	11,017,500	2028	\$30.00	330,531	2,002,699	1,799,907
Totals		0		Future Value of Increment		2,320,003		

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3. provides a summary of the District’s debt financing plan. Expenditures will be financed through a combination of debt and cash outlays from available increment and advances from other funds.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2028 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Tables 5 – 9 present the projected cash flows for the respective Recipient Districts, following the allocation amendment to TID 4.

Table 3 - Financing Plan

City of Merrill, Wisconsin Tax Increment District # 4 Estimated Financing Plan			
	State Trust Fund Loan 2021	State Trust Fund Loan 2022	Totals
Projects			
Phase I	500,000		500,000
Phase II		545,000	545,000
Total Project Funds	500,000	545,000	1,045,000
Estimated Finance Related Expenses			
Costs of Issuance	7,500	7,500	
Underwriter Discount	0	0	
Total Financing Required	507,500	552,500	
Rounding	0	0	
Net Issue Size	507,500	552,500	1,060,000
Notes:			

Attachment: TID 4 - Plan Amendment-Sharing (5593 : Discuss & review project plan for TID 4 amendment)

Table 5 - TID 6 Cash Flow

City of Merrill, Wisconsin																							
Tax Increment District # 6																							
Cash Flow Projection																							
Year	Projected Revenues						Expenditures									Balances			Year				
	Tax Increments	Interest Earnings/ (Cost)	TID 3 Transfers	TID 4 Transfers	Other Revenue	Total Revenues	General Obligation Corporate Purpose Bonds, Series 2013A 4,290,000			General Obligation Corporate Purpose Bonds, Series 2016B 4,095,000			General Obligation Promissory Notes, Series 2018A 1,575,000			Other	Admin.	Total Expenditures		Annual	Cumulative	Ending Principal Outstanding	
						Dated Date:	Principal	Rate	Interest	Dated Date:	Principal	Rate	Interest	Dated Date:	Principal	Rate	Interest						
2019						0																	
2020	41,797					41,797	8,511	2.75%	5,474	9,151	2.00%	2,809		5,000	2.00%	3,040		5,000	38,985	2,812	(549,666)	382,562	2019
2021	58,714		50,000			108,714	8,511	3.00%	5,240	9,151	2.00%	2,626		5,000	2.20%	2,940		5,000	38,468	70,246	(476,608)	337,239	2020
2022	58,714		50,000			108,714	8,511	3.00%	4,985	9,151	2.00%	2,443		5,000	2.20%	2,830		5,000	37,919	70,795	(405,813)	314,577	2021
2023	58,714		50,000			108,714	8,511	3.00%	4,730	9,151	2.00%	2,260		5,000	2.50%	2,720		5,000	37,371	71,343	(334,470)	291,916	2022
2024	58,714		50,000			108,714	8,511	3.50%	4,474	9,151	2.00%	2,077		5,000	2.50%	2,595		5,000	36,808	71,906	(262,564)	269,254	2023
2025	58,714		50,000			108,714	8,511	3.50%	4,177	9,744	2.00%	1,894		5,000	2.75%	2,470		5,000	36,795	71,919	(190,644)	245,999	2024
2026	58,714		50,000			108,714	8,511	3.50%	3,879	9,744	2.00%	1,699		5,000	2.75%	2,333		5,000	36,165	72,549	(118,095)	222,745	2025
2027	58,714					58,714	12,766	3.75%	3,581	9,744	2.00%	1,504		5,000	2.95%	2,195		5,000	39,790	18,924	(99,170)	195,235	2026
2028	58,714					58,714	12,766	4.00%	3,102	9,744	2.00%	1,309		5,000	2.95%	2,048		5,000	38,968	19,746	(79,425)	167,725	2027
2029	58,714					58,714	12,766	4.00%	2,591	9,744	2.13%	1,114		5,000	3.20%	1,900		5,000	38,115	20,599	(58,826)	140,215	2028
2030	58,714					58,714	12,766	4.00%	2,081	9,151	2.13%	907		5,000	3.20%	1,740		5,000	36,645	22,069	(36,757)	113,298	2029
2031	58,714					58,714	12,766	4.00%	1,570	5,000	2.25%	713		5,000	3.35%	1,580		5,000	31,629	27,085	(9,672)	90,532	2030
2032	58,714					58,714	12,766	4.10%	1,060	5,000	2.25%	600		5,000	3.35%	1,413		5,000	30,838	27,876	18,204	67,766	2031
2033	58,714					58,714	12,766	4.20%	268	5,000	2.38%	488		5,000	3.50%	1,245		5,000	29,767	28,947	47,152	45,000	2032
2034	58,714					58,714				5,000	2.38%	369		10,000	3.50%	1,070		5,000	21,439	37,275	84,427	30,000	2033
2035	58,714					58,714				5,000	2.50%	250		10,000	3.60%	720		5,000	20,970	37,744	122,171	15,000	2034
2036	58,714					58,714				5,000	2.50%	125		10,000	3.60%	360		5,000	20,485	38,229	160,400	0	2035
2037	58,714					58,714												5,000	5,000	53,714	214,114	0	2036
Total	1,039,935	0	300,000	0	0	1,339,935	148,936	47,213		133,626		23,183		100,000		33,198		0	90,000	576,155			Total

Notes:

Attachment: TID 4 - Plan Amendment-Sharing (5593) : Discuss & review project plan for TID 4

Table 6 - TID 7 Cash Flow

City of Merrill, Wisconsin																			
Tax Increment District # 7																			
Cash Flow Projection																			
Year	Projected Revenues						Expenditures						Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	TID 3 Transfers	TID 4 Transfers	Other Revenue	Total Revenues	General Obligation Corporate Purpose Bonds, Series 2017C 3,210,000 Dated Date: 10/26/17 Principal Rate Interest			Taxable Note Anticipation Note, Series 2016C 1,080,000 Dated Date: 10/11/16 Principal Rate Interest			Other	Admin.	Total Expenditures		Annual	Cumulative	Ending Principal Outstanding
2019																	(167,236)	250,000	2019
2020	18,501		0	0	0	18,501	5,000	3.00%	5,025					5,000	18,217	284	(166,952)	245,000	2020
2021	118,751		0	0	0	118,751	5,000	3.00%	4,875	80,000	3.99%	3,192		5,000	98,067	20,684	(146,268)	160,000	2021
2022	118,751		0	0	0	118,751	10,000	3.00%	4,725					5,000	19,725	99,026	(47,242)	150,000	2022
2023	118,751		0	0	0	118,751	10,000	3.00%	4,425					5,000	19,425	99,326	52,085	140,000	2023
2024	118,751		0	0	0	118,751	10,000	2.00%	4,125					5,000	19,125	99,626	151,711	130,000	2024
2025	118,751		0	0	0	118,751	10,000	2.00%	3,925					5,000	18,925	99,826	251,537	120,000	2025
2026	118,751		0	0	0	118,751	10,000	3.00%	3,725					5,000	18,725	100,026	351,563	110,000	2026
2027	118,751		0	0	0	118,751	10,000	3.00%	3,425					5,000	18,425	100,326	451,889	100,000	2027
2028	118,751		0	0	0	118,751	10,000	3.00%	3,125					5,000	18,125	100,626	552,515	90,000	2028
2029	118,751		0	0	0	118,751	10,000	3.00%	2,825					5,000	17,825	100,926	653,441	80,000	2029
2030	118,751		0	0	0	118,751	10,000	3.00%	2,525					5,000	17,525	101,226	754,667	70,000	2030
2031	118,751		0	0	0	118,751	10,000	3.00%	2,225					5,000	17,225	101,526	856,193	60,000	2031
2032	118,751		0	0	0	118,751	10,000	3.00%	1,925					5,000	16,925	101,826	958,019	50,000	2032
2033	118,751		0	0	0	118,751	10,000	3.00%	1,625					5,000	16,625	102,126	1,060,145	40,000	2033
2034	118,751		0	0	0	118,751	10,000	3.25%	1,325					5,000	16,325	102,426	1,162,571	30,000	2034
2035	118,751		0	0	0	118,751	10,000	3.25%	1,000					5,000	16,000	102,751	1,265,322	20,000	2035
2036	118,751		0	0	0	118,751	10,000	3.38%	675					5,000	15,675	103,076	1,368,398	10,000	2036
2037	118,751		0	0	0	118,751	10,000	3.38%	338					5,000	15,338	103,414	1,471,812	0	2037
Total	2,037,269	0	0	0	0	2,037,269	170,000		51,838	80,000		6,384	0	90,000	398,222				Total
Notes:																			

Attachment: TID 4 - Plan Amendment-Sharing (5593 : Discuss & review project plan for TID 4

Table 7 - TID 8 Cash Flow

City of Merrill, Wisconsin																			
Tax Increment District # 8																			
Cash Flow Projection																			
Year	Projected Revenues						Expenditures						Balances			Year			
	Tax Increments	Interest Earnings/ (Cost)	Sharing from TID 3	Sharing from TID 4	Other Revenue	Total Revenues	General Obligation Corporate Purpose Bonds, Series 2017C 3,210,000			General Obligation Corporate Purpose Bonds, Series 2018B 1,575,000			Other	Admin.	Total Expenditures		Annual	Cumulative	Ending Principal Outstanding
							Dated Date:	Est. Rate	Interest	Dated Date:	Est. Rate	Interest							
2019	0					0									0	0	(585,032)	585,000	2019
2020	40,348		150,000	0		190,348	5,000	3.00%	3,925	20,000	2.00%	14,113		5,000	48,038	142,310	(442,722)	560,000	2020
2021	59,338		75,000	30,000		164,338	5,000	3.00%	3,775	20,000	2.20%	13,713		5,000	47,488	116,851	(325,871)	535,000	2021
2022	59,338		75,000	30,000		164,338	5,000	3.00%	3,625	20,000	2.20%	13,273		5,000	46,898	117,441	(208,431)	510,000	2022
2023	59,338		75,000	30,000		164,338	5,000	3.00%	3,475	20,000	2.50%	12,833		5,000	46,308	118,031	(90,400)	485,000	2023
2024	59,338		75,000	30,000		164,338	5,000	2.00%	3,325	20,000	2.50%	12,333		5,000	45,658	118,681	28,280	460,000	2024
2025	59,338		75,000	30,000		164,338	5,000	2.00%	3,225	20,000	2.75%	11,833		5,000	45,058	119,281	147,561	435,000	2025
2026	59,338		75,000	30,000		164,338	5,000	3.00%	3,125	20,000	2.75%	11,283		5,000	44,408	119,931	267,491	410,000	2026
2027	59,338			30,000		89,338	5,000	3.00%	2,975	20,000	2.95%	10,733		5,000	43,708	45,631	313,122	385,000	2027
2028	59,338			30,000		89,338	5,000	3.00%	2,825	25,000	2.95%	10,143		5,000	47,968	41,371	354,492	355,000	2028
2029	59,338					59,338	5,000	3.00%	2,675	25,000	3.20%	9,405		5,000	47,080	12,258	366,750	325,000	2029
2030	59,338					59,338	10,000	3.00%	2,525	25,000	3.20%	8,605		5,000	51,130	8,208	374,959	290,000	2030
2031	59,338					59,338	10,000	3.00%	2,225	25,000	3.35%	7,805		5,000	50,030	9,308	384,267	255,000	2031
2032	59,338					59,338	10,000	3.00%	1,925	25,000	3.35%	6,968		5,000	48,893	10,446	394,712	220,000	2032
2033	59,338					59,338	10,000	3.00%	1,625	25,000	3.50%	6,130		5,000	47,755	11,583	406,295	185,000	2033
2034	59,338					59,338	10,000	3.25%	1,325	25,000	3.50%	5,255		5,000	46,580	12,758	419,053	150,000	2034
2035	59,338					59,338	10,000	3.25%	1,000	30,000	3.60%	4,380		5,000	50,380	8,958	428,011	110,000	2035
2036	59,338					59,338	10,000	3.38%	675	30,000	3.60%	3,300		5,000	48,975	10,363	438,374	70,000	2036
2037	59,338					59,338	10,000	3.38%	338	30,000	3.70%	2,220		5,000	47,558	11,781	450,155	30,000	2037
2038	59,338					59,338				30,000	3.70%	555		5,000	35,555	23,783	473,938	0	2038
2039	59,338					59,338								5,000	5,000	54,338	528,276		2039
Total	1,167,770	0	600,000	240,000	0	2,007,770	130,000		44,588	455,000		164,875	0	100,000	894,463				Total

Notes:

Attachment: TID 4 - Plan Amendment-Sharing (5593 : Discuss & review project plan for TID 4

Table 8 - TID 9 Cash Flow

City of Merrill, Wisconsin															
Tax Increment District # 9															
Cash Flow Projection															
Year	Projected Revenues					Expenditures					Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Sharing from TID 4	Other Revenue	Total Revenues	General Obligation Corporate Purpose Bonds, Series 2017B 3,210,000 Dated Date: 10/27/17			Other	Admin.	Total Expenditures	Annual	Cumulative		Ending Principal Outstanding
2019	0				0						0	0	(593,240)	290,000	2019
2020	0		0		0	10,000	3.00%	8,650		5,000	23,650	(23,650)	(616,890)	280,000	2020
2021	0		30,000		30,000	15,000	3.00%	8,350		5,000	28,350	1,650	(615,240)	265,000	2021
2022	0		30,000		30,000	15,000	3.00%	7,900		5,000	27,900	2,100	(613,140)	250,000	2022
2023	0		30,000		30,000	15,000	3.00%	7,450		5,000	27,450	2,550	(610,590)	235,000	2023
2024	0		30,000		30,000	15,000	2.00%	7,000		5,000	27,000	3,000	(607,590)	220,000	2024
2025	0		30,000		30,000	15,000	2.00%	6,700		5,000	26,700	3,300	(604,290)	205,000	2025
2026	0		30,000		30,000	15,000	3.00%	6,400		5,000	26,400	3,600	(600,690)	190,000	2026
2027	0		30,000		30,000	15,000	3.00%	5,950		5,000	25,950	4,050	(596,640)	175,000	2027
2028	0		30,000		30,000	15,000	3.00%	5,500		5,000	25,500	4,500	(592,140)	160,000	2028
2029	0				0	15,000	3.00%	5,050		5,000	25,050	(25,050)	(617,190)	145,000	2029
2030	0				0	15,000	3.00%	4,600		5,000	24,600	(24,600)	(641,790)	130,000	2030
2031	0				0	15,000	3.00%	4,150		5,000	24,150	(24,150)	(665,940)	115,000	2031
2032	0				0	15,000	3.00%	3,700		5,000	23,700	(23,700)	(689,640)	100,000	2032
2033	0				0	20,000	3.00%	3,250		5,000	28,250	(28,250)	(717,890)	80,000	2033
2034	0				0	20,000	3.25%	2,650		5,000	27,650	(27,650)	(745,540)	60,000	2034
2035	0				0	20,000	3.25%	2,000		5,000	27,000	(27,000)	(772,540)	40,000	2035
2036	0				0	20,000	3.38%	1,350		5,000	26,350	(26,350)	(798,890)	20,000	2036
2037	0				0	20,000	3.38%	675		5,000	25,675	(25,675)	(824,565)	0	2037
2038	0				0					5,000	5,000	(5,000)	(829,565)		2038
2039	0				0					5,000	5,000	(5,000)	(834,565)		2039
2040	0				0					5,000	5,000	(5,000)	(839,565)		2040
2041	0				0					5,000	5,000	(5,000)	(844,565)		2041
Total	0	0	240,000	0	240,000	290,000		91,325	0	110,000	491,325				Total

Notes:

Attachment: TID 4 - Plan Amendment-Sharing (5593 : Discuss & review project plan for TID 4

Table 9 - TID 10 Cash Flow

Attachment: TID 4 - Plan Amendment-Sharing (5593 : Discuss & review project plan for TID 4

City of Merrill, Wisconsin																		
Tax Increment District # 10																		
Cash Flow Projection																		
Year	Projected Revenues					Expenditures							Balances			Year		
	Tax Increments	Interest Earnings/ (Cost)	Sharing from TID 4	Other Revenue	Total Revenues	Taxable Note Anticipation Note, Series 2016C 1,080,000			Projected Permanent Financing of 2016 NAN 495,000				Other	Admin.	Total Expenditures		Annual	Cumulative
						Dated Date: Principal	Rate	Interest	Dated Date: Principal	Est. Rate	Interest							
2019	0				0									0	0	(31,517)		2019
2020	0		0		0			19,751					5,000	24,751	(24,751)	(56,268)		2020
2021	0		30,000		30,000		3.99%	19,751					5,000	24,751	5,249	(51,019)	0	2021
2022	5,247		30,000		35,247				17,059	3.75%	18,563		5,000	40,621	(5,374)	(56,393)	0	2022
2023	33,748		30,000		63,748				17,698	3.75%	17,923		5,000	140,621	(76,874)	(133,267)	0	2023
2024	132,749		30,000		162,749				18,362	3.75%	17,259	100,000	5,000	190,621	(27,872)	(161,139)	0	2024
2025	132,749		30,000		162,749				19,051	3.75%	16,571		5,000	40,621	122,128	(39,011)	0	2025
2026	132,749		30,000		162,749				19,765	3.75%	15,856		5,000	40,621	122,128	83,117	0	2026
2027	132,749		30,000		162,749				20,506	3.75%	15,115		5,000	40,621	122,128	205,245	0	2027
2028	132,749		30,000		162,749				21,275	3.75%	14,346		5,000	40,621	122,128	327,374	0	2028
2029	132,749				132,749				22,073	3.75%	13,548		5,000	40,621	92,128	419,502	0	2029
2030	132,749				132,749				22,901	3.75%	12,720		5,000	40,621	92,128	511,630	0	2030
2031	132,749				132,749				23,760	3.75%	11,862		5,000	40,621	92,128	603,758	0	2031
2032	132,749				132,749				24,651	3.75%	10,971		5,000	40,621	92,128	695,886		2032
2033	132,749				132,749				25,575	3.75%	10,046		5,000	40,621	92,128	788,014		2033
2034	132,749				132,749				26,534	3.75%	9,087		5,000	40,621	92,128	880,142		2034
2035	132,749				132,749				27,529	3.75%	8,092		5,000	40,621	92,128	972,270		2035
2036	132,749				132,749				28,561	3.75%	7,060		5,000	40,621	92,128	1,064,398		2036
2037	132,749				132,749				29,633	3.75%	5,989		5,000	40,621	92,128	1,156,526		2037
2038	132,749				132,749				30,744	3.75%	4,878		5,000	40,621	92,128	1,248,654		2038
2039	132,749				132,749				31,897	3.75%	3,725		5,000	40,621	92,128	1,340,782		2039
2040	132,749				132,749				33,093	3.75%	2,528		5,000	40,621	92,128	1,432,910		2040
2041	132,749				132,749				34,334	3.75%	1,288		5,000	40,621	92,128	1,525,038		2041
2042	132,749				132,749								5,000	5,000	127,749	1,652,788		2042
2043	132,749				132,749								5,000	5,000	127,749	1,780,537		2043
2044	132,749				132,749								5,000	5,000	127,749	1,908,286		
2045	132,749				132,749								5,000	5,000	127,749	2,036,036		
2046	132,749				132,749								5,000	5,000	127,749	2,163,785		
2047	132,749				132,749								5,000	5,000	127,749	2,291,534		
Total	2,693,981	0	240,000	0	2,933,981	0		39,502	495,000		217,425	250,000	120,000	1,121,927				Total

Notes:

SECTION 9:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10: Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for a combination of commercial, residential and industrial purposes.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13:**How Amendment of the Tax Incremental District Promotes the Orderly Development of the City**

This Plan Amendment promotes the orderly development of the City by providing necessary public infrastructure improvements and incentives for private development. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. New development of in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and economic activity.

SECTION 14:**List of Estimated Non-Project Costs**

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not anticipate any non-project costs.

SECTION 15:
**Legal Opinion Advising Whether the Plan is
 Complete and Complies with Wis. Stat. §
 66.1105(4)(f)**

SAMPLE

[Date]

Mayor
 City of Merrill
 1004 E First St
 Merrill, Wisconsin 54452

RE: Project Plan Amendment for Tax Incremental District No. 4

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Merrill, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Merrill Tax Incremental District No. 4 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 16: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:				2020		
					Percentage	
	County			2,275,282	17.01%	
	Technical College			509,166	3.81%	
	Municipality			7,159,908	53.52%	
	School District			3,432,409	25.66%	
	Total			13,376,765		
Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2020	35,425	7,927	111,475	53,440	208,267	2020
2021	34,278	7,671	107,868	51,711	201,529	2021
2022	34,278	7,671	107,868	51,711	201,529	2022
2023	30,451	6,814	95,825	45,938	179,028	2023
2024	49,587	11,097	156,041	74,805	291,530	2024
2025	49,587	11,097	156,041	74,805	291,530	2025
2026	51,118	11,439	160,859	77,115	300,530	2026
2027	53,669	12,010	168,888	80,963	315,530	2027
2028	56,221	12,581	176,916	84,812	330,531	2028
	<u>394,614</u>	<u>88,307</u>	<u>1,241,781</u>	<u>595,301</u>	<u>2,320,003</u>	
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						

Attachment: TID 4 - Plan Amendment-Sharing (5593 : Discuss & review project plan for TID 4 amendment)

January 15, 2021

Project Plan Amendment

Tax Incremental District No. 11

City of Merrill, Wisconsin

Organizational Joint Review Board Meeting Held:	January 19, 2021
Public Hearing Held:	January 19, 2021
Approval by RDA:	January 19, 2021
Adoption by Common Council:	February 9, 2021
Approval by the Joint Review Board:	TBD

Attachment: TID 11 - Plan Amendment (5594 : Discuss & review project plan for TID 11 amendment)

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SECTION 1: Executive Summary

Description of District

Tax Incremental District (“TID”) No. 11 (“District”) is a Mixed Use District created on May 10, 2016. The District was created to:

- install public improvements and making necessary related expenditures to induce and promote development within the District.

Purpose of Amendment

The purpose of this amendment, referred to hereinafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The City anticipates making total additional expenditures of approximately \$2,850,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”), as amended.

Incremental Valuation

The City projects that new land and improvements value of approximately \$8,405,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs by the end the District’s maximum life.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation (and subsequent amendment) of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. The boundaries of the District are not being amended.
5. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.

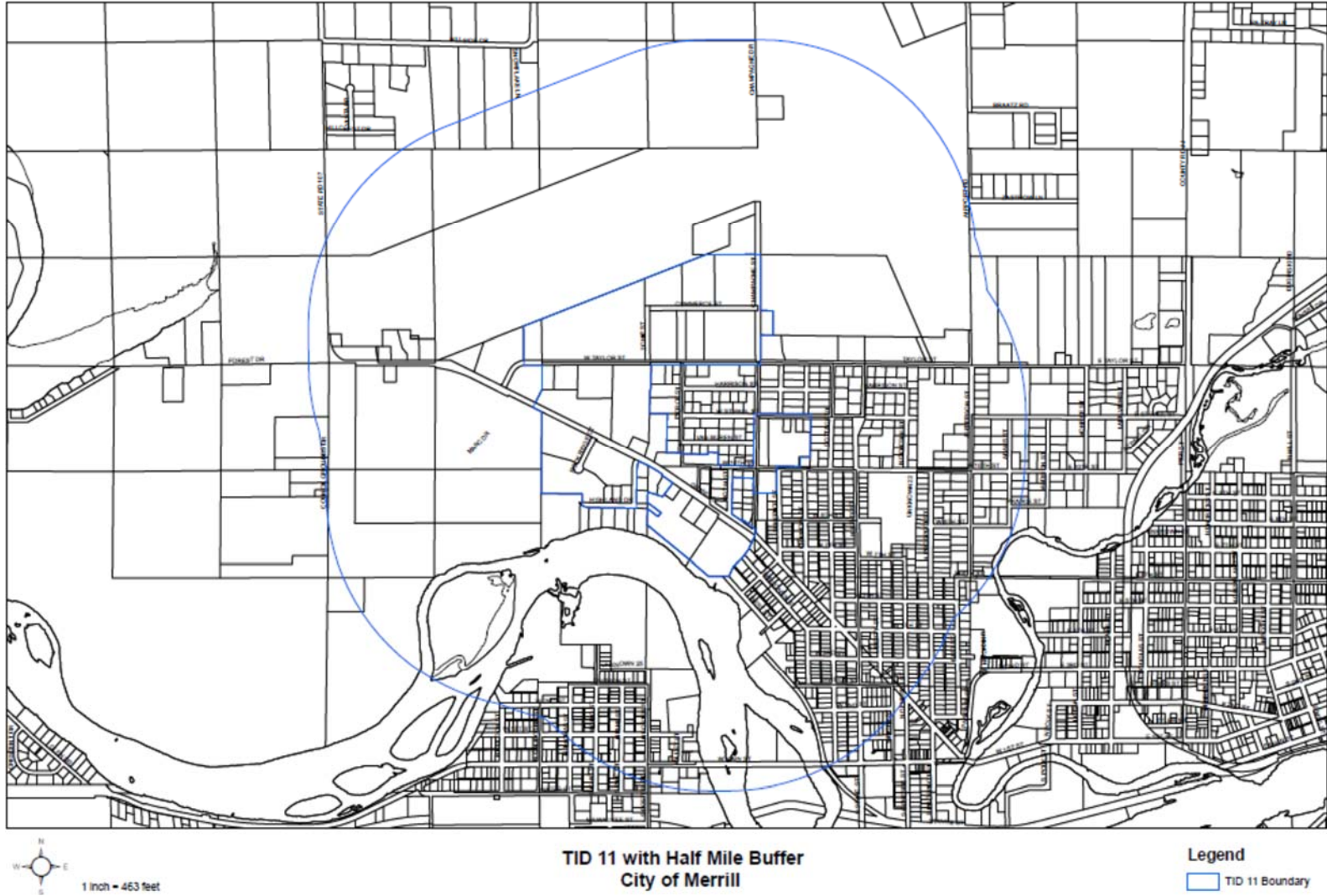
Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a. or being located in a conservation subdivision as defined in Wis. Stat. § 66.1027(1)(a). or being in a traditional neighborhood development as defined in Wis. Stat. § 66.1027(1)(c).

6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
7. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

8. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2: **Map of Current District Boundary**

A map identifying the current boundaries of the District is found on the following page. The District's boundaries are not being amended. The map also depicts the area within ½ mile of the District's boundaries.



SECTION 3: **Map Showing Existing Uses and Conditions**

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's original Project Plan dated May 10, 2016 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4: Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on May 10, 2016 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside

of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are

necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority RDA

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- Airport T-Hangar Improvements
- Street Improvements and Related Appurtenances
- Sanitary Sewer System Improvements
- Water System Improvements
- Stormwater System Improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 6: Map Showing Proposed Improvements and Uses



Attachment: TID 11 - Plan Amendment (5594 : Discuss & review project plan for TID 11 amendment)

SECTION 7:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District’s Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Merrill, Wisconsin						
Tax Increment District # 11						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2021-22	Phase II 2023-24	Phase III 2024-25	Phase IV 2026-27	Total (Note 1)
	1 Development Incentives	350,000	500,000	500,000		1,350,000
(Note 2)	2 Airport T-Hangar (Less Lease Revenue)	200,000				200,000
	3 Real Estate Acquisitions				150,000	150,000
	4 Relocation Costs				5,000	5,000
	5 Demolition				20,000	20,000
	6 Environmental Remediation			25,000		25,000
	7 Engineering Services	25,000	25,000	10,000	10,000	70,000
(Note 2)	8 Street Improvements (Including Lighting)	375,000	175,000	200,000		750,000
(Note 2)	9 Sanitary Sewer Improvements	50,000	50,000			100,000
(Note 2)	10 Water System Improvements	50,000	50,000			100,000
	11 Stormwater System Improvements	25,000	25,000			50,000
	12 Professional Costs and Admin	15,000	5,000	5,000	5,000	30,000
Total Projects		1,090,000	830,000	740,000	190,000	2,850,000

Notes:
 Note 1 Project costs are estimates and are subject to modification
 Note 2 Projects may be undertaken outside of, but within 1/2 mile of TID 4 boundary

Attachment: TID 11 - Plan Amendment (5594 : Discuss & review project plan for TID 11 amendment)

SECTION 8: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$8,405,000 million in incremental value by 2036. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$30.00 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$5,506,812 in incremental tax revenue over the remaining term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

City of Merrill, Wisconsin							
Tax Increment District # 11							
Development Assumptions							
Construction Year	Acquisition/ Demolition	Lokemoen Site	Kenitz Site	Industrial Park	Hwy 107 Commercial	Annual Total	Construction Year
1 2020		55,000	300,000			355,000	2020 1
2 2021		300,000	625,000			925,000	2021 2
3 2022		300,000	625,000			925,000	2022 3
4 2023		300,000	500,000		275,000	1,075,000	2023 4
5 2024		300,000				300,000	2024 5
6 2025		300,000				300,000	2025 6
7 2026		300,000				300,000	2026 7
8 2027	(125,000)	300,000		1,500,000		1,675,000	2027 8
9 2028					275,000	275,000	2028 9
10 2029						0	2029 10
11 2030				1,250,000		1,250,000	2030 11
12 2031						0	2031 12
13 2032						0	2032 13
14 2033					275,000	275,000	2033 14
15 2034						0	2034 15
18 2035				750,000		750,000	2035 18
19 2036						0	2036 19
Totals	(125,000)	2,155,000	2,050,000	3,500,000	825,000	8,405,000	

Notes:

Attachment: TID 11 - Plan Amendment (5594 : Discuss & review project plan for TID 11 amendment)

Table 2 – Tax Increment Projection Worksheet

City of Merrill, Wisconsin										
Tax Increment District # 11										
Tax Increment Projection Worksheet										
Type of District	Mixed Use		Base Value	14,980,600						
District Creation Date	May 10, 2016		Appreciation Factor	0.00%		Apply to Base Value				
Valuation Date	Jan 1,	2016	Base Tax Rate	\$30.00						
Max Life (Years)	20		Rate Adjustment Factor							
Expenditure Period/Termination	15	5/10/2031	Tax Exempt Discount Rate	2.50%						
Revenue Periods/Final Year	20	2037	Taxable Discount Rate	4.00%						
Extension Eligibility/Years	Yes	3								
Eligible Recipient District	No									

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2018	0	2019	0	3,768,600	2020	\$30.00	113,060	104,987	100,510
2 2019	0	2020	0	4,925,200	2021	\$30.00	147,759	238,849	226,815
3 2020	355,000	2021	0	5,280,200	2022	\$30.00	158,409	378,860	357,015
4 2021	925,000	2022	0	6,205,200	2023	\$30.00	186,159	539,384	504,139
5 2022	925,000	2023	0	7,130,200	2024	\$30.00	213,910	719,339	666,693
6 2023	1,075,000	2024	0	8,205,200	2025	\$30.00	246,160	921,374	846,560
7 2024	300,000	2025	0	8,505,200	2026	\$30.00	255,160	1,125,688	1,025,832
8 2025	300,000	2026	0	8,805,200	2027	\$30.00	264,161	1,332,050	1,204,290
9 2026	300,000	2027	0	9,105,200	2028	\$30.00	273,161	1,540,238	1,381,730
10 2027	1,675,000	2028	0	10,780,200	2029	\$30.00	323,412	1,780,713	1,583,732
11 2028	275,000	2029	0	11,055,200	2030	\$30.00	331,662	2,021,307	1,782,919
12 2029	0	2030	0	11,055,200	2031	\$30.00	331,662	2,256,033	1,974,446
13 2030	1,250,000	2031	0	12,305,200	2032	\$30.00	369,162	2,510,927	2,179,428
14 2031	0	2032	0	12,305,200	2033	\$30.00	369,162	2,759,604	2,376,527
15 2032	0	2033	0	12,305,200	2034	\$30.00	369,162	3,002,216	2,566,045
16 2033	275,000	2034	0	12,580,200	2035	\$30.00	377,413	3,244,200	2,752,347
17 2034	0	2035	0	12,580,200	2036	\$30.00	377,413	3,480,282	2,931,483
18 2035	750,000	2036	0	13,330,200	2037	\$30.00	399,913	3,724,337	3,113,998
19 2036	0	2037	0	13,330,200	2038	\$30.00	399,913	3,962,440	3,289,493
Totals	8,405,000		0		Future Value of Increment		5,506,812		

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Attachment: TID 11 - Plan Amendment (5594 : Discuss & review project plan for TID 11 amendment)

Financing and Implementation

Table 3. provides a summary of the District's debt financing plan, including existing obligations of the District.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the District's maximum life to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 - Financing Plan

City of Merrill, Wisconsin					
Tax Increment District # 11					
Estimated Financing Plan					
	G.O. Bond 2021	G.O. Bond 2024	G.O. Bond 2025	G.O. Bond 2027	Totals
Projects					
Phase I	1,075,000				1,075,000
Phase II		825,000			825,000
Phase III			735,000		735,000
Phase IV				685,000	685,000
Refinance Existing Interim Debt	525,000				525,000
Total Project Funds	1,600,000	825,000	735,000	685,000	3,320,000
Estimated Finance Related Expenses					
Costs of Issuance	50,000	35,000	30,000	30,000	145,000
Underwriter Discount	10.00 16,700 10.00	8,700 10.00	7,750 10.00	7,250 10.00	40,400
Total Financing Required	1,666,700	868,700	772,750	722,250	3,970,400
Rounding	3,300	1,300	2,250	2,750	9,600
Net Issue Size	1,670,000	870,000	775,000	725,000	4,040,000
Notes:					

Attachment: TID 11 - Plan Amendment (5594 : Discuss & review project plan for TID 11 amendment)

Table 4 - Cash Flow

City of Merrill, Wisconsin																						
Tax Increment District # 11																						
Cash Flow Projection																						
Year	Projected Revenues														Balances				Year			
	Tax Increments	Interest Earnings/(Cost)	Other Revenue	Total Revenues	2017C G.O. Bonds 3,210,000			G.O. Bond 1,670,000			G.O. Bond 2,025			G.O. Bond 725,000			Other	Admin.		Total Expenditures	Annual	Cumulative
				Dated Date: 10/26/17	Dated Date: 12/01/21	Dated Date: 12/01/24	Dated Date: 12/01/27															
				Principal	Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest							
2019																						
2020	113,060			113,060	25,000	3.00%	17,750									5,000		47,750	65,310	(122,690)	570,000	
2021	147,759			147,759	25,000	3.00%	17,000									5,000	47,000	100,759	43,379	2,215,000		
2022	158,409			158,409	30,000	3.00%	16,250		45,925							5,000	97,175	61,234	104,612	2,185,000		
2023	186,159			186,159	30,000	3.00%	15,350	80,000	2.75%	45,925						5,000	176,275	9,884	114,497	2,075,000		
2024	213,910			213,910	30,000	2.00%	14,450	85,000	2.75%	43,725						5,000	178,175	35,735	150,231	2,830,000		
2025	246,160			246,160	30,000	2.00%	13,850	85,000	2.75%	41,388	50,000	2.75%	23,925			5,000	249,163	(3,002)	147,229	3,440,000		
2026	255,160			255,160	30,000	3.00%	13,250	85,000	2.75%	39,050	55,000	2.75%	22,550	50,000	2.75%	21,313	90,000	5,000	411,163	(156,002)	(8,773)	3,220,000
2027	264,161			264,161	30,000	3.00%	12,350	90,000	2.75%	36,713	55,000	2.75%	21,038	50,000	2.75%	19,938	95,000	5,000	415,038	(150,877)	(159,650)	2,995,000
2028	273,161			273,161	30,000	3.00%	11,450	90,000	2.75%	34,238	55,000	2.75%	19,525	55,000	2.75%	18,563		5,000	318,775	(45,614)	(205,264)	2,765,000
2029	323,412			323,412	35,000	3.00%	10,550	95,000	2.75%	31,763	60,000	2.75%	18,013	55,000	2.75%	17,050		5,000	327,375	(3,963)	(209,228)	2,520,000
2030	331,662			331,662	35,000	3.00%	9,500	95,000	2.75%	29,150	60,000	2.75%	16,363	55,000	2.75%	15,538		5,000	320,550	11,112	(198,116)	2,275,000
2031	331,662			331,662	35,000	3.00%	8,450	100,000	2.75%	26,538	60,000	2.75%	14,713	60,000	2.75%	14,025		5,000	323,725	7,937	(190,179)	2,020,000
2032	369,162			369,162	35,000	3.00%	7,400	105,000	2.75%	23,788	60,000	2.75%	13,063	60,000	2.75%	12,375		5,000	321,625	47,537	(142,642)	1,760,000
2033	369,162			369,162	35,000	3.00%	6,350	105,000	2.75%	20,900	65,000	2.75%	11,413	60,000	2.75%	10,725		5,000	319,388	49,775	(92,867)	1,495,000
2034	369,162			369,162	40,000	3.25%	5,300	110,000	2.75%	18,013	65,000	2.75%	9,625	60,000	2.75%	9,075		5,000	322,013	47,150	(45,717)	1,220,000
2035	377,413			377,413	40,000	3.25%	4,000	110,000	2.75%	14,988	70,000	2.75%	7,838	65,000	2.75%	7,425		5,000	324,250	53,163	7,446	935,000
2036	377,413			377,413	40,000	3.38%	2,700	115,000	2.75%	11,963	70,000	2.75%	5,913	65,000	2.75%	5,638		5,000	321,213	56,200	63,646	645,000
2037	399,913			399,913	40,000	3.38%	1,350	120,000	2.75%	8,800	70,000	2.75%	3,988	70,000	2.75%	3,850		5,000	322,988	76,925	140,571	345,000
2038	399,913			399,913				200,000	2.75%	5,500	75,000	2.75%	2,063	70,000	2.75%	1,925		5,000	359,488	40,425	180,997	0
Total	5,506,812	0	0	5,506,812	595,000		187,300	1,670,000		478,363	870,000		190,025	775,000	0	157,438	185,000	95,000	5,203,125			Total

Notes:
 * 2021 Bonds include refinancing of the TID 11 portion of the City's 2016 Note Anticipation Note

Attachment: TID 11 - Plan Amendment (5594 : Discuss & review project plan for TID 11 amendment)

SECTION 9:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

SECTION 10:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 11:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed use development in and around the TID's boundary area.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 13: How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by providing necessary public infrastructure improvements and appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and commercial areas.

SECTION 14: List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not anticipate any non-project costs.

SECTION 15:
Legal Opinion Advising Whether the Plan is
Complete and Complies with Wis. Stat. §
66.1105(4)(f)

SAMPLE

Mayor
City of Merrill
1004 E First St
Merrill, Wisconsin 54452

RE: Project Plan Amendment for Tax Incremental District No. 11

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Merrill, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Merrill Tax Incremental District No. 11 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 16: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2020		Percentage		
County		2,275,282			17.01%	
Technical College		509,166			3.81%	
Municipality		7,159,908			53.52%	
School District		3,432,409			25.66%	
Total		13,376,765				
Revenue Year	County	Technical College	Municipality	School District	Total	Revenue Year
2020	19,231	4,303	60,515	29,011	113,060	2020
2021	25,133	5,624	79,088	37,914	147,759	2021
2022	26,944	6,030	84,788	40,647	158,409	2022
2023	31,664	7,086	99,642	47,768	186,159	2023
2024	36,384	8,142	114,495	54,888	213,910	2024
2025	41,870	9,370	131,757	63,163	246,160	2025
2026	43,401	9,712	136,575	65,473	255,160	2026
2027	44,932	10,055	141,392	67,782	264,161	2027
2028	46,462	10,397	146,209	70,092	273,161	2028
2029	55,010	12,310	173,106	82,986	323,412	2029
2030	56,413	12,624	177,522	85,103	331,662	2030
2031	56,413	12,624	177,522	85,103	331,662	2031
2032	62,792	14,052	197,594	94,725	369,162	2032
2033	62,792	14,052	197,594	94,725	369,162	2033
2034	62,792	14,052	197,594	94,725	369,162	2034
2035	64,195	14,366	202,010	96,842	377,413	2035
2036	64,195	14,366	202,010	96,842	377,413	2036
2037	68,022	15,222	214,053	102,616	399,913	2037
2038	68,022	15,222	214,053	102,616	399,913	2038
		936,665	2,947,519	1,413,020	5,506,812	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Attachment: TID 11 - Plan Amendment (5594 : Discuss & review project plan for TID 11 amendment)