



**CITY OF MERRILL**  
**REDEVELOPMENT AUTHORITY**  
**AGENDA • WEDNESDAY, OCTOBER 2, 2024**

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**Regular Meeting**

**City Hall Council Chambers**

**8:00 AM**

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To attend remotely call 219-973-4189 PIN 661 656 397 #

**I. Call to Order**

**II. Consider approving minutes from the previous meeting**

1. Minutes from the August 7th meeting.

**III. Public Comment**

**IV. General Agenda Items for Consideration**

1. Financial Report and Update
  - a. August Revenue and Expense Reports
  - b. 2024 Equalized Values
2. Review of 2023 Tax Increment District (TID) Annual Reports
3. Discussion and approval of a development agreement between the City of Merrill and Wendorf Construction, LLC.
4. Update on TID funded projects and property

**V. Date and Time of Next Meeting - Tuesday, November 12th at 6:00 pm (Public Hearing on proposed TID plan amendments with RDA immediately to follow)**

**VI. Adjournment**

The Merrill City Hall is accessible to the physically disadvantaged. If special accommodations are needed, please contact the Merrill City Hall at (715) 536-5594.

**CITY OF MERRILL  
REDEVELOPMENT AUTHORITY  
WEDNESDAY, AUGUST 7, 2024 MINUTES  
REGULAR MEETING    CITY HALL COUNCIL CHAMBERS    8:00 AM**

- I. **Call to Order** Mayor Hass called the meeting to order at 8:00 am with the following present:  
Present: Mayor Hass, Alderperson Fermanich, Bares, Hartwig, Koblitz  
Present Not Voting: City Administrator/Public Works Director/City Engineer Rod Akey, Finance Director Emily Ley, City Clerk Lori Anderson-Malm, City Attorney Hayden, Building Inspector/Zoning Administrator Pagel, Assistant City Engineer Novitch, Social Media Specialist Savall, Sarah Guild from Lincoln County Economic Development Corporation, Merrill Community Media  
Excused: Clyde Nelson  
Absent: Tony Kusserow
- II. **Consider approving minutes from the previous meeting**
  1. **June 5th meeting minutes** - Koblitz motioned to place minutes on file. Alderperson Fermanich seconded and the motion passed.
- III. **Public Comment** There was no public comment.
- IV. **General Agenda Items for Consideration**
  1. **Financial Report and Update - Finance Director Ley -**
    - a. **June Revenue and Expense report** - Finance Director Ley presented the report and updated the committee. There were no additional questions.
  2. **Housing and Development Update - Finance Director Ley** - Finance Director Ley and City Administrator Akey updated the committee with housing and development updates and answered questions from the committee.
  3. **Residential Incentive Program Application - 111 E Riverside Ave (1/2 mile TID 8)** - Mayor Hass updated the committee. City Administrator Akey and Building Inspector/Zoning Administrator Pagel provided additional information to the committee. A lengthy discussion occurred between all parties present.
  4. **Update on a revised development agreement by and between the City of Merrill, Wisconsin, and Wendorf Construction LLC for residential development on Spruce St (TID 7)** - City Administrator Akey provided an update to the committee.
  5. **Update on 2024 projects** - City Administrator Akey provided additional information to the committee. He updated the committee and answered questions. The committee asked questions regarding residential incentives; discussion occurred between all parties present.

**6. Strategic Plan update - City Administrator Akey** - Additional information was provided to the committee. City Administrator Akey asked the committee to review the strategic plan and offer feedback.

**7. Update from Lincoln County Economic Development Corporation (LCEDC) on activities** - Sarah Guild, the new Executive Director, was introduced and provided information regarding her background and vision for the LCEDC. It was decided this would be a quarterly item on the agenda for updates.

**V. Date and Time of Next Meeting - Wednesday, September 4 at 8:00 am**

**VI. Adjournment** Bares motioned to adjourn. Hartwig seconded and the motion passed. The meeting was adjourned at 8:51 am.

Minutes respectfully submitted by City Clerk Anderson-Malm.

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #3	1,152,167.79	0.00	1,064,032.47	92.35	88,135.32
47100-41113 Proceeds - Long Term Debt	0.00	0.00	0.00	0.00	0.00
TOTAL Taxes (or Utility Rev.)	1,152,167.79	0.00	1,064,032.47	92.35	88,135.32
<u>Intergovernmental</u>					
47100-43430 Exempt Computer Aid	12,672.90	0.00	12,672.90	100.00	0.00
47100-43435 State PP Aid	34,621.52	0.00	34,621.52	100.00	0.00
TOTAL Intergovernmental	47,294.42	0.00	47,294.42	100.00	0.00
<b>TOTAL REVENUES</b>	<b>1,199,462.21</b>	<b>0.00</b>	<b>1,111,326.89</b>	<b>92.65</b>	<b>88,135.32</b>
<b>EXPENDITURES</b>					
<u>Personnel Services</u>					
57100-01-51000 SS/Medicare	383.00	0.00	0.00	0.00	383.00
57100-01-52000 WRS - Retirement	345.00	0.00	0.00	0.00	345.00
57100-01-54000 Health Insurance	750.00	0.00	0.00	0.00	750.00
57100-01-55000 Life Insurance	65.00	0.00	0.00	0.00	65.00
57100-01-56000 Adm/Legal-City Wages	5,000.00	0.00	0.00	0.00	5,000.00
TOTAL Personnel Services	6,543.00	0.00	0.00	0.00	6,543.00
<u>Contractual Services</u>					
57100-02-10000 Legal Notices/Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11500 Outside Legal Expense	0.00	0.00	0.00	0.00	0.00
57100-02-11750 Plan Develop-Consultant	0.00	0.00	0.00	0.00	0.00
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Fees	2,500.00	0.00	2,524.00	100.96	( 24.00)
57100-02-56500 LC Econ Dev Corp	500.00	0.00	250.00	50.00	250.00
TOTAL Contractual Services	3,150.00	0.00	2,924.00	92.83	226.00
<u>Special Services</u>					
57100-04-50205 Mex Restaurant-Gateway N.	0.00	0.00	0.00	0.00	0.00
57100-04-50211 Gateway North-AmericInn	0.00	0.00	0.00	0.00	0.00
57100-04-50215 Cobblestone Inn & Suites	0.00	0.00	0.00	0.00	0.00
57100-04-55558 Zelich-2213 E Main St	0.00	0.00	0.00	0.00	0.00
57100-04-55562 TSI-PowerHouse (Lot 1)	25,000.00	0.00	0.00	0.00	25,000.00
57100-04-55565 One Way-Park City (Lot 2)	0.00	0.00	0.00	0.00	0.00
57100-04-55567 Golden Harvest (Lot 3)	0.00	0.00	0.00	0.00	0.00
57100-04-55577 United Dev-3201 E Main St	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	25,000.00	0.00	0.00	0.00	25,000.00

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>Fixed Charges</u>					
57100-05-11000 Transfer - Debt Service	798,924.00	0.00	0.00	0.00	798,924.00
57100-05-12000 Borrowing Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Fixed Charges	798,924.00	0.00	0.00	0.00	798,924.00
<u>Capital Outlay</u>					
57100-08-23888 Street Lawn Trees	0.00	0.00	0.00	0.00	0.00
57100-08-24000 Street Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-24011 Street Improvement-Hwy 64	0.00	0.00	0.00	0.00	0.00
57100-08-24575 RB Trail-South E. Main St	0.00	0.00	0.00	0.00	0.00
57100-08-24666 Sidewalks-South - E. Main	0.00	0.00	0.00	0.00	0.00
57100-08-25711 Traffic Controls-N Center	0.00	0.00	0.00	0.00	0.00
57100-08-25733 Crosswalk-Flashing Lights	0.00	0.00	0.00	0.00	0.00
57100-08-25750 Streetlight Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26000 Water Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26100 Stormwater Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-31000 Marketing - Advertising	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Capital Outlay	0.00	0.00	0.00	0.00	0.00
<u>Transfers</u>					
57100-51-41000 Transfer to Other TIDs	<u>365,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>365,000.00</u>
TOTAL Transfers	365,000.00	0.00	0.00	0.00	365,000.00
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TOTAL EXPENDITURES	1,198,617.00	0.00	2,924.00	0.24	1,195,693.00
REVENUES OVER/(UNDER) EXPENDITURES	845.21	0.00	1,108,402.89	0.00	( 1,107,557.68)
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FUND TOTAL REVENUES	1,199,462.21	0.00	1,111,326.89	92.65	88,135.32
FUND TOTAL EXPENDITURES	<u>1,198,617.00</u>	<u>0.00</u>	<u>2,924.00</u>	<u>0.24</u>	<u>1,195,693.00</u>
REVENUES OVER/(UNDER) EXPENDITURES	845.21	0.00	1,108,402.89	0.00	( 1,107,557.68)
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\*\*\* END OF REPORT \*\*\*

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #4	217,874.28	0.00	217,874.28	100.00	0.00
47100-41113 Proceeds - Long Term Debt	0.00	0.00	0.00	0.00	0.00
TOTAL Taxes (or Utility Rev.)	217,874.28	0.00	217,874.28	100.00	0.00
<u>Intergovernmental</u>					
47100-43430 Exempt Computer Aid	13,161.47	0.00	13,161.47	100.00	0.00
47100-43435 State PP Aid	10,716.17	0.00	10,716.17	100.00	0.00
TOTAL Intergovernmental	23,877.64	0.00	23,877.64	100.00	0.00
<b>TOTAL REVENUES</b>	<b>241,751.92</b>	<b>0.00</b>	<b>241,751.92</b>	<b>100.00</b>	<b>0.00</b>
<b>EXPENDITURES</b>					
<u>Personnel Services</u>					
57100-01-11000 PW Director/Bldg Insp	0.00	0.00	0.00	0.00	0.00
57100-01-21000 Wages-Utility & Streets	500.00	0.00	0.00	0.00	500.00
57100-01-51000 SS/Medicare	775.00	0.00	0.00	0.00	775.00
57100-01-52000 WRS - Retirement	700.00	0.00	0.00	0.00	700.00
57100-01-54000 Health Insurance	1,750.00	0.00	0.00	0.00	1,750.00
57100-01-55000 Life Insurance	100.00	0.00	0.00	0.00	100.00
57100-01-56000 Adm/Legal-City Wages	2,500.00	0.00	0.00	0.00	2,500.00
TOTAL Personnel Services	6,325.00	0.00	0.00	0.00	6,325.00
<u>Contractual Services</u>					
57100-02-10000 Legal Notices/Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11500 Outside Legal/Title Expen	0.00	0.00	0.00	0.00	0.00
57100-02-11750 Plan Develop-Consultant	0.00	0.00	0.00	0.00	0.00
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Fees	1,250.00	0.00	1,929.00	154.32	( 679.00)
57100-02-56500 LC Econ Dev Corp	1,000.00	0.00	750.00	75.00	250.00
57100-02-57500 Contract Engineer/Survey	0.00	0.00	0.00	0.00	0.00
TOTAL Contractual Services	2,400.00	0.00	2,829.00	117.88	( 429.00)
<u>Special Services</u>					
57100-04-50525 Pine Ridge Plaza-Dev Ince	0.00	0.00	0.00	0.00	0.00
57100-04-50528 Land Purchase-Restaurant	0.00	0.00	0.00	0.00	0.00
57100-04-50533 MEND Dev Incentive (TSC)	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	0.00	0.00	0.00	0.00	0.00

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>Fixed Charges</b>					
57100-05-11000 Transfer - Debt Service	123,081.00	0.00	43,299.28	35.18	79,781.72
57100-05-12000 Borrowing Expenses	<u>10,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>
TOTAL Fixed Charges	133,081.00	0.00	43,299.28	32.54	89,781.72
<b>Capital Outlay</b>					
57100-08-20022 Land Purchase-Johnson St	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Capital Outlay	0.00	0.00	0.00	0.00	0.00
<b>Transfers</b>					
57100-51-41000 Transfer to TID No. 9	95,000.00	0.00	0.00	0.00	95,000.00
57100-51-41006 Transfer to TID No. 6	0.00	0.00	0.00	0.00	0.00
57100-51-41007 Transfer to TID No. 7	0.00	0.00	0.00	0.00	0.00
57100-51-41008 Transfer to TID No. 8	0.00	0.00	0.00	0.00	0.00
57100-51-41010 Transfer to TID No. 10	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Transfers	95,000.00	0.00	0.00	0.00	95,000.00
TOTAL EXPENDITURES	236,806.00	0.00	46,128.28	19.48	190,677.72
REVENUES OVER/ (UNDER) EXPENDITURES	4,945.92	0.00	195,623.64	0.00	( 190,677.72)
FUND TOTAL REVENUES	241,751.92	0.00	241,751.92	100.00	0.00
FUND TOTAL EXPENDITURES	<u>236,806.00</u>	<u>0.00</u>	<u>46,128.28</u>	<u>19.48</u>	<u>190,677.72</u>
REVENUES OVER/ (UNDER) EXPENDITURES	<u>4,945.92</u>	<u>0.00</u>	<u>195,623.64</u>	<u>0.00</u>	<u>( 190,677.72)</u>

\*\*\* END OF REPORT \*\*\*

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b> =====					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #5	14,266.80	0.00	14,266.80	100.00	0.00
TOTAL Taxes (or Utility Rev.)	14,266.80	0.00	14,266.80	100.00	0.00
<u>Intergovernmental</u>					
47100-43430 Exempt Computer Aid	137.21	0.00	137.21	100.00	0.00
47100-43435 State PP Aid	0.00	0.00	0.00	0.00	0.00
TOTAL Intergovernmental	137.21	0.00	137.21	100.00	0.00
<b>TOTAL REVENUES</b>	<b>14,404.01</b>	<b>0.00</b>	<b>14,404.01</b>	<b>100.00</b>	<b>0.00</b>
<b>EXPENDITURES</b> =====					
<u>Personnel Services</u>					
57100-01-21000 Wages - Parks-Streets	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	40.00	0.00	0.00	0.00	40.00
57100-01-52000 WRS - Retirement	37.00	0.00	0.00	0.00	37.00
57100-01-54000 Health Insurance	98.00	0.00	0.00	0.00	98.00
57100-01-55000 Life Insurance	18.00	0.00	0.00	0.00	18.00
57100-01-56000 Adm/Legal-City Wages	500.00	0.00	0.00	0.00	500.00
TOTAL Personnel Services	693.00	0.00	0.00	0.00	693.00
<u>Contractual Services</u>					
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Fees	500.00	0.00	2,095.00	419.00	( 1,595.00)
TOTAL Contractual Services	650.00	0.00	2,245.00	345.38	( 1,595.00)
<u>Fixed Charges</u>					
57100-05-11000 Transfer - Debt Service	2,272.00	0.00	0.00	0.00	2,272.00
TOTAL Fixed Charges	2,272.00	0.00	0.00	0.00	2,272.00
<u>Capital Outlay</u>					
57100-08-25750 Streetlight Improvements	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	0.00	0.00	0.00	0.00	0.00
<b>TOTAL EXPENDITURES</b>	<b>3,615.00</b>	<b>0.00</b>	<b>2,245.00</b>	<b>62.10</b>	<b>1,370.00</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>10,789.01</b>	<b>0.00</b>	<b>12,159.01</b>	<b>0.00</b>	<b>( 1,370.00)</b>
<b>FUND TOTAL REVENUES</b>					
<b>FUND TOTAL REVENUES</b>	<b>14,404.01</b>	<b>0.00</b>	<b>14,404.01</b>	<b>100.00</b>	<b>0.00</b>
<b>FUND TOTAL EXPENDITURES</b>					
<b>FUND TOTAL EXPENDITURES</b>	<b>3,615.00</b>	<b>0.00</b>	<b>2,245.00</b>	<b>62.10</b>	<b>1,370.00</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>10,789.01</b>	<b>0.00</b>	<b>12,159.01</b>	<b>0.00</b>	<b>( 1,370.00)</b>

CITY OF MERRILL  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2024

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

ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
=====	=====	=====	=====	=====

\*\*\* END OF REPORT \*\*\*

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b> =====					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #6	173,358.00	0.00	173,358.00	100.00	0.00
47100-41113 Proceeds - Long Term Debt	0.00	0.00	0.00	0.00	0.00
47100-41114 Debt Premium - TID6	0.00	0.00	0.00	0.00	0.00
TOTAL Taxes (or Utility Rev.)	173,358.00	0.00	173,358.00	100.00	0.00
<u>Intergovernmental</u>					
47100-43430 Exempt Computer Aid	2,844.45	0.00	2,844.45	100.00	0.00
TOTAL Intergovernmental	2,844.45	0.00	2,844.45	100.00	0.00
<u>Miscellaneous Revenues</u>					
47100-48243 Transfer from TID No. 3	0.00	0.00	0.00	0.00	0.00
47100-48244 Transfer from TID No. 4	0.00	0.00	0.00	0.00	0.00
47100-48500 Donation-Bankers Square	0.00	0.00	0.00	0.00	0.00
47100-48750 Sale of Property	0.00	0.00	0.00	0.00	0.00
TOTAL Miscellaneous Revenues	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REVENUES</b>	<b>176,202.45</b>	<b>0.00</b>	<b>176,202.45</b>	<b>100.00</b>	<b>0.00</b>

**EXPENDITURES**  
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<u>Personnel Services</u>					
57100-01-11000 PW Director/Streets/Bldg-	500.00	0.00	0.00	0.00	500.00
57100-01-21000 Wages-Streets & Parks	0.00	0.00	275.70	0.00	( 275.70)
57100-01-22000 Overtime	0.00	0.00	0.00	0.00	0.00
57100-01-25000 Wages-Temp-Reg	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	200.00	0.00	19.90	9.95	180.10
57100-01-52000 WRS - Retirement	175.00	0.00	19.02	10.87	155.98
57100-01-54000 Health Insurance	575.00	0.00	0.00	0.00	575.00
57100-01-55000 Life Insurance	35.00	0.00	0.09	0.26	34.91
57100-01-56000 Adm/Legal-City Wages	1,500.00	0.00	0.00	0.00	1,500.00
TOTAL Personnel Services	2,985.00	0.00	314.71	10.54	2,670.29
<u>Contractual Services</u>					
57100-02-10000 Legal Notices/Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11750 Plan Develop-Consultant	0.00	0.00	0.00	0.00	0.00
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Fees	1,000.00	0.00	329.00	32.90	671.00
57100-02-40000 Architectural Design	0.00	0.00	0.00	0.00	0.00
57100-02-56500 LC Econ Dev Corp	1,500.00	0.00	1,250.00	83.33	250.00
TOTAL Contractual Services	2,650.00	0.00	1,729.00	65.25	921.00

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>Special Services</u>					
57100-04-52114 DJC-Cooper Ins Dev Incent	10,000.00	10,000.00	10,000.00	100.00	0.00
57100-04-52117 Tranquil Times Wellness	0.00	0.00	0.00	0.00	0.00
57100-04-52177 Wixson-RC-N-DI Investment	0.00	0.00	0.00	0.00	0.00
57100-04-75021 Del Tax - 202 E. 1st St.	0.00	0.00	0.00	0.00	0.00
57100-04-75022 Del Tax - 205 N Stuyvesan	0.00	0.00	0.00	0.00	0.00
57100-04-75023 Raze Order-1700 E 2nd St.	0.00	0.00	0.00	0.00	0.00
57100-04-75025 Blight - 104 Hendricks	0.00	0.00	0.00	0.00	0.00
57100-04-75027 Del Tax-1704 E 2nd St	0.00	0.00	0.00	0.00	0.00
57100-04-75580 Blight - 509 E 2nd St	0.00	0.00	0.00	0.00	0.00
57100-04-75583 Blight - 211 Cleveland St	0.00	0.00	0.00	0.00	0.00
57100-04-75584 Blight - 306 Cleveland St	0.00	0.00	0.00	0.00	0.00
57100-04-75585 Del Tax - 722 E 2nd St	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	10,000.00	10,000.00	10,000.00	100.00	0.00
<u>Fixed Charges</u>					
57100-05-11000 Transfer - Debt Service	31,808.00	0.00	0.00	0.00	31,808.00
57100-05-12000 Borrowing Expenses	0.00	0.00	0.00	0.00	0.00
TOTAL Fixed Charges	31,808.00	0.00	0.00	0.00	31,808.00
<u>Capital Outlay</u>					
57100-08-24000 Street Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-27666 Parking Lot Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-45000 Bankers Square -"Pocket"	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	47,443.00	10,000.00	12,043.71	25.39	35,399.29
REVENUES OVER/(UNDER) EXPENDITURES	128,759.45	( 10,000.00)	164,158.74	0.00	( 35,399.29)
FUND TOTAL REVENUES	176,202.45	0.00	176,202.45	100.00	0.00
FUND TOTAL EXPENDITURES	47,443.00	10,000.00	12,043.71	25.39	35,399.29
REVENUES OVER/(UNDER) EXPENDITURES	128,759.45	( 10,000.00)	164,158.74	0.00	( 35,399.29)

\*\*\* END OF REPORT \*\*\*

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b> =====					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #7	209,138.43	0.00	209,138.43	100.00	0.00
47100-41113 Proceeds - Long Term Debt	600,000.00	0.00	0.00	0.00	600,000.00
47100-41115 Taxes-2019 PP Refund	0.00	0.00	0.00	0.00	0.00
TOTAL Taxes (or Utility Rev.)	809,138.43	0.00	209,138.43	25.85	600,000.00
<u>Intergovernmental</u>					
47100-43430 Exempt Computer Aid	1,475.77	0.00	1,475.77	100.00	0.00
TOTAL Intergovernmental	1,475.77	0.00	1,475.77	100.00	0.00
<u>Miscellaneous Revenues</u>					
47100-48243 Transfer from TID No. 3	0.00	0.00	0.00	0.00	0.00
47100-48588 Loan Repayment-FreMarq	60,000.00	1,024.38	6,146.28	10.24	53,853.72
47100-48750 Sale of Property	0.00	0.00	0.00	0.00	0.00
TOTAL Miscellaneous Revenues	60,000.00	1,024.38	6,146.28	10.24	53,853.72
<b>TOTAL REVENUES</b>	<b>870,614.20</b>	<b>1,024.38</b>	<b>216,760.48</b>	<b>24.90</b>	<b>653,853.72</b>
<b>EXPENDITURES</b> =====					
<u>Personnel Services</u>					
57100-01-11000 Wages-PW Director/Enginee	25,000.00	0.00	0.00	0.00	25,000.00
57100-01-21000 Streets-Utility - Wages	5,500.00	0.00	0.00	0.00	5,500.00
57100-01-25000 Wages-Temp-LTE	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	19,815.00	0.00	0.00	0.00	19,815.00
57100-01-52000 WRS - Retirement	17,600.00	0.00	0.00	0.00	17,600.00
57100-01-54000 Health Insurance	5,500.00	0.00	0.00	0.00	5,500.00
57100-01-55000 Life Insurance	350.00	0.00	0.00	0.00	350.00
57100-01-56000 Adm/Legal-City Wages	3,500.00	0.00	0.00	0.00	3,500.00
TOTAL Personnel Services	77,265.00	0.00	0.00	0.00	77,265.00
<u>Contractual Services</u>					
57100-02-10000 Legal Notices/Title Searc	0.00	0.00	0.00	0.00	0.00
57100-02-11750 Plan Develop-Consultant	7,500.00	0.00	0.00	0.00	7,500.00
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Expense	1,250.00	0.00	275.00	22.00	975.00
57100-02-56500 LC Econ Dev Corp	1,500.00	0.00	1,250.00	83.33	250.00
57100-02-57500 Contract Engineer/Survey	2,500.00	5,795.42	6,238.42	249.54	( 3,738.42)
TOTAL Contractual Services	12,900.00	5,795.42	7,913.42	61.34	4,986.58

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<u>Special Services</u>					
57100-04-52520 Schiefelbein-903 Poplar S	0.00	0.00	0.00	0.00	0.00
57100-04-60024 Wendorf Housing Incentive	30,000.00	0.00	0.00	0.00	30,000.00
57100-04-75125 "Blight" - 405 E 7th St	0.00	0.00	0.00	0.00	0.00
57100-04-75203 "Blight" - 400 E 4th St	0.00	0.00	0.00	0.00	0.00
57100-04-75207 "Blight" - 700 E 4th St	0.00	0.00	0.00	0.00	0.00
57100-04-75211 "Blight"-607&1/2 Douglas	0.00	0.00	0.00	0.00	0.00
57100-04-75233 "Blight" - 609 Douglas St	0.00	0.00	0.00	0.00	0.00
57100-04-75237 "Blight" - 501 Blaine St.	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	30,000.00	0.00	0.00	0.00	30,000.00
<u>Fixed Charges</u>					
57100-05-11000 Transfer for Debt Service	52,495.00	0.00	0.00	0.00	52,495.00
57100-05-12000 Borrowing Expense	10,000.00	0.00	0.00	0.00	10,000.00
57100-05-25000 Repayment to Com. Develop	0.00	0.00	0.00	0.00	0.00
57100-05-25023 Interest-CD Loan (Fremarg	0.00	0.00	0.00	0.00	0.00
TOTAL Fixed Charges	62,495.00	0.00	0.00	0.00	62,495.00
<u>Capital Outlay</u>					
57100-08-23075 Property - Street ROW	0.00	0.00	0.00	0.00	0.00
57100-08-24000 Street Improvements	200,000.00	0.00	0.00	0.00	200,000.00
57100-08-26000 Water Improvements	225,000.00	0.00	0.00	0.00	225,000.00
57100-08-26500 Sanitary Sewer Improvemen	175,000.00	4,282.36	4,282.36	2.45	170,717.64
TOTAL Capital Outlay	600,000.00	4,282.36	4,282.36	0.71	595,717.64
TOTAL EXPENDITURES	782,660.00	10,077.78	12,195.78	1.56	770,464.22
REVENUES OVER/(UNDER) EXPENDITURES	87,954.20	( 9,053.40)	204,564.70	0.00	( 116,610.50)
FUND TOTAL REVENUES	870,614.20	1,024.38	216,760.48	24.90	653,853.72
FUND TOTAL EXPENDITURES	782,660.00	10,077.78	12,195.78	1.56	770,464.22
REVENUES OVER/(UNDER) EXPENDITURES	87,954.20	( 9,053.40)	204,564.70	0.00	( 116,610.50)

\*\*\* END OF REPORT \*\*\*

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>					
<b>Taxes (or Utility Rev.)</b>					
47100-41110 Property Tax - TID #8	262,738.59	0.00	217,302.39	82.71	45,436.20
47100-41113 Proceeds - Long Term Debt	0.00	0.00	0.00	0.00	0.00
47100-41114 Debt Premium-TID8	0.00	0.00	0.00	0.00	0.00
TOTAL Taxes (or Utility Rev.)	262,738.59	0.00	217,302.39	82.71	45,436.20
<b>Intergovernmental</b>					
47100-43430 Exempt Computer Aid	3,667.68	0.00	3,667.68	100.00	0.00
TOTAL Intergovernmental	3,667.68	0.00	3,667.68	100.00	0.00
<b>Public Charges-Services</b>					
47100-46100 Bid Spec Revenue	0.00	0.00	0.00	0.00	0.00
TOTAL Public Charges-Services	0.00	0.00	0.00	0.00	0.00
<b>Miscellaneous Revenues</b>					
47100-48243 Transfer from TID No. 3	365,000.00	0.00	0.00	0.00	365,000.00
47100-48244 Transfer from TID No. 4	0.00	0.00	0.00	0.00	0.00
47100-48727 River Bend Foundation-Donati	0.00	0.00	0.00	0.00	0.00
47100-48750 Sale of Property	0.00	0.00	15,001.00	0.00	( 15,001.00)
TOTAL Miscellaneous Revenues	365,000.00	0.00	15,001.00	4.11	349,999.00
<b>TOTAL REVENUES</b>	<b>631,406.27</b>	<b>0.00</b>	<b>235,971.07</b>	<b>37.37</b>	<b>395,435.20</b>

**EXPENDITURES**

<b>Personnel Services</b>					
57100-01-11000 PW Director/Superintenden	2,500.00	0.00	0.00	0.00	2,500.00
57100-01-21000 Utility-Streets Wages	2,500.00	0.00	0.00	0.00	2,500.00
57100-01-22000 Overtime	0.00	0.00	0.00	0.00	0.00
57100-01-25000 Wages-Temp-Reg	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	765.00	0.00	0.00	0.00	765.00
57100-01-52000 WRS - Retirement	690.00	0.00	0.00	0.00	690.00
57100-01-54000 Health Insurance	3,500.00	0.00	0.00	0.00	3,500.00
57100-01-55000 Life Insurance	150.00	0.00	0.00	0.00	150.00
57100-01-56000 Adm/Legal-City Wages	5,000.00	0.00	0.00	0.00	5,000.00
TOTAL Personnel Services	15,105.00	0.00	0.00	0.00	15,105.00
<b>Contractual Services</b>					
57100-02-10000 Legal Notices/Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11500 Outside Legal/Title	0.00	0.00	0.00	0.00	0.00
57100-02-11750 Plan Develop-Consultant	0.00	0.00	0.00	0.00	0.00
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Fees	3,000.00	0.00	659.00	21.97	2,341.00
57100-02-56500 LC Econ Dev Corp	1,500.00	0.00	1,500.00	100.00	0.00
57100-02-57500 Contract Engineering/Surv	0.00	0.00	0.00	0.00	0.00
TOTAL Contractual Services	4,650.00	0.00	2,309.00	49.66	2,341.00

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>Special Services</b>					
57100-04-50222 Weinbrenner Dev Incentive	0.00	0.00	0.00	0.00	0.00
57100-04-74023 House Incent-302 WillowB	0.00	0.00	0.00	0.00	0.00
57100-04-74025 House Incent-602 Eugene	0.00	0.00	0.00	0.00	0.00
57100-04-74027 House Incent-811 N State	0.00	0.00	10,000.00	0.00	( 10,000.00)
57100-04-74028 House Incent-111 E. River	0.00	0.00	0.00	0.00	0.00
57100-04-74755 S&S Bar - Dev Incentives	0.00	0.00	0.00	0.00	0.00
57100-04-74759 Brooke's School of Dance	0.00	0.00	0.00	0.00	0.00
57100-04-74765 Winds & Paradox-419 W Mai	0.00	0.00	0.00	0.00	0.00
57100-04-75001 Webster St Apart.-Dev Inc	100,000.00	100,000.00	100,000.00	100.00	0.00
57100-04-75002 Blight-405 N Genesee	0.00	0.00	0.00	0.00	0.00
57100-04-75009 Blight-601 N Genesee	0.00	0.00	0.00	0.00	0.00
57100-04-75010 Blight - 410 Prospect St.	0.00	0.00	0.00	0.00	0.00
57100-04-75022 Del Tax-305 East St.	0.00	0.00	0.00	0.00	0.00
57100-04-75025 Blight - 122 S Prospect	0.00	0.00	0.00	0.00	0.00
57100-04-75029 "Blight" - 403 East St.	0.00	0.00	0.00	0.00	0.00
57100-04-75030 "Blight" - 405 East St.	0.00	0.00	0.00	0.00	0.00
57100-04-75509 Blight - 612 Grand Ave.	0.00	0.00	0.00	0.00	0.00
57100-04-75520 "Blight"-903 Grand Ave	2,500.00	0.00	0.00	0.00	2,500.00
57100-04-75521 Del Tax - 809 Grand Ave	0.00	0.00	0.00	0.00	0.00
57100-04-75529 "Blight" - 120 N Foster	0.00	0.00	0.00	0.00	0.00
57100-04-75530 Del Tax - 1405 Mathews St	0.00	0.00	0.00	0.00	0.00
57100-04-75533 Del Tax - 811 N State St.	0.00	0.00	0.00	0.00	0.00
57100-04-75544 "Blight"-1905 Jackson St.	0.00	0.00	0.00	0.00	0.00
57100-04-75572 Del Tax-503 Wisconsin St.	0.00	0.00	0.00	0.00	0.00
57100-04-75576 "Blight" - 119 N State St	0.00	0.00	0.00	0.00	0.00
<b>TOTAL Special Services</b>	<b>102,500.00</b>	<b>100,000.00</b>	<b>110,000.00</b>	<b>107.32</b>	<b>( 7,500.00)</b>
<b>Fixed Charges</b>					
57100-05-11000 Transfer for Debt Service	197,188.00	0.00	0.00	0.00	197,188.00
57100-05-12000 Borrowing Expenses	10,000.00	0.00	0.00	0.00	10,000.00
<b>TOTAL Fixed Charges</b>	<b>207,188.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>207,188.00</b>
<b>Capital Outlay</b>					
57100-08-22575 Land - Alexander-Eugene	0.00	0.00	0.00	0.00	0.00
57100-08-23000 Parking Lot-W Main St	60,000.00	0.00	0.00	0.00	60,000.00
57100-08-24000 Street Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-24600 Sidewalk Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-25722 WPS - Webster St.	0.00	0.00	0.00	0.00	0.00
57100-08-25750 Streetlight Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26000 Water Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26500 Sanitary Sewer Improvemen	0.00	0.00	0.00	0.00	0.00
57100-08-27122 River Bend Trail-West	0.00	0.00	0.00	0.00	0.00
57100-08-31000 Marketing - Advertising	0.00	0.00	0.00	0.00	0.00
<b>TOTAL Capital Outlay</b>	<b>60,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>60,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>389,443.00</b>	<b>100,000.00</b>	<b>112,309.00</b>	<b>28.84</b>	<b>277,134.00</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>241,963.27</b>	<b>( 100,000.00)</b>	<b>123,662.07</b>	<b>0.00</b>	<b>118,301.20</b>

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

48 -TID #8 - West Side  
 TID #8 -River Bend Trail

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>					
=====					
<u>Intergovernmental</u>					
47200-43500 WI DNR - Stewardship	0.00	0.00	0.00	0.00	0.00
TOTAL Intergovernmental	0.00	0.00	0.00	0.00	0.00
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TOTAL REVENUES	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b> =====					
<u>Intergovernmental</u>					
47500-43521 WEDC Idle Sites Grant	0.00	0.00	0.00	0.00	0.00
TOTAL Intergovernmental	0.00	0.00	0.00	0.00	0.00
<hr/>					
TOTAL REVENUES	0.00	0.00	0.00	0.00	0.00
<b>EXPENDITURES</b> =====					
<u>Special Services</u>					
57500-04-50225 Weinbrenner - Idle Sites	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	0.00	0.00	0.00	0.00	0.00
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TOTAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/ (UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00
<hr/>					
FUND TOTAL REVENUES	631,406.27	0.00	235,971.07	37.37	395,435.20
FUND TOTAL EXPENDITURES	389,443.00	100,000.00	112,309.00	28.84	277,134.00
REVENUES OVER/ (UNDER) EXPENDITURES	241,963.27	( 100,000.00)	123,662.07	0.00	118,301.20
	=====	=====	=====	=====	=====

\*\*\* END OF REPORT \*\*\*

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

49 -TID#9 -WI River/S Center  
 TID #9-O'Day St.

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>					
<b>Taxes (or Utility Rev.)</b>					
47100-41110 Property Tax - TID#9	13,456.21	0.00	13,456.21	100.00	0.00
47100-41113 Proceeds - Long Term Debt	<u>1,150,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,150,000.00</u>
TOTAL Taxes (or Utility Rev.)	1,163,456.21	0.00	13,456.21	1.16	1,150,000.00
<b>Intergovernmental</b>					
47100-43430 Exempt Computer Aid	<u>4,895.81</u>	<u>0.00</u>	<u>4,895.81</u>	<u>100.00</u>	<u>0.00</u>
TOTAL Intergovernmental	4,895.81	0.00	4,895.81	100.00	0.00
<b>Public Charges-Services</b>					
47100-46100 Bid Spec Revenue	<u>0.00</u>	<u>0.00</u>	<u>575.00</u>	<u>0.00</u>	<u>( 575.00)</u>
TOTAL Public Charges-Services	0.00	0.00	575.00	0.00	( 575.00)
<b>Miscellaneous Revenues</b>					
47100-48244 Transfer from TID No. 4	95,000.00	0.00	0.00	0.00	95,000.00
47100-48588 Loan Repayment-Club Modern	0.00	0.00	0.00	0.00	0.00
47100-48750 Sale of Property	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Miscellaneous Revenues	95,000.00	0.00	0.00	0.00	95,000.00
<b>TOTAL REVENUES</b>	<b>1,263,352.02</b>	<b>0.00</b>	<b>18,927.02</b>	<b>1.50</b>	<b>1,244,425.00</b>

**EXPENDITURES**

<b>Personnel Services</b>					
57100-01-11000 PW Director/Bldg Insp.	35,000.00	0.00	0.00	0.00	35,000.00
57100-01-21000 Streets - Labor	10,000.00	779.24	1,156.38	11.56	8,843.62
57100-01-21500 Utility - Labor	0.00	1,004.41	7,845.05	0.00	( 7,845.05)
57100-01-25000 Wages-Temp-LTE	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	3,710.00	127.50	638.19	17.20	3,071.81
57100-01-52000 WRS - Retirement	3,347.00	118.67	613.39	18.33	2,733.61
57100-01-54000 Health Insurance	2,500.00	230.42	352.46	14.10	2,147.54
57100-01-55000 Life Insurance	100.00	4.75	27.54	27.54	72.46
57100-01-56000 Adm/Legal-City Wages	<u>3,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,500.00</u>
TOTAL Personnel Services	58,157.00	2,264.99	10,633.01	18.28	47,523.99
<b>Contractual Services</b>					
57100-02-10000 Legal Notices/Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11500 Outside Legal-Title Searc	0.00	0.00	185.00	0.00	( 185.00)
57100-02-11750 Plan Develop-Consultant	5,000.00	0.00	0.00	0.00	5,000.00
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Fees	500.00	0.00	0.00	0.00	500.00
57100-02-41555 Grant Writing Consultant	10,000.00	0.00	0.00	0.00	10,000.00
57100-02-56500 LC Econ Dev Corp	1,000.00	0.00	750.00	75.00	250.00
57100-02-57500 Contract Engineer/Survey	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Contractual Services	16,650.00	0.00	1,085.00	6.52	15,565.00

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

49 -TID#9 -WI River/S Center  
 TID #9-O'Day St.

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>Special Services</b>					
57100-04-50525 Plant Garden Center-Dev I	10,000.00	0.00	0.00	0.00	10,000.00
57100-04-52023 River St-Badger Portfolio	0.00	0.00	0.00	0.00	0.00
57100-04-75000 Page Milk-Tax Foreclosure	0.00	0.00	0.00	0.00	0.00
57100-04-75022 Del Tax-703 S Center	0.00	2,812.00	19,941.18	0.00	( 19,941.18)
57100-04-75100 Del Tax - 307 Cooper St.	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	10,000.00	2,812.00	19,941.18	199.41	( 9,941.18)
<b>Fixed Charges</b>					
57100-05-11000 Transfer - Debt Service	22,000.00	0.00	0.00	0.00	22,000.00
57100-05-12000 Borrowing Expense	10,000.00	0.00	0.00	0.00	10,000.00
TOTAL Fixed Charges	32,000.00	0.00	0.00	0.00	32,000.00
<b>Capital Outlay</b>					
57100-08-24000 Street Improvements	800,000.00	197,453.05	243,184.05	30.40	556,815.95
57100-08-26000 Water Improvements	350,000.00	48,961.81	215,938.02	61.70	134,061.98
57100-08-26500 Sewer Improvements	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	1,150,000.00	246,414.86	459,122.07	39.92	690,877.93
<b>TOTAL EXPENDITURES</b>	<b>1,266,807.00</b>	<b>251,491.85</b>	<b>490,781.26</b>	<b>38.74</b>	<b>776,025.74</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 3,454.98)</b>	<b>( 251,491.85)</b>	<b>( 471,854.24)</b>	<b>0.00</b>	<b>468,399.26</b>

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>EXPENDITURES</b>					
<b>Personnel Services</b>					
57200-01-11000 PW Director/Bldg Insp.	0.00	0.00	0.00	0.00	0.00
57200-01-21000 Streets - Labor	0.00	0.00	98.28	0.00	( 98.28)
57200-01-21500 Utility - Labor	0.00	0.00	248.13	0.00	( 248.13)
57200-01-25000 Wages - Temp-LTE	0.00	0.00	0.00	0.00	0.00
57200-01-51000 SS/Medicare	0.00	0.00	24.17	0.00	( 24.17)
57200-01-52000 WRS - Retirement	0.00	0.00	23.90	0.00	( 23.90)
57200-01-54000 Health Insurance	0.00	0.00	111.87	0.00	( 111.87)
57200-01-55000 Life Insurance	0.00	0.00	0.50	0.00	( 0.50)
57200-01-56000 Adm/Legal-City Wages	0.00	0.00	0.00	0.00	0.00
TOTAL Personnel Services	0.00	0.00	506.85	0.00	( 506.85)
<b>Contractual Services</b>					
57200-02-10000 Legal Notices/Letters	0.00	0.00	45.48	0.00	( 45.48)
TOTAL Contractual Services	0.00	0.00	45.48	0.00	( 45.48)
<b>Capital Outlay</b>					
57200-08-24000 Street Improvements	0.00	5,809.02	318,250.07	0.00	( 318,250.07)
57200-08-26000 Water Improvements	0.00	0.00	0.00	0.00	0.00
57200-08-26500 Sewer Improvements	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	0.00	5,809.02	318,250.07	0.00	( 318,250.07)
<b>TOTAL EXPENDITURES</b>	0.00	5,809.02	318,802.40	0.00	( 318,802.40)
<b>FUND TOTAL REVENUES</b>	1,263,352.02	0.00	18,927.02	1.50	1,244,425.00
<b>FUND TOTAL EXPENDITURES</b>	1,266,807.00	257,300.87	809,583.66	63.91	457,223.34
<b>REVENUES OVER/ (UNDER) EXPENDITURES</b>	( 3,454.98)	( 257,300.87)	( 790,656.64)	0.00	787,201.66

\*\*\* END OF REPORT \*\*\*

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b> =====					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #10	116,107.98	0.00	116,107.98	100.00	0.00
47100-41113 Proceeds - Long Term Debt	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Taxes (or Utility Rev.)	116,107.98	0.00	116,107.98	100.00	0.00
<u>Public Charges-Services</u>					
47100-46100 Bid Spec Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Public Charges-Services	0.00	0.00	0.00	0.00	0.00
<u>Miscellaneous Revenues</u>					
47100-48243 Land Sale	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Miscellaneous Revenues	0.00	0.00	0.00	0.00	0.00
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TOTAL REVENUES	116,107.98	0.00	116,107.98	100.00	0.00
<b>EXPENDITURES</b> =====					
<u>Personnel Services</u>					
57100-01-11000 PW Director/ST Superinten	0.00	0.00	0.00	0.00	0.00
57100-01-21000 ST & Utility - Wages	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	275.00	0.00	0.00	0.00	275.00
57100-01-52000 WRS - Retirement	250.00	0.00	0.00	0.00	250.00
57100-01-54000 Health Insurance	500.00	0.00	0.00	0.00	500.00
57100-01-55000 Life Insurance	50.00	0.00	0.00	0.00	50.00
57100-01-56000 Adm/Legal-City Wages	<u>3,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,500.00</u>
TOTAL Personnel Services	4,575.00	0.00	0.00	0.00	4,575.00
<u>Contractual Services</u>					
57100-02-10000 Legal Notices/Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11500 Outside Legal-Title Exp.	0.00	0.00	0.00	0.00	0.00
57100-02-11750 Plan Develop-Consultant	6,500.00	0.00	0.00	0.00	6,500.00
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Fees	<u>1,500.00</u>	<u>0.00</u>	<u>329.00</u>	<u>21.93</u>	<u>1,171.00</u>
TOTAL Contractual Services	8,150.00	0.00	479.00	5.88	7,671.00
<u>Special Services</u>					
57100-04-52333 Swiderski Dev Incentives	0.00	0.00	0.00	0.00	0.00
57100-04-52353 House Incent-1804 E 12th	0.00	0.00	0.00	0.00	0.00
57100-04-52355 House Incent-1002 Cotey	10,000.00	0.00	10,000.00	100.00	0.00
57100-04-52377 Refund Earnest Money	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL Special Services	10,000.00	0.00	10,000.00	100.00	0.00

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>Fixed Charges</b>					
57100-05-11000 Transfer for Debt Service	50,208.00	0.00	36,082.74	71.87	14,125.26
57100-05-12000 Borrowing Expense	15,000.00	0.00	0.00	0.00	15,000.00
57100-05-14940 NAN2016C - Principal	0.00	0.00	0.00	0.00	0.00
57100-05-24940 NAN2016C - Interest	0.00	0.00	0.00	0.00	0.00
TOTAL Fixed Charges	65,208.00	0.00	36,082.74	55.33	29,125.26
<b>Capital Outlay</b>					
57100-08-24000 Street Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-25750 Streetlight Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26000 Water Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26500 Sanitary Sewer Improve	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	87,933.00	0.00	46,561.74	52.95	41,371.26
REVENUES OVER/(UNDER) EXPENDITURES	28,174.98	0.00	69,546.24	0.00	( 41,371.26)
FUND TOTAL REVENUES	116,107.98	0.00	116,107.98	100.00	0.00
FUND TOTAL EXPENDITURES	87,933.00	0.00	46,561.74	52.95	41,371.26
REVENUES OVER/(UNDER) EXPENDITURES	28,174.98	0.00	69,546.24	0.00	( 41,371.26)

\*\*\* END OF REPORT \*\*\*

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>					
<b>Taxes (or Utility Rev.)</b>					
47100-41110 Property Tax - TID #11	354,101.60	0.00	265,422.23	74.96	88,679.37
47100-41113 Proceeds - Long Term Debt	0.00	0.00	0.00	0.00	0.00
47100-41114 Debt Premium-TID11	0.00	0.00	0.00	0.00	0.00
TOTAL Taxes (or Utility Rev.)	354,101.60	0.00	265,422.23	74.96	88,679.37
<b>Intergovernmental</b>					
47100-43435 State PP Aid	16,304.81	0.00	16,304.81	100.00	0.00
TOTAL Intergovernmental	16,304.81	0.00	16,304.81	100.00	0.00
<b>Public Charges-Services</b>					
47100-46100 Bid Spec Revenue	0.00	0.00	0.00	0.00	0.00
TOTAL Public Charges-Services	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REVENUES</b>	<b>370,406.41</b>	<b>0.00</b>	<b>281,727.04</b>	<b>76.06</b>	<b>88,679.37</b>
<b>EXPENDITURES</b>					
<b>Personnel Services</b>					
57100-01-11000 PW Director/St Superinten	3,500.00	0.00	0.00	0.00	3,500.00
57100-01-21000 Wages - Streets-Utility	0.00	0.00	422.13	0.00	( 422.13)
57100-01-25000 Wages - Temp - Streets	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	460.00	0.00	30.76	6.69	429.24
57100-01-52000 WRS - Retirement	420.00	0.00	29.12	6.93	390.88
57100-01-54000 Health Insurance	1,000.00	0.00	324.95	32.50	675.05
57100-01-55000 Life Insurance	125.00	0.00	0.20	0.16	124.80
57100-01-56000 Adm/Legal - City Wages	2,500.00	0.00	0.00	0.00	2,500.00
TOTAL Personnel Services	8,005.00	0.00	807.16	10.08	7,197.84
<b>Contractual Services</b>					
57100-02-10000 Legal Notices/Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11500 Outside Legal-Title Expen	0.00	0.00	30.00	0.00	( 30.00)
57100-02-11750 Plan Develop-Consultant	0.00	0.00	0.00	0.00	0.00
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit Fee	1,250.00	0.00	274.00	21.92	976.00
57100-02-56500 LC Econ Dev Corp	1,500.00	0.00	1,250.00	83.33	250.00
57100-02-57500 Contract Engineer/Survey	0.00	0.00	0.00	0.00	0.00
TOTAL Contractual Services	2,900.00	0.00	1,704.00	58.76	1,196.00
<b>Special Services</b>					
57100-04-52577 Apartments-Rock Ridge	0.00	0.00	0.00	0.00	0.00
57100-04-52588 Denyon-Ott Homes	0.00	0.00	0.00	0.00	0.00
57100-04-52599 JJ Premier Homes	10,000.00	0.00	20,000.00	200.00	( 10,000.00)
57100-04-52600 Timber Ridge - Highland D	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	10,000.00	0.00	20,000.00	200.00	( 10,000.00)

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>Fixed Charges</b>					
57100-05-11000 Transfer - Debt Service	160,577.00	0.00	0.00	0.00	160,577.00
57100-05-12000 Borrowing Expenses	10,000.00	0.00	0.00	0.00	10,000.00
57100-05-14927 NAN2016C - Principal	0.00	0.00	0.00	0.00	0.00
57100-05-24940 NAN2016C - Interest	0.00	0.00	0.00	0.00	0.00
TOTAL Fixed Charges	<u>170,577.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>170,577.00</u>
<b>Capital Outlay</b>					
57100-08-23777 Airport T-Hangar	0.00	0.00	0.00	0.00	0.00
57100-08-24000 State St. Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-24033 Street Improvement	0.00	0.00	0.00	0.00	0.00
57100-08-24127 WI St. Sewer Lift Station	0.00	0.00	0.00	0.00	0.00
57100-08-25750 Streetlight Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26000 Water Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26500 Sanitary Sewer Improvemen	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL EXPENDITURES	191,482.00	0.00	22,511.16	11.76	168,970.84
REVENUES OVER/(UNDER) EXPENDITURES	178,924.41	0.00	259,215.88	0.00	( 80,291.47)
FUND TOTAL REVENUES	370,406.41	0.00	281,727.04	76.06	88,679.37
FUND TOTAL EXPENDITURES	<u>191,482.00</u>	<u>0.00</u>	<u>22,511.16</u>	<u>11.76</u>	<u>168,970.84</u>
REVENUES OVER/(UNDER) EXPENDITURES	<u>178,924.41</u>	<u>0.00</u>	<u>259,215.88</u>	<u>0.00</u>	<u>( 80,291.47)</u>

\*\*\* END OF REPORT \*\*\*

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b> =====					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #12	29,678.99	0.00	29,678.99	100.00	0.00
TOTAL Taxes (or Utility Rev.)	29,678.99	0.00	29,678.99	100.00	0.00
<u>Miscellaneous Revenues</u>					
47100-48500 Weinbrenner Cost Share	0.00	0.00	0.00	0.00	0.00
TOTAL Miscellaneous Revenues	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REVENUES</b>	<b>29,678.99</b>	<b>0.00</b>	<b>29,678.99</b>	<b>100.00</b>	<b>0.00</b>
<b>EXPENDITURES</b> =====					
<u>Personnel Services</u>					
57100-01-11000 PW Director/St Superinten	0.00	0.00	0.00	0.00	0.00
57100-01-21000 Wages - Streets-Utility	0.00	0.00	6,454.80	0.00	( 6,454.80)
57100-01-51000 SS/Medicare	50.00	0.00	460.19	920.38	( 410.19)
57100-01-52000 WRS - Retirement	42.00	0.00	445.40	60.48	( 403.40)
57100-01-54000 Health Insurance	100.00	0.00	1,808.34	808.34	( 1,708.34)
57100-01-55000 Life Insurance	15.00	0.00	10.00	66.67	5.00
57100-01-56000 Adm/Legal-City Wages	500.00	0.00	0.00	0.00	500.00
TOTAL Personnel Services	707.00	0.00	9,178.73	298.26	( 8,471.73)
<u>Contractual Services</u>					
57100-02-11900 TID Fee-Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit	250.00	0.00	55.00	22.00	195.00
57100-02-56500 LC Econ Dev Corp	500.00	0.00	500.00	100.00	0.00
57100-02-57500 Contract Engineer/Survey	0.00	0.00	0.00	0.00	0.00
TOTAL Contractual Services	900.00	0.00	705.00	78.33	195.00
<u>Special Services</u>					
57100-04-48023 Taxes-Former HURD Parcels	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	0.00	0.00	0.00	0.00	0.00
<u>Fixed Charges</u>					
57100-05-11000 Transfer - Debt Service	7,625.00	0.00	0.00	0.00	7,625.00
TOTAL Fixed Charges	7,625.00	0.00	0.00	0.00	7,625.00
<u>Capital Outlay</u>					
57100-08-24000 Street Improvements	0.00	0.00	3,394.80	0.00	( 3,394.80)
57100-08-25750 Streetlight Improvements	30,000.00	0.00	0.00	0.00	30,000.00
57100-08-26100 Stormwater Improvements	0.00	11,258.53	20,210.53	0.00	( 20,210.53)
TOTAL Capital Outlay	30,000.00	11,258.53	23,605.33	78.68	6,394.67
<b>TOTAL EXPENDITURES</b>	<b>39,232.00</b>	<b>11,258.53</b>	<b>33,489.06</b>	<b>85.36</b>	<b>5,742.94</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>( 9,553.01)</b>	<b>( 11,258.53)</b>	<b>( 3,810.07)</b>	<b>0.00</b>	<b>( 5,742.94)</b>

CITY OF MERRILL  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
FUND TOTAL REVENUES	29,678.99	0.00	29,678.99	100.00	0.00
FUND TOTAL EXPENDITURES	<u>39,232.00</u>	<u>11,258.53</u>	<u>33,489.06</u>	<u>85.36</u>	<u>5,742.94</u>
REVENUES OVER/(UNDER) EXPENDITURES	<u>( 9,553.01)</u>	<u>( 11,258.53)</u>	<u>( 3,810.07)</u>	<u>0.00</u>	<u>( 5,742.94)</u>

\*\*\* END OF REPORT \*\*\*

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b> =====					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #13	495.60	0.00	495.60	100.00	0.00
TOTAL Taxes (or Utility Rev.)	495.60	0.00	495.60	100.00	0.00
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TOTAL REVENUES	495.60	0.00	495.60	100.00	0.00
<b>EXPENDITURES</b> =====					
<u>Personnel Services</u>					
57100-01-11000 PW Director/ST Superinten	500.00	0.00	0.00	0.00	500.00
57100-01-21000 Wages - Streets-Utility	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	200.00	0.00	0.00	0.00	200.00
57100-01-52000 WRS - Retirement	175.00	0.00	0.00	0.00	175.00
57100-01-54000 Heath Insurance	150.00	0.00	0.00	0.00	150.00
57100-01-55000 Life Insurance	25.00	0.00	0.00	0.00	25.00
57100-01-56000 Adm/Legal-City Wages	2,000.00	0.00	0.00	0.00	2,000.00
TOTAL Personnel Services	3,050.00	0.00	0.00	0.00	3,050.00
<u>Contractual Services</u>					
57100-02-10000 Legal Notices-Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11750 Plan Develop-Consultant	0.00	0.00	0.00	0.00	0.00
57100-02-11900 TID Fee - Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TID Audit	500.00	0.00	110.00	22.00	390.00
57100-02-56500 LC Econ Dev Corp	500.00	0.00	500.00	100.00	0.00
TOTAL Contractual Services	1,150.00	0.00	760.00	66.09	390.00
<u>Capital Outlay</u>					
57100-08-24000 Street Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-25750 Streetlight Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26000 Water Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26100 Stormwater Improvements	0.00	0.00	0.00	0.00	0.00
57100-08-26500 Sanitary Sewer Improvemen	0.00	0.00	0.00	0.00	0.00
TOTAL Capital Outlay	0.00	0.00	0.00	0.00	0.00
<hr/>					
TOTAL EXPENDITURES	4,200.00	0.00	760.00	18.10	3,440.00
REVENUES OVER/(UNDER) EXPENDITURES	( 3,704.40)	0.00	( 264.40)	0.00	( 3,440.00)
<hr/>					
FUND TOTAL REVENUES	495.60	0.00	495.60	100.00	0.00
FUND TOTAL EXPENDITURES	4,200.00	0.00	760.00	18.10	3,440.00
REVENUES OVER/(UNDER) EXPENDITURES	( 3,704.40)	0.00	( 264.40)	0.00	( 3,440.00)
=====					

\*\*\* END OF REPORT \*\*\*

CITY OF MERRILL  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: AUGUST 31ST, 2024

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

	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	BUDGET BALANCE
<b>REVENUES</b>					
<b>=====</b>					
<u>Taxes (or Utility Rev.)</u>					
47100-41110 Property Tax - TID #14	15,806.47	0.00	15,806.47	100.00	0.00
TOTAL Taxes (or Utility Rev.)	15,806.47	0.00	15,806.47	100.00	0.00
<hr/>					
TOTAL REVENUES	15,806.47	0.00	15,806.47	100.00	0.00
<b>EXPENDITURES</b>					
<b>=====</b>					
<u>Personnel Services</u>					
57100-01-11000 PW Director/ST Superinten	0.00	0.00	0.00	0.00	0.00
57100-01-21000 Wages - Streets-Utility	0.00	0.00	0.00	0.00	0.00
57100-01-51000 SS/Medicare	175.00	0.00	0.00	0.00	175.00
57100-01-52000 WRS - Health Insurance	150.00	0.00	0.00	0.00	150.00
57100-01-54000 Health Insurance	490.00	0.00	0.00	0.00	490.00
57100-01-55000 Life Insurance	35.00	0.00	0.00	0.00	35.00
57100-01-56000 Adm/Legal - City Wages	1,000.00	0.00	0.00	0.00	1,000.00
TOTAL Personnel Services	1,850.00	0.00	0.00	0.00	1,850.00
<u>Contractual Services</u>					
57100-02-10000 Legal Notices/Letters	0.00	0.00	0.00	0.00	0.00
57100-02-11750 Plan Development-Consulta	0.00	0.00	0.00	0.00	0.00
57100-02-11900 TID Fee - Wis DOR	150.00	0.00	150.00	100.00	0.00
57100-02-13000 TIF Audit	250.00	0.00	54.75	21.90	195.25
57100-02-26000 Water Improvements	0.00	0.00	0.00	0.00	0.00
57100-02-56500 LC Econ Dev Corp	250.00	0.00	250.00	100.00	0.00
TOTAL Contractual Services	650.00	0.00	454.75	69.96	195.25
<u>Special Services</u>					
57100-04-50525 Rain Car Wash-Dev Incent	0.00	0.00	0.00	0.00	0.00
TOTAL Special Services	0.00	0.00	0.00	0.00	0.00
<hr/>					
TOTAL EXPENDITURES	2,500.00	0.00	454.75	18.19	2,045.25
REVENUES OVER/(UNDER) EXPENDITURES	13,306.47	0.00	15,351.72	0.00	( 2,045.25)
<hr/>					
FUND TOTAL REVENUES	15,806.47	0.00	15,806.47	100.00	0.00
FUND TOTAL EXPENDITURES	2,500.00	0.00	454.75	18.19	2,045.25
REVENUES OVER/(UNDER) EXPENDITURES	13,306.47	0.00	15,351.72	0.00	( 2,045.25)
<b>=====</b>					

\*\*\* END OF REPORT \*\*\*

## City of Merrill - TID Annual Report Summary - 2023

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14
<b>Beginning Balance</b>	3,599	10,907	4,302	(557,537)	(135,641)	(695,025)	(368,439)	(79,547)	(361,157)	18,991	(11,485)	(109,388)
<b>Revenues</b>												
Tax Increment	991,440	167,685	14,132	113,252	152,656	128,440	-	58,355	236,061	25,394	208	13,358
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
Borrowing	-	-	-	-	-	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	-	-	-	-	-	-	-
Exempt Computer Aid	12,673	13,161	137	2,844	1,476	3,668	4,896	-	-	-	-	-
State Personal Property Aid	34,622	10,716	-	-	-	-	-	-	16,305	-	-	-
Sale of Property	-	-	-	14,648	1,000	55	-	-	-	-	-	-
Allocation from Other TIDs	-	-	-	-	-	215,000	95,000	-	-	-	-	-
Dev. Guarantees /Repayments	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Other Funds	-	-	-	-	-	-	-	-	-	-	-	-
Other Grant/Donation Sources	-	-	-	-	-	-	-	-	-	-	-	-
Other Revenue (Debt Premium)	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-	175	375	425	-	-	-	-
<b>Total Revenues</b>	<b>1,038,734</b>	<b>191,563</b>	<b>14,269</b>	<b>130,745</b>	<b>155,131</b>	<b>347,338</b>	<b>100,271</b>	<b>58,780</b>	<b>252,366</b>	<b>25,394</b>	<b>208</b>	<b>\$13,358</b>
<b>Expenditures</b>												
Capital Expenditures	-	-	-	-	45,835	327,933	61	698,609	255,018	-	-	-
Administration	2,850	5,922	712.49	1,781	17,526	102,782	16,024	83,849	48,248	1,305	1,505	1,069
Professional Services	2,250	1,834	500.00	2,731	2,500	2,242	8,221	750	2,590	825	500	250
Interest & Fiscal Charges	66,332	19,636	827.71	9,699	48,704	90,157	7,450	14,125	38,415	2,775	-	-
WI DOR Fees	150	150	150.00	150	150	150	150	150	150	150	150	150
Discount on Long-term Debt	-	-	-	-	-	-	-	-	-	-	-	-
Debt Issuance Costs	-	-	-	-	-	-	-	-	-	-	-	-
Principal on Long-term Debt	726,650	77,000	1,489.36	22,662	110,000	75,000	15,000	-	70,000	5,000	-	-
Environmental Costs	-	-	-	-	-	-	-	-	-	-	-	-
Real Property Assembly Costs	-	-	-	-	-	-	-	-	-	-	-	-
TID Sharing Amount	215,000	95,000	-	-	-	-	-	-	-	-	-	-
Developer Grants & Loans	25,000	-	-	10,000	-	165,000	-	10,000	140,000	-	-	40,000
Transfer to Other Funds	-	-	-	-	-	-	-	-	-	-	-	-
Other - Blight - Demo	-	-	-	2,145	-	1,836	2,504	-	-	3,033	-	-
<b>Total Expenditures</b>	<b>1,038,232</b>	<b>199,542</b>	<b>3,680</b>	<b>49,168</b>	<b>224,716</b>	<b>765,099</b>	<b>49,410</b>	<b>807,483</b>	<b>554,421</b>	<b>13,087</b>	<b>2,155</b>	<b>41,469</b>
Revenues Less Expenses	503	(7,979)	10,589	81,576	(69,584)	(417,761)	50,861	(748,702)	(302,055)	12,307	(1,947)	(28,111)
<b>Ending Balance</b>	<b>4,102</b>	<b>2,928</b>	<b>14,892</b>	<b>(475,961)</b>	<b>(205,225)</b>	<b>(1,112,786)</b>	<b>(317,578)</b>	<b>(828,249)</b>	<b>(663,212)</b>	<b>31,297</b>	<b>(13,431)</b>	<b>(137,499)</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code	Municipality	County	Due date	Report type	
<b>35251</b>	<b>MERRILL</b>	<b>LINCOLN</b>	<b>07/01/2024</b>	<b>AMENDED</b>	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
<b>003</b>	<b>6</b>	<b>03</b>	<b>09/13/2005</b>	<b>09/13/2025</b>	<b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$3,599</b>

Section 3 – Revenue	Amount
Tax increment	\$991,440
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$47,294
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$1,038,734</b>

<b>Section 4 – Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	
Administration	\$2,850
Professional services	\$2,250
Interest and fiscal charges	\$66,332
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$726,650
Environmental costs	
Real property assembly costs	
<b>Allocation to another TID</b>	
TID number      008	\$215,000
<b>Developer grants</b>	
Developer name    TSI State LLC - PowerHouse & Lawn Leisure	\$25,000
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$1,038,232</b>

<b>Section 5 – Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$4,101</b>
<b>Future costs</b>	<b>\$3,460,605</b>
<b>Future revenue</b>	<b>\$3,456,504</b>
<b>Surplus or deficit</b>	<b>\$0</b>

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>003</b>
Submission date	<b>07-01-2024 09:24 AM</b>
Confirmation	<b>TIDAR20230929A1719843849409</b>
Submission type	<b>AMENDED</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>	County <b>LINCOLN</b>	Due date <b>07/01/2024</b>	Report type <b>AMENDED</b>	
TID number <b>004</b>	TID type <b>6</b>	TID name <b>04</b>	Creation date <b>09/11/2007</b>	Mandatory termination date <b>09/11/2027</b>	Expected termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$10,907</b>

Section 3 – Revenue	Amount
Tax increment	\$167,685
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$23,878
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$191,563</b>

Section 4 – Expenditures	Amount
<b>Capital expenditures</b>	
Administration	\$5,922
Professional services	\$1,834
Interest and fiscal charges	\$19,636
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$77,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
TID number      009	\$95,000
Developer grants	
Developer name    MEND Merrill - for Tractor Supply Company	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$199,542</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$2,928
Future costs	\$1,745,920
Future revenue	\$1,742,992
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>004</b>
Submission date	<b>07-01-2024 09:40 AM</b>
Confirmation	<b>TIDAR20230929A1719844795547</b>
Submission type	<b>AMENDED</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code	Municipality	County	Due date	Report type	
<b>35251</b>	<b>MERRILL</b>	<b>LINCOLN</b>	<b>07/01/2024</b>	<b>ORIGINAL</b>	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
<b>005</b>	<b>6</b>	<b>05</b>	<b>09/11/2007</b>	<b>09/11/2027</b>	<b>04/15/2025</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$4,302</b>

Section 3 – Revenue	Amount
Tax increment	\$14,132
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$137
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$14,269</b>

Section 4 – Expenditures	Amount
<b>Capital expenditures</b>	
Administration	\$713
Professional services	\$500
Interest and fiscal charges	\$828
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$1,489
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name    None	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$3,680</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$14,891
Future costs	\$86,226
Future revenue	\$71,335
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>005</b>
Submission date	<b>06-28-2024 10:40 AM</b>
Confirmation	<b>TIDAR20230929O1719431732000</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code	Municipality	County	Due date	Report type	
<b>35251</b>	<b>MERRILL</b>	<b>LINCOLN</b>	<b>07/01/2024</b>	<b>ORIGINAL</b>	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
<b>006</b>	<b>2</b>	<b>06</b>	<b>05/12/2009</b>	<b>05/12/2036</b>	<b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-557,538

Section 3 – Revenue	Amount
Tax increment	\$113,252
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$2,844
Sale of property	\$14,648
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$130,744</b>

Section 4 – Expenditures	Amount
<b>Capital expenditures</b>	
Administration	\$1,781
Professional services	\$2,731
Interest and fiscal charges	\$9,699
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$22,662
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name    DJC, LLC - Cooper Insurance	\$10,000
Transfer to other funds	
Other expenditures	
Name                    Blight Elimination - 1704 E 2nd St	\$1,827
Name                    Blight Elimination - 509 E 2nd St	\$112
Name                    Blight Elimination - 306 Cleveland St	\$206
<b>Total Expenditures</b>	<b>\$49,168</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-475,962
Future costs	\$1,951,050
Future revenue	\$2,427,012
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>006</b>
Submission date	<b>06-28-2024 10:50 AM</b>
Confirmation	<b>TIDAR20230929O1719432906123</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code	Municipality	County	Due date	Report type	
<b>35251</b>	<b>MERRILL</b>	<b>LINCOLN</b>	<b>07/01/2024</b>	<b>ORIGINAL</b>	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
<b>007</b>	<b>2</b>	<b>07</b>	<b>08/11/2009</b>	<b>08/11/2036</b>	<b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-135,641

Section 3 – Revenue	Amount
Tax increment	\$152,656
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$1,476
Sale of property	\$1,000
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$155,132</b>

Section 4 – Expenditures	Amount
Capital expenditures	\$45,835
Administration	\$17,526
Professional services	\$2,500
Interest and fiscal charges	\$48,705
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$110,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name    JB Builders - 903 Poplar St	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$224,716</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-205,225
Future costs	\$2,722,707
Future revenue	\$2,927,932
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>007</b>
Submission date	<b>06-28-2024 10:52 AM</b>
Confirmation	<b>TIDAR20230929O1719433733652</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>	County <b>LINCOLN</b>	Due date <b>07/01/2024</b>	Report type <b>AMENDED</b>	
TID number <b>008</b>	TID type <b>2</b>	TID name <b>08</b>	Creation date <b>09/27/2011</b>	Mandatory termination date <b>09/27/2038</b>	Expected termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-695,025</b>

Section 3 – Revenue	Amount
Tax increment	\$128,440
Investment income	
Debt proceeds	
Special assessments	\$175
Shared revenue	\$3,668
Sale of property	\$55
Allocation from another TID	
TID number      003	\$215,000
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$347,338</b>

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Section 4 – Expenditures	Amount
Capital expenditures	\$327,933
Administration	\$102,782
Professional services	\$2,242
Interest and fiscal charges	\$90,157
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$75,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name   S&S Bar	\$10,000
Developer name   Webster St Apartments	\$100,000
Developer name   302 Willow	\$10,000
Developer name   602 Eugene	\$10,000
Developer name   Brookes School of Dance	\$35,000
Transfer to other funds	
Other expenditures	
Name            Blight Elimination - 119 N State St	\$105
Name            Blight Elimination - 503 Wisconsin St	\$1,241
Name            Blight Elimination - 305 East St	\$490
<b>Total Expenditures</b>	<b>\$765,100</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-1,112,787
Future costs	\$4,611,037
Future revenue	\$5,723,824
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
Total	\$10,146,900	\$-197,900	\$0	\$9,949,000

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
Total	\$9,949,000	\$552,633,600	1.79	\$4,639,581	\$83,048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>008</b>
Submission date	<b>07-01-2024 09:37 AM</b>
Confirmation	<b>TIDAR20230929A1719844675140</b>
Submission type	<b>AMENDED</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>
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Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>	County <b>LINCOLN</b>	Due date <b>07/01/2024</b>	Report type <b>AMENDED</b>	
TID number <b>009</b>	TID type <b>2</b>	TID name <b>09</b>	Creation date <b>09/24/2013</b>	Mandatory termination date <b>09/24/2040</b>	Expected termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-368,439</b>

Section 3 – Revenue	Amount
Tax increment	\$0
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$4,896
Sale of property	
Allocation from another TID	
TID number      004	\$95,000
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
Source            Public Charge - Request to BID	\$375
<b>Total Revenue (deposits)</b>	<b>\$100,271</b>

Section 4 – Expenditures	Amount
Capital expenditures	\$61
Administration	\$16,024
Professional services	\$8,221
Interest and fiscal charges	\$7,450
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$15,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name    Plant Garden Center	\$0
Transfer to other funds	
Other expenditures	
Name                    Blight Elimination - 703 S Center Ave	\$2,504
<b>Total Expenditures</b>	<b>\$49,410</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-317,578
Future costs	\$714,630
Future revenue	\$1,032,208
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>009</b>
Submission date	<b>07-01-2024 09:41 AM</b>
Confirmation	<b>TIDAR20230929A1719844913465</b>
Submission type	<b>AMENDED</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>	County <b>LINCOLN</b>	Due date <b>07/01/2024</b>	Report type <b>ORIGINAL</b>	
TID number <b>010</b>	TID type <b>2</b>	TID name <b>10</b>	Creation date <b>09/22/2015</b>	Mandatory termination date <b>09/22/2042</b>	Expected termination date <b>N/A</b>

<b>Section 2 – Beginning Balance</b>	<b>Amount</b>
<b>TID fund balance at beginning of year</b>	<b>\$-79,547</b>

<b>Section 3 – Revenue</b>	<b>Amount</b>
<b>Tax increment</b>	\$58,355
<b>Investment income</b>	
<b>Debt proceeds</b>	
<b>Special assessments</b>	
<b>Shared revenue</b>	
<b>Sale of property</b>	
<b>Allocation from another TID</b>	
<b>Developer guarantees</b>	
<b>Transfer from other funds</b>	
<b>Grants</b>	
<b>Other revenue</b>	
Source                      Public Charge -BID Request	\$425
<b>Total Revenue (deposits)</b>	<b>\$58,780</b>

Section 4 – Expenditures	Amount
Capital expenditures	\$698,609
Administration	\$83,849
Professional services	\$750
Interest and fiscal charges	\$14,125
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name    1804 E 12th - L. Beckman	\$10,000
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$807,483</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-828,250
Future costs	\$1,493,910
Future revenue	\$2,322,160
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>010</b>
Submission date	<b>06-28-2024 11:29 AM</b>
Confirmation	<b>TIDAR20230929O1719438877008</b>
Submission type	<b>ORIGINAL</b>

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<b>Section 1 – Municipality and TID</b>					
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Co-muni code	Municipality	County	Due date	Report type	
<b>35251</b>	<b>MERRILL</b>	<b>LINCOLN</b>	<b>07/01/2024</b>	<b>ORIGINAL</b>	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
<b>011</b>	<b>6</b>	<b>11</b>	<b>05/10/2016</b>	<b>05/10/2037</b>	<b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-361,157</b>

Section 3 – Revenue	Amount
Tax increment	\$236,061
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	\$16,305
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$252,366</b>

<b>Section 4 – Expenditures</b>	<b>Amount</b>
<b>Capital expenditures</b>	\$255,018
<b>Administration</b>	\$48,248
<b>Professional services</b>	\$2,590
<b>Interest and fiscal charges</b>	\$38,415
<b>DOR fees</b>	\$150
<b>Discount on long-term debt</b>	
<b>Debt issuance costs</b>	
<b>Principal on long-term debt</b>	\$70,000
<b>Environmental costs</b>	
<b>Real property assembly costs</b>	
<b>Allocation to another TID</b>	
<b>Developer grants</b>	
Developer name Premier Merrill Apartments LLC - Phase 3	\$100,000
Developer name JJ Premier Homes	\$40,000
<b>Transfer to other funds</b>	
<b>Other expenditures</b>	
<b>Total Expenditures</b>	<b>\$554,421</b>

<b>Section 5 – Ending Balance</b>	<b>Amount</b>
<b>TID fund balance at end of year</b>	<b>\$-663,212</b>
<b>Future costs</b>	<b>\$4,648,318</b>
<b>Future revenue</b>	<b>\$5,311,530</b>
<b>Surplus or deficit</b>	<b>\$0</b>

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>011</b>
Submission date	<b>06-28-2024 11:35 AM</b>
Confirmation	<b>TIDAR20230929O1719592515092</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code	Municipality	County	Due date	Report type	
<b>35251</b>	<b>MERRILL</b>	<b>LINCOLN</b>	<b>07/01/2024</b>	<b>ORIGINAL</b>	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
<b>012</b>	<b>6</b>	<b>12</b>	<b>08/23/2017</b>	<b>08/23/2037</b>	<b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$18,991</b>

Section 3 – Revenue	Amount
Tax increment	\$25,394
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$25,394</b>

Section 4 – Expenditures	Amount
<b>Capital expenditures</b>	
Administration	\$1,305
Professional services	\$825
Interest and fiscal charges	\$2,775
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	\$5,000
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name    None	\$0
Transfer to other funds	
Other expenditures	
Name                    Blight Elimination - 251-3106-142-0107	\$347
Name                    Blight Elimination - 251-3107-073-0129	\$2,627
Name                    Blight Elimination -251-3106-142-0109	\$58
<b>Total Expenditures</b>	<b>\$13,087</b>

Section 5 – Ending Balance	Amount
<b>TID fund balance at end of year</b>	<b>\$31,298</b>
<b>Future costs</b>	<b>\$476,483</b>
<b>Future revenue</b>	<b>\$445,185</b>
<b>Surplus or deficit</b>	<b>\$0</b>

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>012</b>
Submission date	<b>06-28-2024 11:46 AM</b>
Confirmation	<b>TIDAR20230929O1719593181678</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code	Municipality	County	Due date	Report type	
<b>35251</b>	<b>MERRILL</b>	<b>LINCOLN</b>	<b>07/01/2024</b>	<b>ORIGINAL</b>	
TID number	TID type	TID name	Creation date	Mandatory termination date	Expected termination date
<b>013</b>	<b>5</b>	<b>013</b>	<b>02/09/2021</b>	<b>02/09/2042</b>	<b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	\$-11,485

Section 3 – Revenue	Amount
Tax increment	\$208
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$208</b>

Section 4 – Expenditures	Amount
<b>Capital expenditures</b>	
Administration	\$1,505
Professional services	\$500
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name NA	\$0
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$2,155</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-13,432
Future costs	\$986,568
Future revenue	\$1,000,000
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>013</b>
Submission date	<b>06-28-2024 11:50 AM</b>
Confirmation	<b>TIDAR20230929O1719593370474</b>
Submission type	<b>ORIGINAL</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 1 – Municipality and TID</b>					
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Co-muni code <b>35251</b>	Municipality <b>MERRILL</b>	County <b>LINCOLN</b>	Due date <b>07/01/2024</b>	Report type <b>ORIGINAL</b>	
TID number <b>014</b>	TID type <b>2</b>	TID name <b>014</b>	Creation date <b>06/08/2021</b>	Mandatory termination date <b>06/08/2048</b>	Expected termination date <b>N/A</b>

Section 2 – Beginning Balance	Amount
TID fund balance at beginning of year	<b>\$-109,388</b>

Section 3 – Revenue	Amount
Tax increment	\$13,358
Investment income	
Debt proceeds	
Special assessments	
Shared revenue	
Sale of property	
Allocation from another TID	
Developer guarantees	
Transfer from other funds	
Grants	
Other revenue	
<b>Total Revenue (deposits)</b>	<b>\$13,358</b>

Section 4 – Expenditures	Amount
<b>Capital expenditures</b>	
Administration	\$1,069
Professional services	\$250
Interest and fiscal charges	
DOR fees	\$150
Discount on long-term debt	
Debt issuance costs	
Principal on long-term debt	
Environmental costs	
Real property assembly costs	
Allocation to another TID	
Developer grants	
Developer name    Rain Car Wash	\$40,000
Transfer to other funds	
Other expenditures	
<b>Total Expenditures</b>	<b>\$41,469</b>

Section 5 – Ending Balance	Amount
TID fund balance at end of year	\$-137,499
Future costs	\$162,815
Future revenue	\$300,314
Surplus or deficit	\$0

**Section 6 – TID New Construction**

Current Year TID New Construction Values				
TID	TID New Construction Increase	TID New Construction Decrease	Prior Year Correction	TID Net New Construction (NNC)
003	\$113,500	\$0	\$0	\$113,500
004	\$1,990,500	\$0	\$0	\$1,990,500
005	\$0	\$0	\$0	\$0
006	\$27,500	\$-187,600	\$0	\$-160,100
007	\$949,900	\$-5,300	\$0	\$944,600
008	\$1,990,400	\$-5,000	\$0	\$1,985,400
009	\$219,400	\$0	\$0	\$219,400
010	\$2,284,800	\$0	\$0	\$2,284,800
011	\$2,566,200	\$0	\$0	\$2,566,200
012	\$4,700	\$0	\$0	\$4,700
013	\$0	\$0	\$0	\$0
014	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,146,900</b>	<b>\$-197,900</b>	<b>\$0</b>	<b>\$9,949,000</b>

Current Year Allowable Levy Increase Attributable to TID NNC					
TID	TID Net New Construction	Prior Year Municipal Equalized Value	TID Net New Construction %	Prior Year Adjusted Actual Levy	Allowable Levy Increase Attributable to TID Net New Construction
003	\$113,500	\$552,633,600	0.02	\$4,639,581	\$928
004	\$1,990,500	\$552,633,600	0.36	\$4,639,581	\$16,702
005	\$0	\$552,633,600	0.00	\$4,639,581	\$0
006	\$-160,100	\$552,633,600	-0.03	\$4,639,581	\$-1,392
007	\$944,600	\$552,633,600	0.17	\$4,639,581	\$7,887
008	\$1,985,400	\$552,633,600	0.36	\$4,639,581	\$16,702
009	\$219,400	\$552,633,600	0.04	\$4,639,581	\$1,856
010	\$2,284,800	\$552,633,600	0.41	\$4,639,581	\$19,022
011	\$2,566,200	\$552,633,600	0.46	\$4,639,581	\$21,342
012	\$4,700	\$552,633,600	0.00	\$4,639,581	\$0
013	\$0	\$552,633,600	0.00	\$4,639,581	\$0
014	\$0	\$552,633,600	0.00	\$4,639,581	\$0
<b>Total</b>	<b>\$9,949,000</b>	<b>\$552,633,600</b>	<b>1.79</b>	<b>\$4,639,581</b>	<b>\$83,048</b>

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Current Year Actual TID NNC Impact to Municipal Levy</b>	
<b>Levy Increase Attributable to TID Net New Construction</b>	<b>Increase per \$100,000</b>
\$83,048	\$0.83048

<b>Form PE-300</b>	<b>TID Annual Report</b>	<b>2023</b> WI Dept of Revenue
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<b>Section 7 – Preparer/Contact Information</b>	
Preparer name <b>Emily Ley</b>	Preparer title <b>Treasurer</b>
Preparer email <b>emily.ley@ci.merrill.wi.us</b>	Preparer phone <b>(715) 536-5594</b>
Contact name <b>Emily Ley</b>	Contact title <b>Treasurer</b>
Contact email <b>emily.ley@ci.merrill.wi.us</b>	Contact phone <b>(715) 536-5594</b>

<b>Submission Information</b>	
Co-muni code	<b>35251</b>
TID number	<b>014</b>
Submission date	<b>06-28-2024 11:53 AM</b>
Confirmation	<b>TIDAR20230929O1719593582175</b>
Submission type	<b>ORIGINAL</b>

## Tax Increment District September Update

### 2024 Equalized Values

The City of Merrill underwent a city-wide property revaluation in 2024. The last revaluation was done in 2016 and since that time, many factors including inflation, remodeling, and market changes have altered values of most properties in the City. The goal with a revaluation is to bring assessed property values to fair market value to reflect the actual value/selling price of the property.

In a normal, non-revaluation year, the city assessor would update city assessed values based on new construction, demolition and home sales in the city. Recording only the new construction, sales and demolition doesn't reflect larger changes in the real estate market, so the Department of Revenue's Equalization Bureau takes the local assessor's values and makes various adjustments based on what they see going in in real estate markets, what communities doing full revaluations are reporting, and several other factors, and makes an adjustment to the city's values. This adjusting factor is called the aggregate ratio. As more time passes since the last revaluation, the more the city's equalized values reflect the assumptions built into the aggregate ratio adjustment than real fair market conditions.

This year, the Department of Revenue is accepting Bowmar Appraisals values as fair market value and not applying any adjusting factor. The result is a significant drop in property values.

To further complicate things, our assessor had to meet Department of Revenue (DOR) reporting deadlines and was required to file preliminary, estimated values with the DOR in the spring of 2024. DOR relied on these estimated figures to establish the City's 2024 equalized values. On August 15th, the DOR published the 2024 equalized values for tax year 2024 which, for a number of our tax increment districts, were significantly lower than prior years. The decline is due to 1.) Accepting Bowmar Appraisals 2024 values as fair market values and not applying an aggregate ratio and 2.) Using estimated values from our assessor.

No.	Name	Base Value	2023 Value	2024 Value	\$ Change	% Change
3	East side	13,938,000	67,675,300	44,477,800	(23,197,500)	-34.3%
4	Theilman/ Park Ridge	8,884,500	18,775,800	12,728,400	(6,047,400)	-32.2%
5	Hwy 107/ Taylor	74,000	721,700	673,100	(48,600)	-6.7%
6	Downtown	11,982,400	19,852,700	16,264,900	(3,587,800)	-18.1%
7	N. Center Ave	7,787,000	17,281,700	16,346,000	(935,700)	-5.4%
8	West Side	17,316,700	29,244,800	28,749,700	(495,100)	-1.7%
9	WI River/S. Center	5,936,000	6,546,900	4,941,900	(1,605,000)	-24.5%
10	Fox Point	296,800	5,568,000	8,886,400	3,318,400	59.6%
11	Apartments	14,980,600	31,056,500	35,156,500	4,100,000	13.2%
12	Weinbrenner	1,347,400	2,942,100	2,214,000	(728,100)	-24.7%
13	Industrial	68,100	90,600	58,300	(32,300)	-35.7%
14	Car Wash	263,000	980,600	692,900	(287,700)	-29.3%

Once updated with the 2024 equalized values, our TID projections look different than they did earlier this summer. TIDs 9 and 13 values are now below base value and no longer generating increment. TIDs 10 and 11 are growing and starting to generate more increment. TIDs 3 and 4, which we relied on to donate to TIDs 8 and 9 are now in less of a position to donate.

**2024 TID Borrowing**

The City worked with Ehlers to revise the 2024 borrowing plans for TIDs 7, 8, 9, & 10. We needed to meet our short term goals of paying the bills on our capital projects and refunding the 2022 NAN (with a balloon payment due Nov. 1, 2024) and promote the long term health of the districts. TIDs 7 and 8 are refinancing their portions of the 2022 Note Anticipation Note (NAN) and borrowing funds for 2023 and 2024 capital projects. TIDs 9 and 10 are issuing debt to fund capital projects. With the additional increment in TID 10, the City is able to refinance a short term borrowing (2021 TIRB) into permanent financing, saving the city interest payments and the costs of refinancing in 2026. The revised borrowing plan for 2024 debt is:

<b>2024 Revised TID Borrowing Plan</b>					
<b>No.</b>	<b>Name</b>	<b>2024 Borrowing</b>	<b>2022 NAN</b>	<b>Capital Projects</b>	
7	N. Center Ave	\$1,453,000	\$833,000	\$620,000	2024 Project: Spruce St. Extension
8	West Side	\$1,329,000	\$914,000	\$415,000	2023 Projects: W. 3rd St, Webster St, Developer Incentives
9	WI River/S. Center	\$1,185,000		\$1,185,000	2024 Projects: O'Day St. and S. Center Ave.
10	Fox Point	\$780,000		\$780,000	2023 Project: E. 10th St
10	Fox Point		\$590,000		NEW Ref. 2021 Tax Inc Rev. Bond

**Project Plan Amendments**

Ehlers has made several recommendations for adjusting our project plans as a result of the changes in equalized values. TIDs 3 and 5 could potentially be closed after 4/15/25 and its time to start preparing for closures. We will work closely with Ehlers to take full advantage of the TID closures benefits, and minimize negative impacts (for example, the new tax revenues could impact our expenditure restraint state aids). Based on a recommendation from our Financial Advisors, we propose to amend the project plans for TIDs 6, 7, 11 and 12 to make those donor districts and eligible to donation excess increment to Districts 9 and 10. This is especially important now that TIDs 3 and 4 are limited in excess increment to donate.

TID Projects/Plans			
No.	Name	2024	Future
3	East side	Donate to TID 8.	Possible to close after 4/15/2025?
4	Theilman/Park Ridge	Donate to TID 9.	Apply for 3yr extension (Act 145).
5	Hwy 107/Taylor		Close the district after 4/15/2025.
6	Downtown		Make a Donor to TIDs 9 & 10.
7	N. Center Ave	Spruce St. Extension	Make a Donor to TIDs 9 & 10.
8	West Side		
9	WI River/S. Center	O'Day & S. Center projects	Apply for 3 yr extension (Act 145).
10	Fox Point		
11	Apartments		Make a Donor to TIDs 9 & 10.
12	Weinbrenner	Storm water Improvements	Make a Donor to TIDs 9 & 10.
13	Industrial		
14	Car Wash		

### TID Summary

The table below provides an overview of the city's 12 active Tax Increment Districts, showing:

- The type of district, the year created (base year), the end of the expenditure period, and maximum life. TIDs 3-5 are outside of their expenditure periods and are close to closing.
- The base value of the TID property at the time the TID was created, the value of all properties in each district in 2024, and the current Increment (the difference between the base and current values), which shows the growth in the district.

No.	Name	Type	Base Yr.	Exp. Period	Maximum Life	Base Value	2024 Value	Current Increment	% Change
3	East side	Mixed	2005	2020	09/13/2025	13,938,000	44,477,800	30,539,800	219%
4	Theilman/ Park Ridge	Mixed	2007	2022	09/11/2027	8,884,500	12,728,400	3,843,900	43%
5	Hwy 107/ Taylor	Mixed	2007	2022	09/11/2027	74,000	673,100	599,100	810%
6	Downtown	Blighted	2009	2031	05/12/2036	11,982,400	16,264,900	4,282,500	36%
7	N. Center Ave	Blighted	2009	2031	08/11/2036	7,787,000	16,346,000	8,559,000	110%
8	West Side	Blighted	2011	2033	09/27/2038	17,316,700	28,749,700	11,433,000	66%
9	WI River/S. Center	Blighted	2013	2035	09/24/2040	5,936,000	4,941,900	0	0%
10	Fox Point	Blighted	2015	2037	09/22/2042	296,800	8,886,400	8,589,600	2894%
11	Apartments	Mixed	2016	2031	05/10/2036	14,980,600	35,156,500	20,175,900	135%
12	Weinbrenner	Mixed	2017	2031	08/23/2037	1,347,400	2,214,000	866,600	64%
13	Industrial	Industrial	2021	2037	02/09/2041	68,100	58,300	0	0%
14	Car Wash	Blighted	2021	2043	06/08/2048	263,000	692,900	429,900	163%

## **Next steps**

- 2025 Budget Development (prepare in October, adopt in November)
- Closing on 2024 debt issues (sale in October, close in November)
- November 12th 6:00 pm RDA meeting and Public Hearing to consider proposed Project Plan Amendments (donor districts: TIDs 6, 7, 11, & 12, 3 year extension: TIDS 4 & 9) and adopt authorizing resolutions.
- Initial modeling of 2025 TID closures (TID 3 and 5).

**DEVELOPMENT AGREEMENT  
BY AND BETWEEN THE  
CITY OF MERRILL, WISCONSIN  
WENDORF CONSTRUCTION, LLC**

THE DEVELOPMENT AGREEMENT (the “Agreement”) is entered into as of \_\_\_\_\_, 2024 by and between the City of Merrill, Wisconsin, (the “City”) a political subdivision of the State of Wisconsin and Wendorf Construction, LLC, a Wisconsin Limited Liability Company (the “Developer”).

**RECITALS**

- A. The City desires to encourage economic development, the development of underutilized land, expand its tax base and create new jobs within the City.
- B. Wis. Stat. §66.1105 (the “Tax Increment Law”) provides the authority and establishes procedures by which the City may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans and finance such development through the use of tax incremental financing.
- C. Wis. Stat. §66.1333 (the “Redevelopment Law”) provides the authority and establishes the procedures by which the City acting through and by the Redevelopment Authority of the City of Merrill (the “RDA”) may exercise powers necessary and convenient to carry out the purposes of the Redevelopment Law, cause redevelopment plans to be prepared, approve such plans, borrow money and issue bonds, implement provisions and effectuate the purposes of such plans and finance redevelopment through the Redevelopment Law.
- D. The Developer has acquired part of Lincoln County Tax Parcel ID# 251-3106-122-0147 from Prairie River Properties.
- E. As an inducement to Developer to undertake the Development in TID 7 and to construct or cause to construct the Development, the City and the RDA intend to provide an incentive to Developer by making an incentive payment to the Developer, for project costs incurred, to construct single-family homes within TID 7.
- F. The City will construct, at City’s sole cost and expense and extend, Spruce Street (between E 10<sup>th</sup> Street and E 14<sup>th</sup> Street), to facilitate access to future phases within the Development Area the City of Merrill will extend municipal water and sanitary sewer mains, at City’s sole cost and expense, to service the Development Area. The City will permit the developers to connect to the extended water and sanitary sewer mains, for the benefit and servicing of the Project.

G. The City and RDA finds incentives to be necessary to encourage the Development in the Development Area and for Developer to undertake the Development in such a manner as to accomplish the City's goals.

H. The City finds that the development and the fulfillment generally of the terms and conditions of this Agreement are in the vital and best interest of the City, RDA and City residents by expanding the tax base, creating new housing and causing the redevelopment of underutilized property, thereby serving a public purpose in accordance with State and local law.

I. Developer to construct necessary storm water treatment facilities for the entire project, including the proposed street. If the City constructs necessary storm water treatment facilities, incentive payments will be withheld to cover costs of construction.

J. Developer plans on constructing, minimally, three (3) new single-family homes annually. Reasonable efforts shall be made to sell and develop all lots.

K. No lots shall be reserved by the developer, or its successors or assigns, as buffer or greenspace zones. Homes shall, as economic conditions allow, be constructed.

L. Developer will deed 12' wide strip along the eastern edge of Lot 16 to allow for access from Tenth Street to the Prairie River Trails for a pedestrian trail.

NOW THEREFORE, in consideration of the promises and mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

## ARTICLE I

### Section 1.01 Initial Undertaking of the City of Merrill

The City has/will:

- a. Included the Development Area within TID #7, which was created by the Merrill Common Council on August 11, 2009.
- b. Will plan for 2024 extension of City utilities and gravel street base construction. Future curb, gutter, and paving will be competed based upon residential development. Developer will grant permission to the city to begin extension of Spruce Street prior to final plat approval and dedication of roadway if necessary.

Following Execution of this Agreement, the City agrees that it shall cooperate with the Developer to facilitate the Developer's performance under this Agreement.

Section 1.02 Initial Undertakings of the Developer

- a. Will raise equity and arrange for financing necessary for the Project.
- b. File site plan and permit applications with the City and/or State.
- c. Contract for construction of three single-family homes on E 10<sup>th</sup> Street and related infrastructure improvements with occupancy planned by August 1, 2025. The new tax increment would be generated beginning with 2025 (to the extent of improvements completed as of January 1, 2026) property tax (2027 collection).
- d. Shall pay all Real Estate Taxes when due.

**ARTICLE II  
INCENTIVE PAYMENT TO DEVELOPER**

This development incentive is to facilitate development of single-family homes.

The City shall pay a Cash TIF development incentive to the Developer in the aggregate amount of Ten Thousand Dollars (\$10,000) per home upon its completion/occupancy permit issuance, after storm water construction costs are known and covered.

**ARTICLE III  
MISCELLANEOUS**

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2036 or the date TID #7 is dissolved, Wendorf Construction, LLC not sell, transfer, convey or assign the Development Area or any part thereof to any person, entity or in any manner which would render the Development Area exempt from property taxation without the prior written consent to the City. As an express condition for such consent, the City shall require purchaser to annually pay to the City an amount equal to all property taxes, which would have accrued to the Development Area if it were subject to property taxation. Any such payments shall be considered tax increment and shall be applied as set forth in above.

Section 3.02 Indemnification.

Wendorf Construction, LLC, its successors and assigns shall indemnify and save harmless and defend the City and its respective officers, agents and employees from any

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

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

### Section 3.03 No City Obligations.

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

### Section 3.04 Default.

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



With a copy: The City Attorney, City of Merrill

To the Developers: Wendorf Construction, LLC  
Attn: Dave Wendorf  
N673 Pine Dells Rd.  
Merrill, WI 54452

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

Section 3.08 Amendment.

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

Section 3.09 Governing Law.

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

Section 3.10 Severability.

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

Section 3.11 Compliance with Law.

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

Section 3.12 City Authorization.

The execution of this Agreement was authorized by Resolution No \_\_\_\_\_ adopted on October 8, 2024, by the Common Council.

**IN WITNESS WHEREOF:**

The parties have executed this Agreement as of \_\_\_\_\_, 2024

**CITY OF MERRILL, WISCONSIN**

\_\_\_\_\_  
Steve J. Hass, Mayor

\_\_\_\_\_  
Lori Anderson-Malm, Clerk

Approved:

Approved as to Form:

\_\_\_\_\_  
Emily Ley, Finance Director

\_\_\_\_\_  
Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2024, the above named Steve J. Hass, Mayor and Lori Anderson-Malm, Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My commission \_\_\_\_\_

**WENDORF CONSTRUCTION, LLC**

By \_\_\_\_\_

Dave Wendorf, \_\_\_\_\_

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

Personally appeared before me this \_\_\_\_ day of \_\_\_\_\_, 2024, the above named Dave Wendorf of Wendorf Construction, LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, State of Wisconsin

My commission \_\_\_\_\_