



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY, SEPTEMBER 2, 2026

Regular Meeting	City Hall Council Chambers	8:00 AM
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To attend remotely call 570-915-0075 PIN 305 598 984 #

- I. Call to Order**
- II. Consider approving minutes from the previous meeting**
 - 1. Minutes from the May 6th meeting.
- III. Public Comment**
- IV. General Agenda Items for Consideration**
 - 1. Update on existing projects
 - 2. Update on TID values
 - 3. Review proposed 2027 TID budget
 - 4. Presentation on TID 13
- V. Date and Time of Next Meeting - Wednesday, October 7th at 8:00 am**
- VI. Closed Session**
 - 1. The RDA may convene in closed session pursuant to Wisconsin State Statutes Section 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session:
 - a. to discuss the potential sale of property.
 - b. to discuss the potential purchase of property.
- VII. Reconvene in Open Session**
 - 1. The RDA may reconvene in open session for potential action on the closed session items.
- VIII. Adjournment**

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

**CITY OF MERRILL
REDEVELOPMENT AUTHORITY
WEDNESDAY, MAY 6, 2026 MINUTES
REGULAR MEETING CITY HALL COUNCIL CHAMBERS 8:00 AM**

- I. **Call to Order** Roll Call: Mayor Hass called the meeting to order at 8:00 am
Present: Mayor Hass, D4 Alderperson Fermanich, Tony Kusserow, Mark Bares, Gary Hartwig
Present Not Voting: City Administrator/Public Works Director/City Engineer Rod Akey, City Clerk Lori Anderson-Malm, Finance Director Emily Ley, Building Inspector/Zoning Administrator Pagel, City Engineer Caleb Novitch, Ryan Ott, LCED Sarah Guild
Absent: Clyde Nelson, Pete Koblitz
- II. **Consider approving minutes from the previous meeting**
 1. **Minutes from the September 3, 2025 meeting.** - (Bares/D4 Alderperson Fermanich) motion/second to place minutes on file. The motion passed.
- III. **Public Comment** There was no public comment.
- IV. **General Agenda Items for Consideration**
 1. **Review the March 2026 revenue and expense reports.** - FD Ley updated the committee. There was a question regarding TID 9. In 2-3 years TID 9 will improve with the planned development.
 2. **Update on existing projects.** - CA Akey provided an update for the following projects:
 - * TID 9 west of the River Project, VanHoff Co purchased the old Semco property. They have plans to develop the property in the next few years.
 - * JAS townhomes — Center Avenue (by old Stark building) there will be 6 duplex/town homes built. The property was sold to JAS for \$1.00 without any development incentives.
 - * TID 6 — the wall by the Cosmo is being worked on. Ellenbecker is repairing the wall.
 - * River Project — they plan on opening mid to the end of October. There are 2 units that were sold as condos; the rest will be rental units. There are 60 people on the waitlist for units. The development is for three 22-unit buildings.
 - * Kyes Street project will be started in July.
 - * 10th Street — houses are being built. There were 2 in 2025 and will be 4 in 2026.
 - * Nicolas subdivision houses have been built.
 - * Airport — the new 100 x 100ft hangar is being constructed. This is a TID 11 project and should be completed by the end of June. The current FBO hangar is for sale with an asking price of \$275,000.
The initial agreement for JAS Construction was for 8 condos. However, that was changed to 6 condos due to space. FD Ley suggested providing an addendum to the developer's agreement. There was further discussion regarding having more meetings for updates. One suggestion was to email

RDA members who could then schedule time with CA Akey and/or Mayor Hass to discuss avoiding any open meetings violations.

3. **Discuss procedures for Closed Session items.** - CA Akey explained the closed session procedures as they currently exist. The developer is allowed to provide an overview of the project to the RDA and questions can be asked. The developer is then asked to leave closed session so the RDA can discuss any proposals/incentives. Following discussion, the developer is asked to join the RDA. The RDA will provide the developer with any motion that was determined in closed session regarding the project. The RDA will reconvene in open session if needed to state any action/motion taken in closed session. The was agreed to by the RDA; no motion was required.
4. **Discuss timeframe to review Development Agreements.** - CA Akey and the RDA discussed a timeframe. It was decided the RDA would meet before approving a developer's agreement in closed session. The RDA agreed to this timeframe; no motion was required.
5. **Update on TID 5 closure.** - FD Ley provided an overview of TID 5 in the packet. TID 5 is a small district. There is no debt, incentives or projects outstanding.

V. Date and Time of Next Meeting - Wednesday, June 3rd at 8:00 am.

VI. Closed Session

1. **The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider: Consideration of potential TID No. 8 development concept and negotiation of potential development incentives.** - Mayor Hass read the closed session language (D4 Alderperson Fermanich/Hartwig) motion/second to enter into closed session. The roll call was taken with a 5/0 vote to enter into closed session. The RDA entered into closed session at 8:42 am with the following present: RDA committee members, FD Ley, CA Akey, Caleb Novitch, BI/ZA Pagel, LDEC Sarah Guild, Ryan Ott. CC Anderson-Malm recorded minutes without objection.

Ryan Ott addressed the RDA and answered questions. He left the closed session at 9:18 for the RDA to discuss the closed session item.

VII. Reconvene in Open Session

1. **The RDA may reconvene in open session regarding any action taken in closed session.** - The RDA did not reconvene in open session.

VIII. Adjournment (Bares/D4 Alderperson Fermanich) motion/second to adjourn. The motion passed. The meeting adjourned at 9:38 am.

Minutes submitted by City Clerk Anderson-Malm
Minutes are in draft form until approved at the next scheduled meeting.

2026 Equalized values:

The Department of Revenue published our 2026 equalized values. The total 2026 equalized value (TID values included) is \$793,656,200 which is an increase of +\$76,470,300 from last year (+10.7%). The table below lists the last 10 years of total equalized values and shows how total value has nearly doubled in the last decade. Equalized value is the denominator in the tax rate calculation. In overly simplified terms, if the levy was exactly the same as last year, the city tax rate would decrease because we'd be collecting the same amount of levy from a larger pool of value.

Year	Equalized Value	\$ Change	% Change
2017	\$402,356,200	\$35,195,000	9.6%
2018	420,695,800	18,339,600	4.6%
2019	445,844,400	25,148,600	6.0%
2020	464,066,900	18,222,500	4.1%
2021	487,323,100	23,256,200	5.0%
2022	552,633,600	65,310,500	13.4%
2023	654,892,600	102,259,000	18.5%
2024	664,323,400	9,430,800	1.4%
2025	716,915,900	52,592,500	7.9%
2026	793,656,200	76,740,300	10.7%

Of the \$76.7 million of value added in 2026, approximately \$24.7 million (31%) of new value was created within a Tax Increment District (TID). The table below compares the 2025 and 2026 TID increment values (the value above and beyond the base value that generates revenue for the district). The largest growth was in TID 11. TID 5 has no 2026 value because the city opted to close the district. TIDs 9 and 13 are not currently generating increment, but 2026 growth in TID 9 was substantial and is expected to generate increment next year.

	2025 Increment	2026 Increment	\$ change	% change
TID 3	\$39,404,600	\$40,310,300	\$905,700	2.3%
TID 4	4,274,200	6,104,400	1,830,200	42.8%
TID 5	723,900	-	-723,900	-100.0%
TID 6	7,577,000	8,393,600	816,600	10.8%
TID 7	10,753,600	12,386,900	1,633,300	15.2%
TID 8	19,236,000	23,777,900	4,541,900	23.6%
TID 9	-	-	-	0%
TID 10	2,856,100	6,395,400	3,539,300	123.9%
TID 11	14,575,800	24,466,800	9,891,000	67.9%
TID 12	928,900	2,353,000	1,424,100	153.3%
TID 13	-	-	-	0%
TID 14	338,700	457,900	119,200	35.2%
Total	\$100,668,800	\$124,646,200	\$24,701,300	23.8%

The districts continue to recover value lost in the 2024 revaluation. In fact, 2026 total TID increment value of \$124.6 million exceeds the total 2023 increment value of \$116.2million but the growth has not been uniform across districts – growth in TIDs 7, 8, 11 make up most of the new value. TIDs 3 and 4 have recovered roughly half of the value lost in the revaluation.

The state also published the TID Value Limit Report which looks at how much of the City’s value is located within a TID as a percent of the municipality’s total value. By law, the combined increment value of our TIDs cannot be more than 12% of the total equalized value. Our 2026 value limit report is 15.71%. Even with closing TID 5, the city remains outside of the 12% limit. We have exceeded the limit since 2021. That means the state will not approve a new TID or TID territory addition until we’re back within the 12% limit. That won’t happen until we close District 3 (on or before April 2030).

Year	TID Value
2022	14.71%
2023	17.74%
2024	13.19%
2025	14.03%
2026	15.71%

Year	NNC %
2022	1.49%
2023	1.88%
2024	1.19%
2025	1.56%
2026	1.60%

Finally, the state published the 2026 net new construction (NNC) values.

Based on the state’s levy limit laws, NNC is the maximum amount that we are allowed to grow our unadjusted levy in 2026. Merrill’s 2026 net new construction (NNC) is 1.600% which translates into about \$78,000 of additional levy capacity. It’s important to note that the city will have number of levy adjustments in 2026, including an adjustment for closing TID 5 and the annual debt service levy adjustment.

CITY OF MERRILL

TID SUMMARY/OVERVIEW

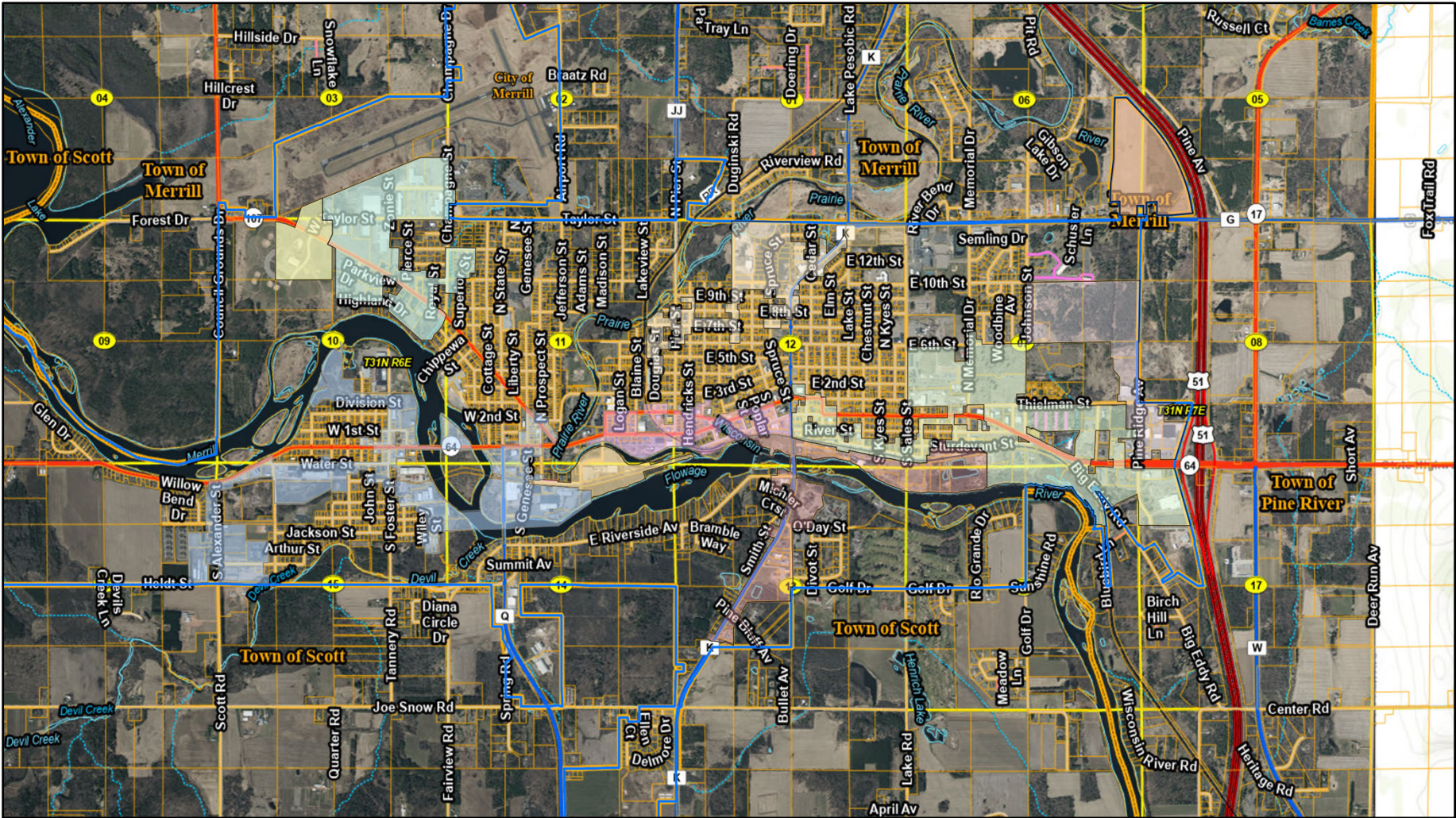


SEPTEMBER 2026

TAX INCREMENT DISTRICT SUMMARY

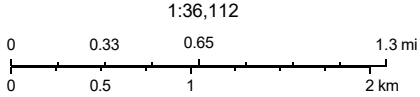
<u>TID #</u>	<u>TID TYPE</u>	<u>CREATION DATE</u>	<u>EXPENDITURE PERIOD ENDS</u>	<u>TERMINATION DATE</u>
3	MIXED USE	2005	2020	2029
4	MIXED USE	2007	2022	2030
5	MIXED USE	2007	2022	Closed 2026
6	BLIGHTED AREA	2009	2031	2036
7	BLIGHTED AREA	2009	2031	2036
8	BLIGHTED AREA	2011	2033	2038
9	BLIGHTED AREA	2013	2035	2043
10	BLIGHTED AREA	2015	2037	2042
11	MIXED USE	2016	2031	2036
12	MIXED USE	2017	2032	2037
13	INDUSTRIAL	2021	2036	2041
14	BLIGHTED AREA	2021	2043	2048

Tax Increment Districts



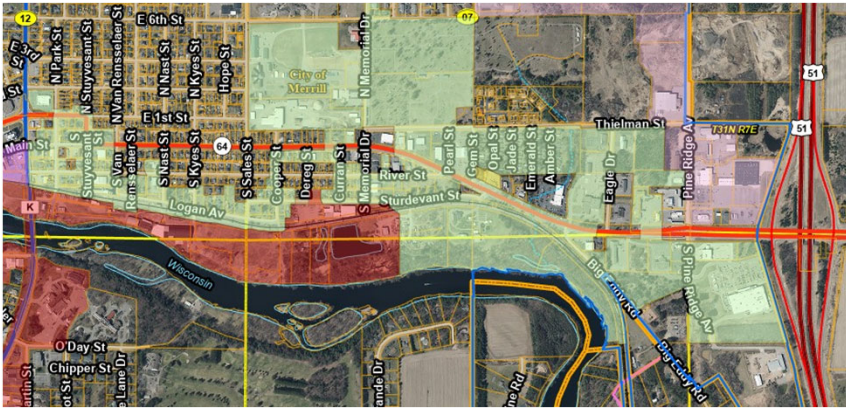
8/29/2025, 4:00:03 PM

- TID 3
- TID 4
- TID 5
- TID 6
- TID 7
- TID 8
- TID 9
- TID 10
- TID 11
- TID 12
- TID 13
- TID 14

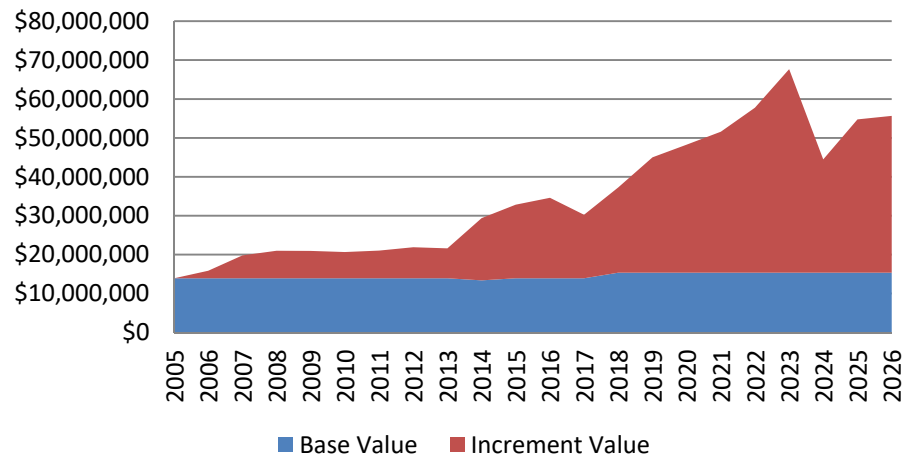


Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA, Lincoln County, WI

TID #3 East Side

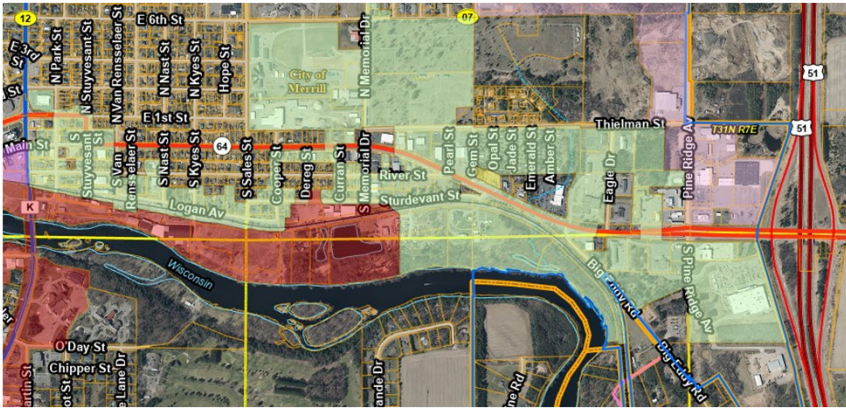


TID #3 Equalized Value

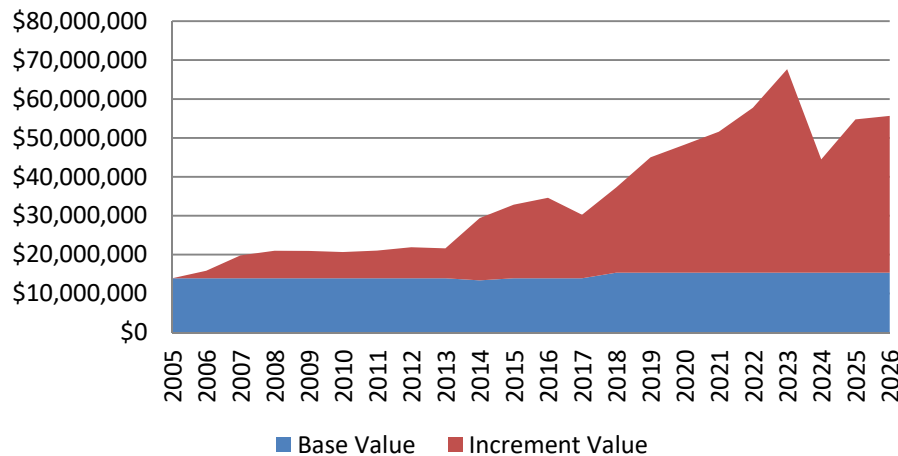


- Created 2005
 - Boundary Amendments 2006 & 2013
 - Donor District Amendment 2015 (to TIDs 6, 7, & 8)
 - 2026 3 yr Tech College extension
- Developer Grants:
 - \$65,000 mBank (formerly LCB)
 - \$480,329 Walgreen's
 - \$25,000 Designer's Plus
 - \$200,000 Culver's
 - \$30,000 Caylor's Corners
 - \$135,000 Mexican Restaurant
 - \$9,150 Central Carpet
 - \$40,000 Pine Dells (Salon 64)
 - \$10,000 Clark's Cup & Cone
 - \$400,000 Wal-Mart (Intersection)
 - \$25,000 Mobile Home - Garage
 - \$75,000 One Way-Brickner's
 - \$200,000 Gateway North - AmericInn
 - \$150,000 Cobblestone Inn & Suites
 - \$4,500 Zelich - 2213 E. Main St.
 - \$100,000 Nelson's Power House (Lot 1)
 - \$200,000 Golden Harvest (Lot 3)
 - \$90,000 United Dev. - 3201 E. Main St.

TID #3 East Side Continued



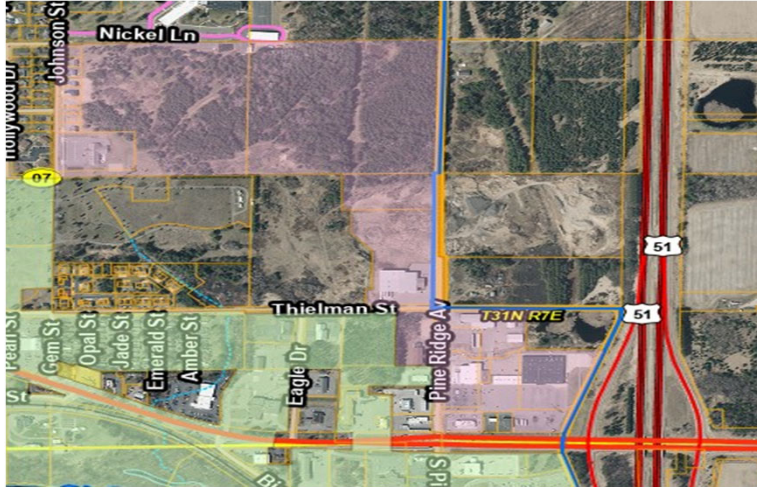
TID #3 Equalized Value



- Public Projects:
 - \$700,000 Pineridge Ave Main St Intersection
 - \$950,000 Main St (Memorial-Pineridge)
 - \$220,000 Nortrax/McCoy Forcemain
 - \$120,000 Pineridge (Main-Thielman)
 - \$150,000 Thielman St (Memorial-Gem)
 - \$450,000 6th St (Sales-Johnson)
 - \$160,000 2nd St (Center-Van Rensselaer)
 - \$400,000 Fairgrounds
 - \$50,000 Gem St
 - \$35,000 Pearle St
 - \$150,000 Main St (Center-Styvesant)
 - \$50,000 Mill St (1st-2nd)
 - \$350,000 Center Ave 2017

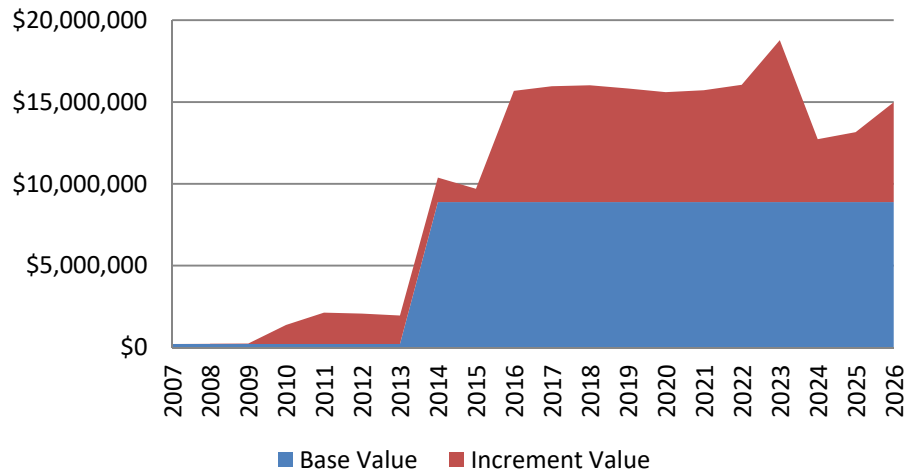
- Values:
 - Amended Base: \$15,367,900
 - 2026 Value: \$55,678,200
 - +262%

TID #4 Theilman/Pine Ridge



- Created 2007
 - Boundary Amendment 2013
 - Donor District Amendment 2024 (to TIDs 6, 7, 8, 9 & 10)
 - 2024 Tech College 3 yr extension
- Developer Grants:
 - \$75,000 Zastrow's
 - \$125,000 Tractor Supply
- Public Projects
 - \$35,000 Thielman St Lighting
 - \$230,000 10th St (Sales-Memorial)
- Values:
 - Amended Base: \$8,884,500
 - Current Value: \$14,988,900
 - +68.7%

TID #4 Equalized Value

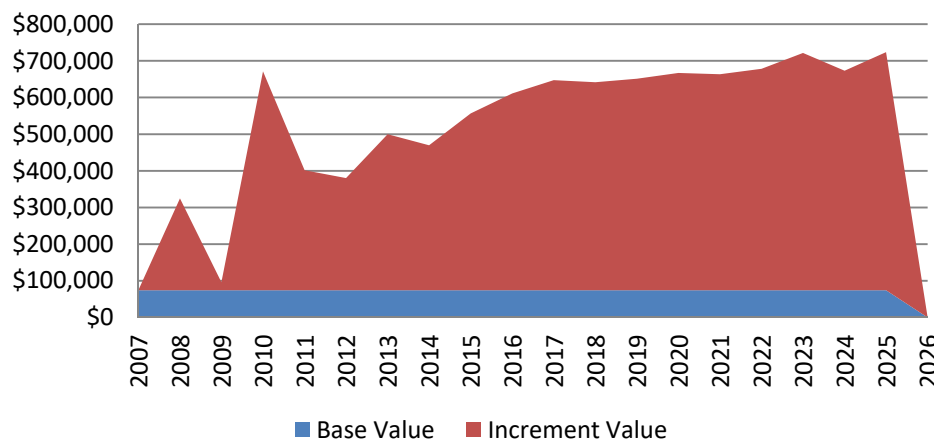


TID #5 Grand Ave Business Park

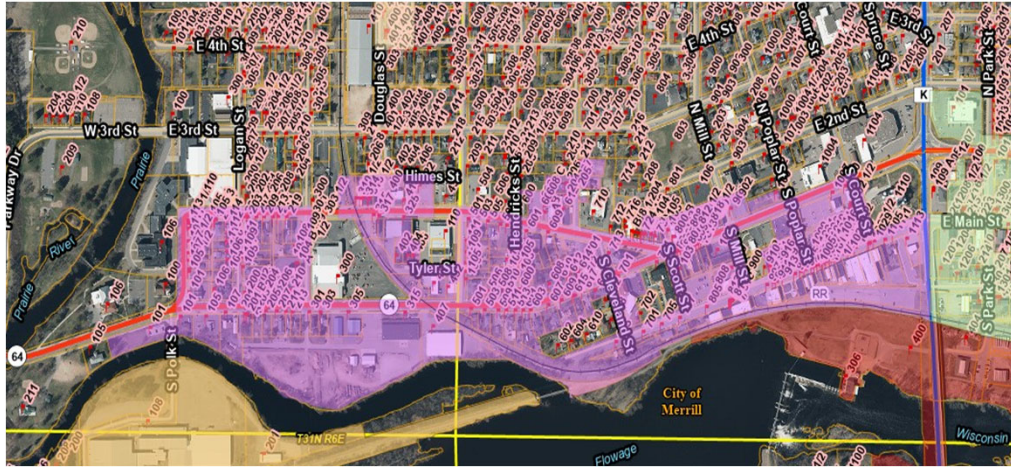


- Created 2013
 - No amendments
- Terminated 2026
- Developer Grants:
 - \$17,000 Schmitz-Island City
- Public Projects
 - \$100,000 Grant Ave St Lighting
 - \$35,000 MARC Dr St Lighting
- Values:
 - Base: \$74,400
 - Ending Value: \$723,500
 - +872%

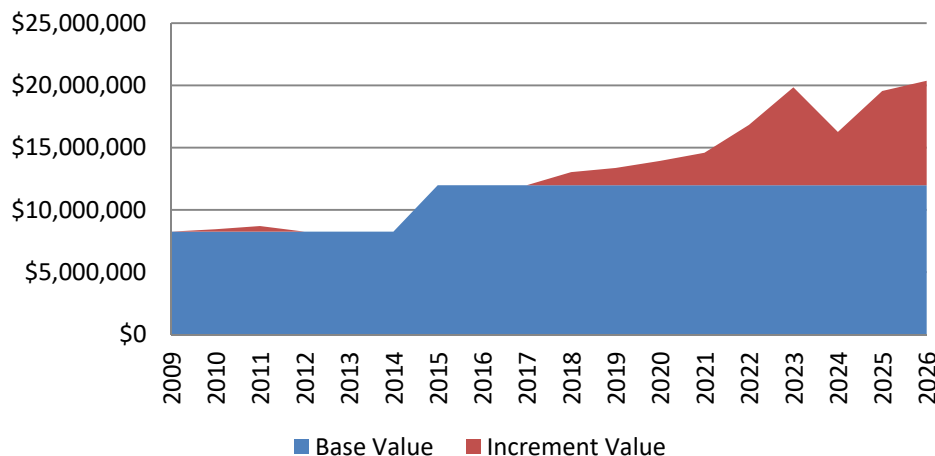
TID #5 Equalized Value



TID #6 Downtown

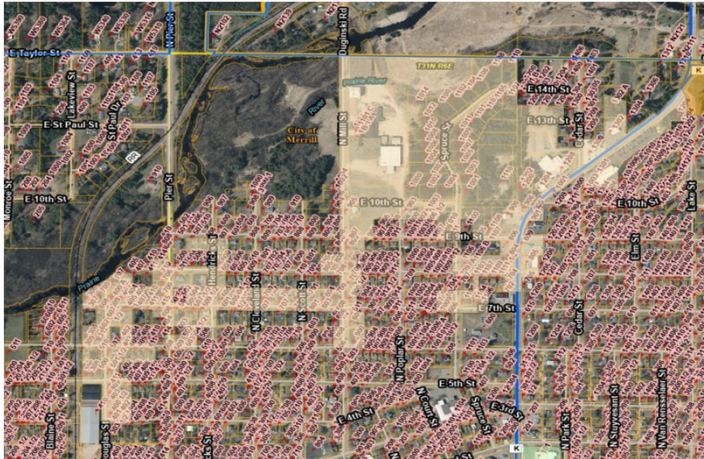


TID #6 Equalized Value

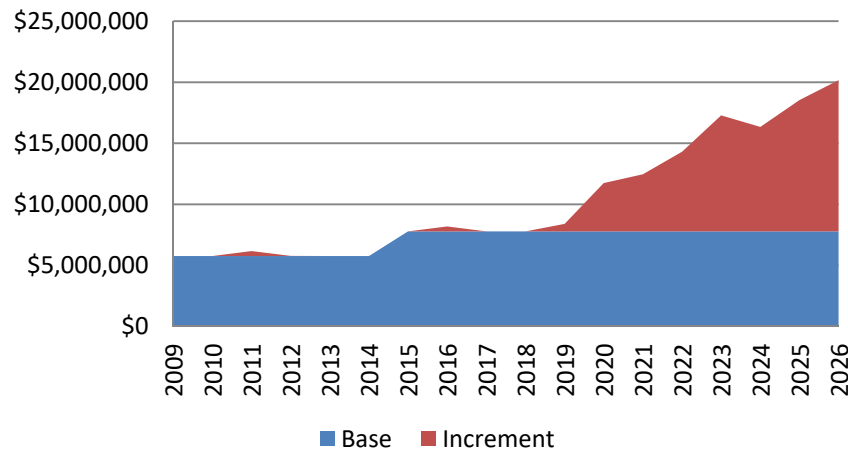


- Created 2009
 - Boundary Amendment 2015
 - Donor District Amendment 2024 (to TIDs 8, 9 & 10)
- Developer Grants:
 - \$15,000 OneWay Collision
 - \$100 000 Kindhearted
 - \$60,000 Dave Cooper Insurance
 - \$15,000 Tranquil Times Wellness
 - \$4,500 Oddfellow-820
 - \$10,000 Wixson-RC-N-SI Investments
 - \$10,000 808 Studio
- Public Projects
 - \$90,000 Pocket Park/Bankers Square
 - \$35,000 Poplar St (1st-4th)
 - \$35,000 Cosmo Retaining Wall
- Values:
 - Amended Base: \$11,982,400
 - Current Value: \$20,376,000
 - +70.0%

TID #7 N. Center Ave

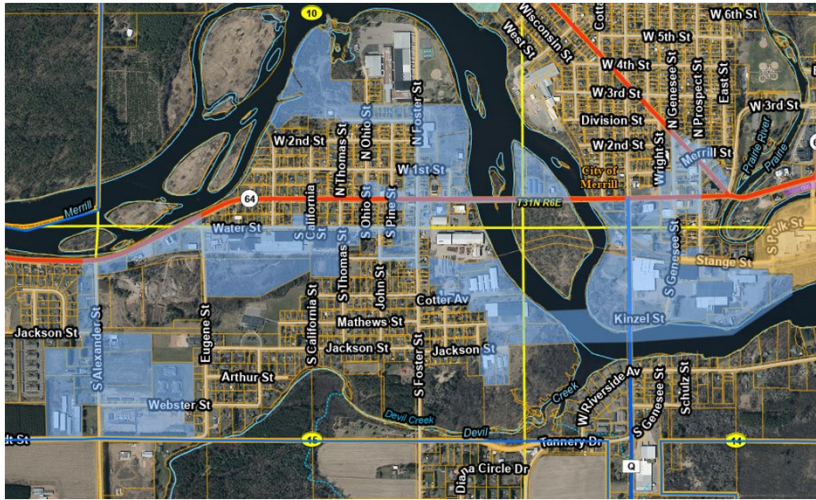


TID #7 Equalized Value



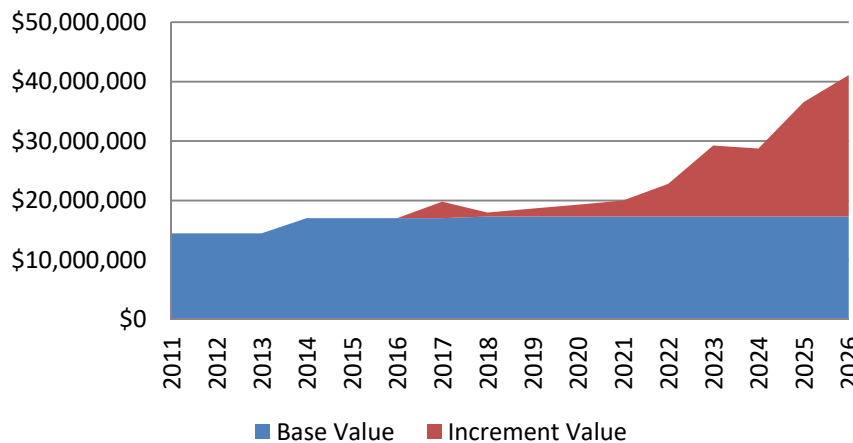
- Created 2009
 - Boundary Amendment 2015
 - Donor District Amendment 2024 (to TIDs 8, 9 & 10)
- Developer Grants:
 - \$30,000 Pine Ridge Restaurant
 - \$20,000 Housing Incentive (x2)
 - \$100,000 FreMarq/Prairie River (in repayment)
 - \$15,000 A&W Restaurant
 - In progress: \$250,000 Wendorf Construction
- Public Projects
 - \$150,000 Hendrick St & 4th St
 - \$225,000 10th St (Mill-Spruce)
 - \$375,000 Mill St (9th-Prairie River)
 - \$35,000 Spruce St (9th 10th)
 - \$35,000 Poplar St (9th-10th)
 - \$600,000 Spruce St (10th-14th)
 - \$95,000 Center Ave 2017
- Values:
 - Amended Base: \$7,787,000
 - Current Value: \$20,173,900
 - +159.1%

TID #8 West Side

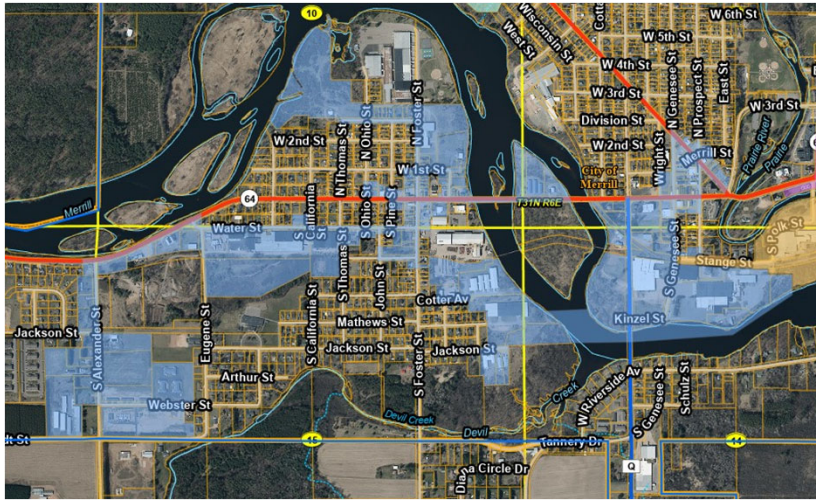


- Created 2011
 - Boundary Amendments 2013, 2015 & 2017
- Developer Grants:
 - \$200,000 Hurd-Superseal
 - \$300,000 Weinbrenner
 - \$25,049 406 W Main St Façade
 - \$10,000 Ballyhoo's
 - \$40,000 RD Properties
 - \$ 32,500 WI Island-Storage
 - \$25,000 Merrill Tool & Water Jet
 - \$2,420 Kye Studios LLC 1504 W Main St
 - \$25,000 1502 W Main St Façade
 - \$3,966 S&S
 - \$40,000 Housing incentives (x4)
 - \$30,000 S&S Bar
 - \$35,000 Brooke's School of Dance
 - \$200,000 Webster St Apartments

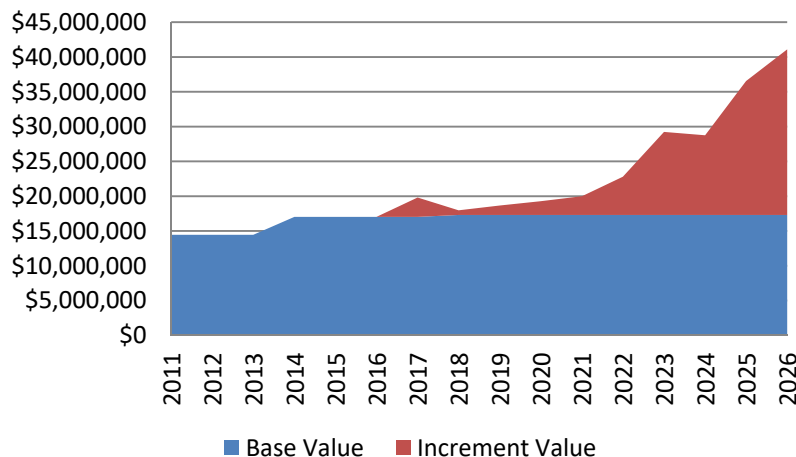
TID #8 Equalized Value



TID #8 West Side Continued

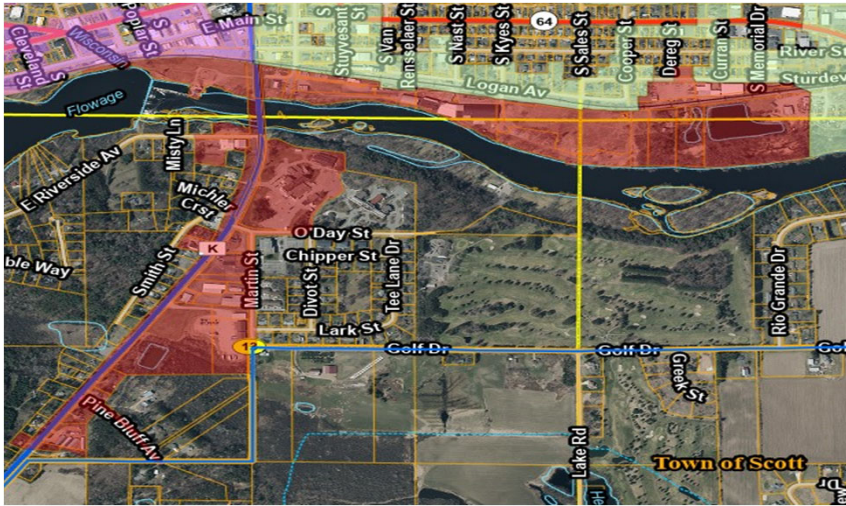


TID #8 Equalized Value



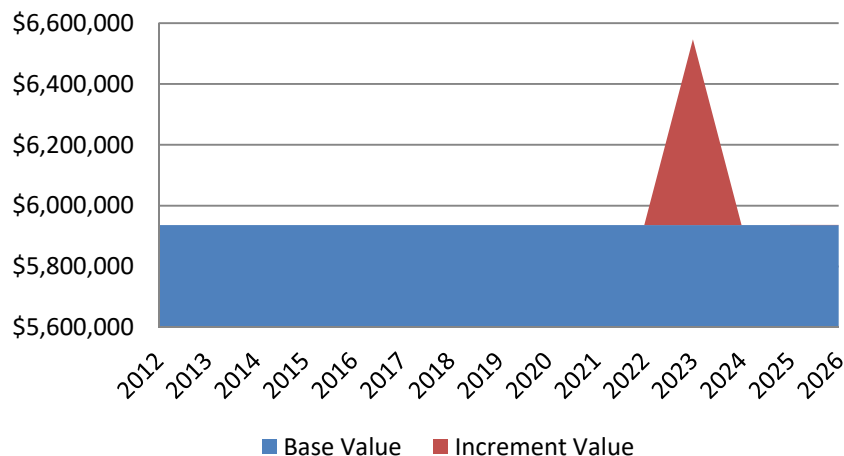
- **Public Projects**
 - \$125,000 Eugene St
 - \$600,000 Grand Ave (State-Main)
 - \$120,000 Prospect (Main-Grand)
 - \$190,000 Genessee St (Stange-Main)
 - \$375,000 Webster (Alexander-Eugene)
 - \$110,000 Parkway
 - \$330,000 3rd St (Parkway-Blaine)
 - \$60,000 W 3rd St
 - \$60,000 Prospect Parking Lot
- **Values:**
 - Amended Base: \$17,316,700
 - Current Value: \$41,094,600
 - +137.3%

TID #9 WI River/S. Center Ave



- Created 2013
 - No amendments
 - 2024 Tech College 3 yr extension
- Developer Grants:
 - \$75,000 Neumann Lot 2 Development LLC
 - \$30,000 Plant Garden Center
 - \$34,254 1003-1005 S Center Ave Loan
 - In progress RiverLife \$550,000
- Public Projects
 - \$500,000 Park St (WI River-3rd)
 - \$550,000 Center Ave (Joe Snow-Burgeners)
 - \$600,000 O'Day St
 - \$200,000 Center Ave
- Values:
 - Base: \$5,936,000
 - Current Value: \$5,936,000
 - No Increment generated

TID #9 Equalized Value

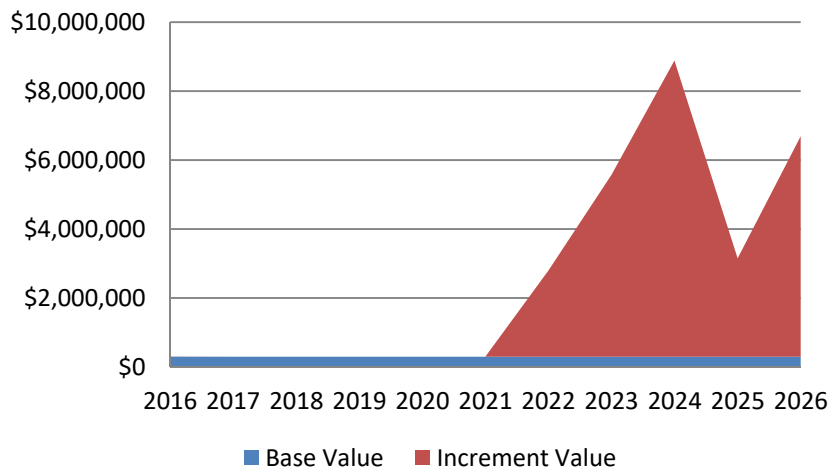


TID #10 Fox Point



- Created 2015
 - No amendments
- Developer Grants:
 - \$250,000 S.C. Swiderski (Fox Point)
 - \$20,000 Housing Incentives (x2)

TID #10 Equalized Value

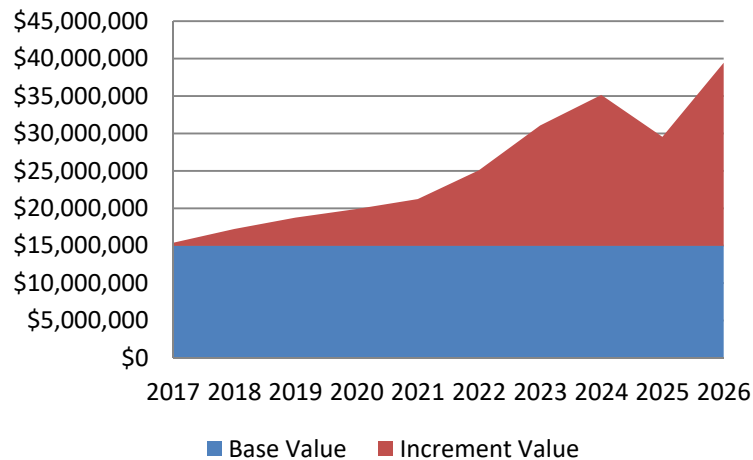


- Public Projects
 - \$600,000 10th St (Center-Lake)
- Values:
 - Base: \$296,800
 - Current Value: \$6,692,200
 - +2,154.8%

TID #11 Apartments



TID #11 Equalized Value



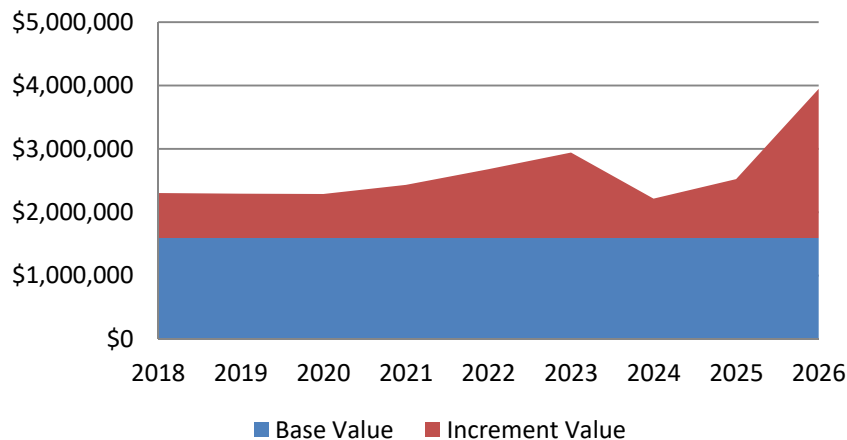
- Created 2015
 - Project Plan Amendment 2021
 - Donor District Amendment 2024 (to TIDs 8, 9 & 10)
- Developer Grants:
 - \$500,000 Rock Ridge Apts Premier Phase I
 - \$500,000 Rock Ridge Apts Premier Phase II
 - \$30,000 Denyon/Ott Homes - Phase I
 - \$100,000 Denyon/Ott Homes - Phase II
 - \$30,000 JJ Premier Phase I
 - \$50,000 JJ Premier Phase II
 - \$50,000 JJ Premier Phase III
 - \$20,000 Timber Ridge Highland Dr.
- Public Projects
 - \$150,000 St Paul (Champagne-State)
 - \$245,000 Superior St (10th-St Paul)
 - \$150,000 Chippewa (Grand-7th)
 - \$60,000 State St (10th-St Paul)
 - \$980,000 State St (Grand-10th)
 - \$550,000 FBO Hanger
- Values:
 - Base: \$14,980,600
 - Current Value: \$39,447,400
 - +163.3%

TID #12 Weinbrenner



- Created 2017
 - Donor District Amendment 2024 (to TIDs 8, 9 & 10)
- No Developer Grants
- Public Projects
 - \$40,000 Logan St (5th-6th)
 - \$45,000 6th St (Logan–Blaine)
- Values:
 - Base: \$1,594,700
 - Current Value: \$3,947,700
 - +147.6%

TID #12 Equalized Value

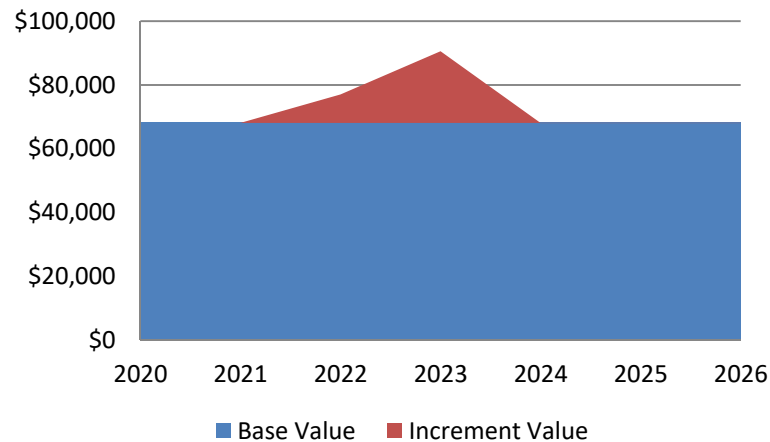


TID #13 Industrial



- Created 2021
 - No amendments
- No Developer Grants
- Public Projects
 - Considering Hwy G utility extension
- Values:
 - Base: \$68,100
 - Current Value: \$68,100
 - No Increment generated

TID #13 Equalized Value

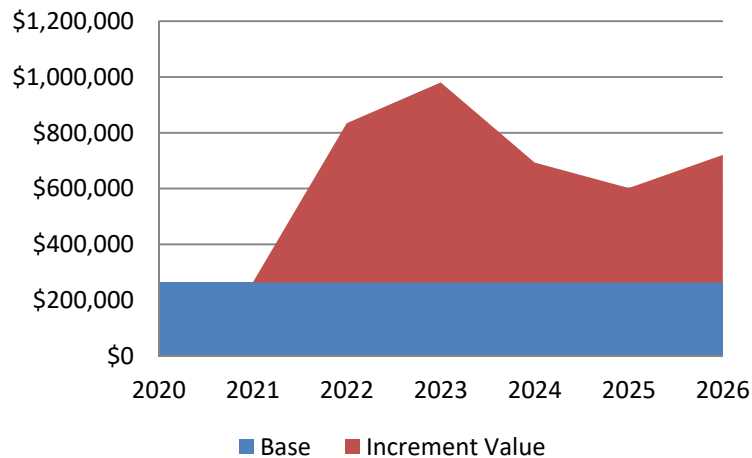


TID #14 Car Wash

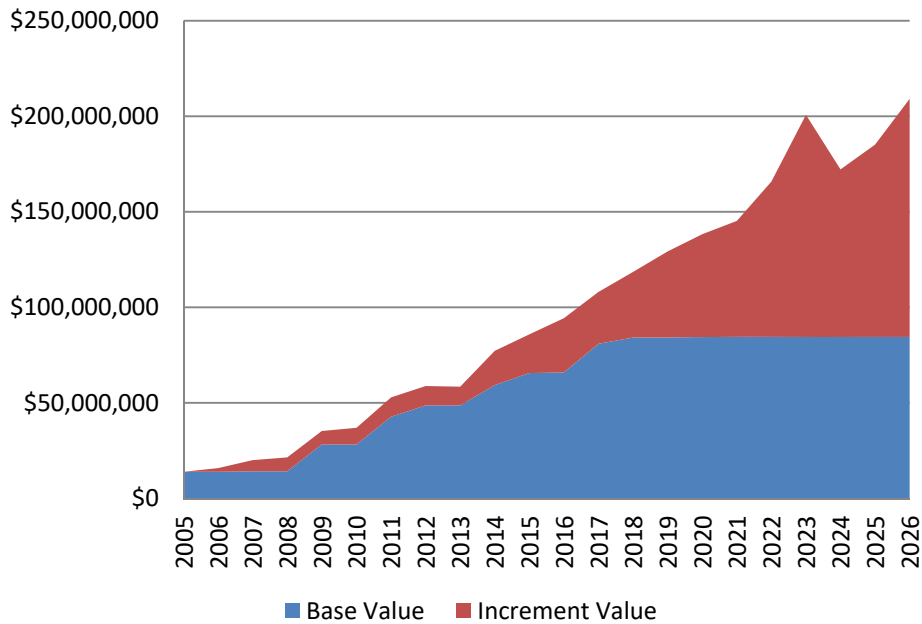


- Created 2021
 - No amendments
- Developer Grants:
 - \$130,000 Rain Car Wash
- Public Projects:
 - \$6,670 Water Lateral
- Values:
 - Base: \$263,000
 - Current Value: \$720,900
 - +174.1%

TID #14 Equalized Value



TID Values #3-14



All TIDs		
Year	Base	Total
2005	13,938,000	13,938,000
2006	13,938,000	15,840,200
2007	14,223,000	20,076,400
2008	14,223,000	21,515,400
2009	28,252,000	35,297,200
2010	28,252,000	36,931,400
2011	42,720,200	52,891,300
2012	48,656,200	58,795,800
2013	48,656,200	58,475,600
2014	59,359,100	77,249,100
2015	65,612,700	85,846,000
2016	65,909,500	94,335,500
2017	80,892,600	108,080,800
2018	84,221,000	118,515,000
2019	84,221,000	129,216,700
2020	84,552,100	138,258,900
2021	84,552,100	145,252,400
2022	84,552,100	165,841,900
2023	84,552,100	200,736,700
2024	84,552,100	172,193,800
2025	84,552,100	185,146,100
2026	84,477,700	209,123,900

No TID 5

Current value increase over base: +147.5%









City of Merrill 2027 Proposed Budget
Summary TID Budgets

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14	Total
BEGINNING FUND BALANCE	4,703	(178,375)	9,522	(174,073)	28,018	858,797	17,865	727,893	979,495	33,983	(21,993)	(122,269)	2,163,566
REVENUES													
Property Tax Increment	804,307	121,800	-	167,477	247,154	474,438	-	127,607	488,183	46,949	-	9,136	2,487,052
State Aids	75,818	49,689	-	15,262	6,936	39,101	12,919	-	28,202	14,607	-	62	242,597
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Increment from Other TIDs	-	-	-	-	-	-	870,374	-	-	-	-	-	870,374
Other	-	-	-	-	12,293	-	-	-	-	-	-	-	12,293
TOTAL REVENUES	880,125	171,490	-	182,739	266,383	513,539	883,293	127,607	516,385	61,557	-	9,198	3,612,316
EXPENSES													
Developer Grants & Loans	-	-	-	-	60,000	20,000	30,000	20,000	-	-	-	-	130,000
Capital Projects	-	-	-	-	-	-	830,000	-	-	-	-	-	830,000
Administration	8,218	7,718	8,500	7,468	25,088	16,706	31,049	15,993	17,331	5,218	5,468	4,773	153,533
Increment Sharing	870,374	-	-	-	-	-	-	-	-	-	-	-	870,374
Debt Service	-	131,871	-	18,443	13,425	1,579,216	744,600	833,889	232,985	7,175	-	-	3,561,604
Other Financing Uses/Charges	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL EXPENSES	878,592	139,590	8,500	25,911	38,513	1,595,922	1,605,649	849,882	250,316	12,393	5,468	4,773	5,415,511
Revenues Less Expenses	1,533	31,900	(8,500)	156,828	227,870	(1,082,383)	(722,357)	(722,275)	266,069	49,163	(5,468)	4,425	(1,803,196)
ENDING FUND BALANCE	6,236	(146,475)	1,022	(17,246)	255,888	(223,586)	(704,492)	5,617	1,245,564	83,147	(27,461)	(117,844)	360,370

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	No. 13	No. 14
Donor	Y	Y	N	Y	Y	N	N	N	Y	Y	N	N
Recipient	N	N	N	Y	Y	Y	Y	Y	N	N	N	N
Expenditure Period	2020	2022	2022	2031	2031	2033	2035	2037	2031	2032	2036	2043
Extended	+3 Tech	+3 Tech					+3 Tech					
Final Revenue Year	2029	2031	2028	2036	2037	2039	2044	2043	2038	2038	2042	2049

City of Merrill 2027 Proposed Budget
TID #3 - East Side

* Payroll calculation

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:	2028	2029
BEGINNING FUND BALANCE:														
	TID #3 DSRF	442,007	442,007	442,007	442,007	442,007	442,007	442,007	442,007				-	-
43-34-0000	TID #3 Fund Balance	1,366	1,997	3,599	4,101	93,047	(119,749)	(119,749)	(119,749)	4,703			6,236	6,236
TOTAL		443,373	444,004	445,605	446,108	535,054	322,258	322,258	322,258	4,703			6,236	6,236
REVENUES														
43-47100-41110	Property Tax - TID #3	968,674	1,014,953	991,440	1,152,168	603,692	754,992	836,716	836,716	804,307	6.5%	Estimate	804,307	804,307
43-47100-41113	Proceeds - Long Term Debt	-	-	-	-	-	-	-	-	-			-	-
43-47100-41114	Interest Income - TID #3	-	-	-	-	7,612	-	7,442	8,000	-			-	-
43-47100-41115	Debt Premium-Fund 43	-	-	-	-	-	-	-	-	-			-	-
43-47100-43430	Exempt Computer Aid	12,673	12,673	12,673	12,673	12,673	12,673	-	12,673	12,673	0.0%	DOR Estimate 10/1/26	12,673	12,673
43-47100-43435	State PP Aid	36,872	34,622	34,622	34,622	97,767	97,767	97,767	97,767	63,145	-35.4%	DOR Estimate 8/15/26	97,767	97,767
TOTAL		1,018,220	1,062,248	1,038,734	1,199,462	721,743	865,432	941,924	955,156	880,125	1.7%		914,747	914,747
EXPENSES														
Personnel Services														
43-57100-01-11000	PW Director/Streets/Bld Insp	-	-	-	34	5,694	5,247	2,995	5,247 *	3,410	-35.0%	Salary splits	5,000	5,000
43-57100-01-21000	Wages - Streets-GIS	-	-	-	-	-	-	-	-	-		Salary splits	-	-
43-57100-01-23000	Longevity	-	-	-	-	6	7	-	7 *	3	-53.2%	Salary splits	-	-
43-57100-01-51000	SS/Medicare	163	171	178	-	389	401	238	401 *	261	-34.9%	Salary splits	-	-
43-57100-01-52000	WRS - Retirement	144	145	158	-	378	378	237	378 *	247	-34.5%	Salary splits	-	-
43-57100-01-54000	Health Insurance	200	194	193	-	640	595	303	595 *	378	-36.4%	Salary splits	-	-
43-57100-01-55000	Life Insurance	31	35	-	-	27	34	145	34 *	18	-46.3%	Salary splits	-	-
43-57100-01-56000	Adm/Legal-City Wages	2,126	2,237	2,321	-	-	-	-	- *	-		#DIV/0! Fees for TID Closure	-	-
Contractual Services														
43-57100-02-11500	Outside Legal Expense	-	-	-	-	-	1,000	-	250	1,000	0.0%		5,000	5,000
43-57100-02-11750	Plan Develop-Consultant	-	-	-	-	6,000	-	-	-	-		#DIV/0!	-	-
43-57100-02-11900	TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0.0%		150	150
43-57100-02-13000	TIF Audit Fees	2,714	500	1,000	11,158	2,500	2,500	-	2,500	2,500	0.0%	Final Audit	2,500	12,000
43-57100-02-40000	Architectural Design	-	-	-	-	-	-	-	-	-		NA	-	-
43-57100-02-41000	Plan - Redevelop Resources	-	-	-	-	-	-	-	-	-		NA	-	-
43-57100-02-56500	LC Econ Dev Corp	-	-	1,250	250	250	250	250	250	250	0.0%		250	250
Special Services														
43-57100-04-11548	Transfer - TID No. 8	-	-	-	-	-	-	-	-	-			-	-
43-57100-04-50205	Mex Restaurant-Gateway N.	-	-	-	-	-	-	-	-	-			-	-
43-57100-04-50211	Gateway North-AmericInn	40,000	-	-	-	-	-	-	-	-			-	-
43-57100-04-50215	Boarders-Merrill Hotel Group	30,000	-	-	-	-	-	-	-	-			-	-
43-57100-04-55558	Zelich-2213 E Main St	-	-	-	-	-	-	-	-	-			-	-
43-57100-04-55562	Nelson's Power House	25,000	25,000	25,000	-	-	-	-	-	-			-	-
43-57100-04-55565	One Way-Park City (Lot 2)	-	-	-	-	-	-	-	-	-			-	-
43-57100-04-55567	Golden Harvest (Lot 3)	50,000	-	-	-	-	-	-	-	-			-	-
43-57100-04-55577	United Dev-3201 E Main St	20,000	20,000	-	-	-	-	-	-	-			-	-
Fixed Charges														
43-57100-05-11000	Transfer - Debt Service	797,060	792,215	792,982	798,924	-	-	-	-	-			-	-
43-57100-05-12000	Borrowing Expenses	-	-	-	-	-	-	-	-	-			-	-
Debt Service														
43-57100-06-58100	Debt Service-Principal	-	-	-	-	756,650	1,086,175	-	1,086,175	-			-	-
43-57100-06-58200	Debt Service-Interest	-	-	-	-	36,857	21,724	10,862	21,724	-			-	-
Capital Outlay														
43-57100-08-23888	Street Lawn Trees	-	-	-	-	-	-	-	-	-			-	-
43-57100-08-24000	Street Improvements	-	-	-	-	-	-	-	-	-			-	-
43-57100-08-24011	Street Improvement-Hwy 64	-	-	-	-	-	-	-	-	-			-	-
43-57100-08-24575	RB Trail-South E. Main St.	-	-	-	-	-	-	-	-	-			-	-
43-57100-08-24666	Sidewalks-South - E. Main	-	-	-	-	-	-	-	-	-			-	-
43-57100-08-25711	Traffic Controls-N Center Ave	-	-	-	-	-	-	-	-	-			-	-
43-57100-08-25733	Crosswalk-Flashing Lights	-	-	-	-	-	-	-	-	-			-	-

City of Merrill 2027 Proposed Budget
TID #3 - East Side

* Payroll calculation

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:	2028	2029
43-57100-08-25750	-	-	-	-	-	-	-	-	-			-	-
43-57100-08-26000	-	-	-	-	-	-	-	-	-			-	-
43-57100-08-26100	-	-	-	-	-	-	-	-	-			-	-
43-57100-51-41000	50,000	220,000	215,000	300,000	125,000	100,000	-	155,000	870,374	770.4%		901,847	897,347
43-57200-01-11000	-	-	-	-	-	-	-	-	-			-	-
43-57200-01-21000	-	-	-	-	-	-	-	-	-			-	-
43-57200-01-51000	-	-	-	-	-	-	-	-	-			-	-
43-57200-01-52000	-	-	-	-	-	-	-	-	-			-	-
43-57200-01-54000	-	-	-	-	-	-	-	-	-			-	-
43-57200-01-55000	-	-	-	-	-	-	-	-	-			-	-
43-57200-08-24000	-	-	-	-	-	-	-	-	-			-	-
43-57200-08-26000	-	-	-	-	-	-	-	-	-			-	-
43-57350-08-24000	-	-	-	-	-	-	-	-	-			-	-
43-57350-08-26000	-	-	-	-	-	-	-	-	-			-	-
43-57500-08-23500	-	-	-	-	-	-	-	-	-			-	-
TOTAL	1,017,588	1,060,647	1,038,232	1,110,516	934,539	1,218,460	15,180	1,272,710	878,592	-27.9%		914,747	919,747
Revenues Less Expenses	631	1,601	503	88,946	(212,796)	(353,028)	926,744	(317,555)	1,533			(0)	(5,000)
ENDING FUND BALANCE:													
TID #3 DSRF	442,007	442,007	442,007	442,007	442,007	442,007	442,007	442,007	-			-	-
43-34-0000 TID #3 Fund Balance	1,997	3,599	4,101	93,047	(119,749)	(472,777)	806,995	(437,303)	6,236			6,236	1,236.69
TOTAL	444,004	445,605	446,108	535,054	322,258	(30,770)	1,249,002	4,703	6,236			6,236	1,237

Expenditure Period Ended 2020

District Extended 3 years

Final Revenue Year 2029

Donor Y

Recipient N

City of Merrill 2027 Proposed Budget

TID #4 - Theilman/Pine Ridge

End of Expenditure Period

* Payroll calculation

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:												
44-31-9000	General Fund	-	-	-	-	-	-	-	-	-		
44-34-0000	TID4 Fund Balance	3,046	4,760	10,906	(92,073)	(185,388)	(181,962)	(181,962)	(181,962)	(178,375)		
TOTAL		3,046	4,760	10,906	(92,073)	(185,388)	(181,962)	(181,962)	(181,962)	(178,375)		
REVENUES												
44-47100-41110	Property Tax - TID #4	197,868	191,643	167,685	217,874	79,716	81,894	90,758	90,758	121,800	49%	Estimate
44-47100-41113	Proceeds - Long Term Debt	-	427,309	-	-	-	-	-	-	-		
44-47100-43430	Exempt Computer Aid	13,161	13,161	13,161	13,161	13,161	-	-	-	-	#DIV/0!	DOR Estimate 10/1/26
44-47100-43435	State PP Aid	10,672	10,716	10,716	10,716	60,405	60,405	60,405	60,405	49,689	-18%	DOR Estimate 8/15/26
44-47100-43500	WI DOT-MLS Grant	-	-	-	-	-	-	-	-	-		
TOTAL		221,702	642,830	191,563	241,752	153,283	142,299	151,164	151,164	171,490	21%	
EXPENSES												
Personnel Services												
44-57100-01-11000	PW Director/Bldg Insp	401	3,946	-	34	5,688	5,247	2,939	5,247 *	3,410	-35%	Salary splits
44-57100-01-21000	Wages-City Streets	-	-	-	-	-	-	-	-	-		Salary splits
44-57100-01-23000	Longevity	-	-	-	-	6	8	-	8 *	3	-56%	Salary splits
44-57100-01-51000	SS/Medicare	400	6,512	370	-	389	401	234	401 *	261	-35%	Salary splits
44-57100-01-52000	WRS - Retirement	353	1,232	329	-	378	378	233	378 *	247	-34%	Salary splits
44-57100-01-54000	Health Insurance	600	1,888	386	-	640	595	297	595 *	378	-36%	Salary splits
44-57100-01-55000	Life Insurance	71	715	-	-	27	34	14	34 *	18	-46%	Salary splits
44-57100-01-56000	Adm/Legal-City Wages	4,826	8,883	4,837	-	-	-	-	-	-		
Contractual Services												
44-57100-02-10000	Legal Notices/Letters	253	-	84	-	-	-	-	-	-		
44-57100-02-11500	Outside Legal Expense	-	710	-	-	-	1,000	-	1,000	1,000		
44-57100-02-11750	Plan Develop-Consultant	7,500	-	-	3,000	1,500	-	-	-	-		
44-57100-02-11900	TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0%	
44-57100-02-13000	TIF Audit Fees	1,250	500	1,000	9,838	1,250	1,250	-	1,250	1,250	0%	
44-57100-02-56500	LC Econ Dev Corp	1,500	1,500	750	750	1,000	1,000	1,000	1,000	1,000	0%	
44-57100-02-57500	Contract Engineer/Survey	-	4,758	-	-	-	-	-	-	-		
Special Services												
44-57100-04-50528	Land Purchase-Restaurant	-	305,462	-	-	-	-	-	-	-		
44-57100-04-50533	MEND Dev Incentive (TSC)	-	125,000	-	-	-	-	-	-	-		
Fixed Charges												
44-57100-05-11000	Transfer - Debt Service	92,683	92,434	96,636	271,295	-	-	-	-	-		
44-57100-05-12000	Borrowing Expenses	-	2,309	-	-	-	-	-	-	-		
44-57100-08-24666	Sidewalk-Johnson St.	-	-	-	-	-	-	-	-	-		
44-57100-51-41000	Transfer to TID No. 9	20,000	30,000	95,000	50,000	-	-	-	-	-		
44-57100-51-41006	Transfer to TID No. 6	-	-	-	-	-	-	-	-	-		
44-57100-51-41007	Transfer to TID No. 7	-	-	-	-	-	-	-	-	-		
44-57100-51-41008	Transfer to TID No. 8	90,000	-	-	-	-	-	-	-	-		
Debt Service												
44-57100-06-58100	Debt Service-Principal	-	-	-	-	114,756	117,265	-	117,265	115,854		2017B, 2017C, 2022STF
44-57100-06-58200	Debt Service-Interest	-	-	-	-	24,073	20,250	13,934	20,250	16,017		2017B, 2017C, 2022STF
Capital Outlay												
44-57100-08-20022	Land Purchase-Johnson St	-	50,684	-	-	-	-	-	-	-		

City of Merrill 2027 Proposed Budget
TID #4 - Theilman/Pine Ridge

End of Expenditure Period

* Payroll calculation

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
TOTAL	219,988	636,683	199,542	335,067	149,856	147,577	18,801	147,577	139,590	-5.4%	
Revenues Less Expenses	1,714	6,147	(7,979)	(93,316)	3,427	(5,278)	132,363	3,586	31,900		
ENDING FUND BALANCE:											
44-31-9000 General Fund	-	-	-	-	-	-	-	-	-		
44-34-0000 TID4 Fund Balance	4,760	10,906	(84,094)	(185,388)	(181,962)	(187,240)	(49,599)	(178,375)	(146,475)		
TOTAL	4,760	10,906	(84,094)	(185,388)	(181,962)	(187,240)	(49,599)	(178,375)	(146,475)		

Expenditure Period Ended 2022

Tech College Extension District Closes 2030

Final Revenue Year 2031

Donor Y

Recipient N

Debt Service TID 4

	2017B		2017C		2022STF		Total	
	10/10/2017		10/26/2017		12/27/2022			
	\$579,000		\$260,000		\$301,091			
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2027	59,000	3,672	25,000	900	31,854	11,445	115,854	16,017
2028	61,000	1,867			33,500	9,799	94,500	11,666
2029					35,285	8,014	35,285	8,014
2030					37,138	6,161	37,138	6,161
2031					39,088	4,212	39,088	4,212
2032					41,134	2,165	41,134	2,165

2027 Principal Payments: \$ 115,854
Principal Outstanding 12/31/26: \$ 362,999

City of Merrill 2027 Proposed Budget
TID #5 - Hwy 107/Taylor

End of Expenditure Period

* Payroll calculation

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:												
45-34-0000	TID5 Fund Balance	5,379	13,272	4,302	14,892	17,940	16,557	16,557	16,557	9,522		
TOTAL		5,379	13,272	4,302	14,892	17,940	16,557	16,557	16,557	9,522		
REVENUES												
45-47100-41110	Property Tax - TID #5	17,464	16,524	14,132	14,267	12,424	12,437	13,791	13,791	-	-100%	District Closed 4/2026
45-47100-43430	Exempt Computer Aid	137	137	137	137	137	-	-	-	-		DOR Estimate 10/1/26
45-47100-43435	State PP Aid	(211)	-	-	-	1,120	1,120	1,120	1,120	-		DOR Estimate 8/15/26
TOTAL		17,391	16,661	14,269	14,404	13,681	13,557	14,911	14,911	-	-100%	
EXPENSES												
Personnel Services												
45-57100-01-11000	PW Director/Streets Wages	-	-	-	45	7,883	5,247	2,946	-	*	-100%	Salary splits
45-57100-01-21000	Wages - Parks-Streets	160	-	-	-	-	-	-	-	*	-	Salary splits
45-57100-01-23000	Longevity	-	-	-	-	12	8	-	-	*	-100%	Salary splits
45-57100-01-51000	SS/Medicare	29	21	44	-	555	401	235	-	*	-100%	Salary splits
45-57100-01-52000	WRS - Retirement	26	18	39	-	531	378	233	-	*	-100%	Salary splits
45-57100-01-54000	Health Insurance	68	48	48	-	867	595	297	-	*	-100%	Salary splits
45-57100-01-55000	Life Insurance	-	9	-	-	30	34	14	-	*	-100%	Salary splits
45-57100-01-56000	Adm/Legal-City Wages	219	280	580	-	-	-	-	-	-		
Contractual Services												
45-57100-02-10000	Legal Notices/Letters	-	-	-	-	-	-	-	-	-		NA
45-57100-02-11500	Outside Legal Expense	-	-	-	-	-	-	-	-	-		NA
45-57100-02-11750	Plan Develop-Consultant	-	-	-	-	1,500	-	-	-	-		
45-57100-02-11900	TID Fee-Wis DOR	150	150	150	150	150	150	-	-	-	-100%	Close 2026
45-57100-02-13000	TIF Audit Fees	500	500	500	8,888	1,300	1,000	-	1,500	8,500	750%	2026 audit + Final Audit \$7,000 + tech
45-57100-02-41000	Planning-Redev Resources	-	-	-	-	-	-	-	-	-		NA
45-57100-02-56500	LC Econ Dev Corp	-	-	-	-	-	-	-	-	-		NA
45-57100-02-57500	Contract Engineer/Survey	-	-	-	-	-	-	-	-	-		NA
Special Services												NA
57100-04-50500	Land Purchase	-	-	-	-	-	-	-	-	-		NA
57100-04-75000	Blight" - Demo"	-	-	-	-	-	-	-	-	-		NA
Fixed Charges												
45-57100-05-11000	Transfer - Debt Service	2,406	2,362	2,317	2,272	-	-	-	-	-	#DIV/0!	
Debt Service												
45-57100-06-58100	Debt Service-Principal	-	-	-	-	1,500	17,250	17,128	17,250	D	-	Prepaid 2013A
45-57100-06-58200	Debt Service-Interest	-	-	-	-	736	3,196	426	3,196	D	-	Prepaid 2013A
Capital Outlay												
57100-08-24000	Street-Sidewalk Improve	-	-	-	-	-	-	-	-	-		
57100-08-25737	Fencing - Street ROW	-	-	-	-	-	-	-	-	-		
45-57100-08-25750	Streetlight Improvements	5,940	22,243	-	-	-	-	-	-	-		
57100-08-31000	Marketing - Advertising	-	-	-	-	-	-	-	-	-		
57100-08-92000	Trees - Street Lawn	-	-	-	-	-	-	-	-	-		
TOTAL		9,498	25,631	3,680	11,356	15,064	28,258	21,279	21,946	8,500	-70%	

Revenues Less Expenses	7,893	(8,970)	10,589	3,048	(1,383)	(14,701)	(6,368)	(7,035)	(8,500)
ENDING FUND BALANCE:									
45-34-0000 TID5 Fund Balance	13,272	4,302	14,892	17,940	16,557	1,856	10,189	9,522	1,022
TOTAL	13,272	4,302	14,892	17,940	16,557	1,856	10,189	9,522	1,022

Expenditure Period Ended 2022

District Closes 2027, potential to close 2026.

Final revenue Year 2026

Donor N

Recipient N

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #6 - Downtown

		2021	2022	2023	2024	2025	2026	06/30/2026	2026	2027	% Change	Notes:
		Actual	Actual	Actual	Actual	Unaudited	Adopted	Actual	Projection	Proposed		
BEGINNING FUND BALANCE:												
46-34-0000	Fund Balance - TID #6	(562,643)	(557,336)	(557,537)	(475,961)	(352,511)	(180,015)	(180,015)	(180,015)	(174,073)		
TOTAL		(562,643)	(557,336)	(557,537)	(475,961)	(352,511)	(180,015)	(180,015)	(180,015)	(174,073)		
REVENUES												
46-47100-41110	Property Tax - TID #6	57,648	73,238	113,252	173,358	88,812	145,175	160,890	160,890	167,477	15%	Estimate
46-47100-41113	Proceeds - Long Term Debt	-	-	-	-	-	-	-	-	-		
46-47100-41114	Debt Premium - TID6	-	-	-	-	-	-	-	-	-		
46-47100-43430	Exempt Computer Aid	2,844	2,844	2,844	2,844	2,844	-	-	-	-		DOR Estimate 10/1/26
46-47100-43435	State PP Aid	-	-	-	-	15,262	15,262	15,262	15,262	15,262		DOR Estimate 8/15/26
46-47100-43534	Local Road Improve Program	-	-	-	-	-	-	-	-	-		
46-47100-48243	Transfer from TID No. 3	50,000	-	-	-	125,000	-	-	-	-		
46-47100-48244	Transfer from TID No. 4	-	-	-	-	-	-	-	-	-		
46-47100-48250	Fed Stimulus - BAB	-	-	-	-	-	-	-	-	-		
46-47100-48500	Donation-Bankers Square	-	-	-	-	-	-	-	-	-		
46-47100-48750	Sale of Property	5,061	-	14,648	-	-	-	-	-	-		
TOTAL		115,553	76,083	130,745	176,202	231,919	160,437	176,152	176,152	182,739	14%	
EXPENSES												
Personnel Services												
46-57100-01-11000	PW Director/Streets/Bldg-	-	421	-	102	18,747	5,247	2,984	5,247	3,410	-35%	Salary splits
46-57100-01-21000	Wages-Perm-Reg Streets	-	-	-	276	-	-	-	-	-		Salary splits
46-57100-01-22000	Overtime	-	-	-	-	-	-	-	-	-		Salary splits
46-57100-01-23000	Longevity	-	-	-	-	42	8	-	8	3		
46-57100-01-51000	SS/Medicare	132	139	111	20	1,376	401	239	401	261	-35%	Salary splits
46-57100-01-52000	WRS - Retirement	117	118	99	19	1,291	378	234	378	247	-34%	Salary splits
46-57100-01-54000	Health Insurance	175	169	121	-	1,993	595	297	595	378	-36%	Salary splits
46-57100-01-55000	Life Insurance	23	26	-	-	45	34	14	34	18	-46%	Salary splits
46-57100-01-56000	Adm/Legal-City Wages	1,730	1,398	1,451	503	-	-	-	-	-		
Contractual Services												
46-57100-02-10000	Legal Notices/Letters	-	-	231	-	-	-	-	-	-		
46-57100-02-11500	Outside Legal Expense	-	-	-	-	-	500	-	500	500		
46-57100-02-11750	Plan Develop-Consultant	-	-	-	7,500	1,500	-	-	-	-		
46-57100-02-11900	TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0%	
46-57100-02-13000	TIF Audit Fees	500	500	1,000	1,125	1,000	1,000	-	1,000	1,000	0%	
46-57100-02-56500	LC Econ Dev Corp	750	1,500	1,500	1,250	1,500	1,500	1,500	1,500	1,500	0%	
Special Services												
46-57100-04-52113	Alamsa - Kindhearted	-	-	-	-	-	-	-	-	-		
46-57100-04-52114	DJC-Cooper Ins Dev Incentive	10,000	10,000	10,000	10,000	-	-	-	-	-		2024 Last Year \$60k total
46-57100-04-52117	Tranquil Times Wellness	-	15,000	-	-	-	-	-	-	-		
46-57100-04-52177	Wixson (RC-N-DI Investments)	10,000	-	-	-	-	-	-	-	-		
46-57100-04-75021	Del Tax - 202 E. 1st St.	12,953	-	-	-	-	-	-	-	-		
46-57100-04-75022	205 N Stuyvesant St.	12,830	-	-	-	-	-	-	-	-		
46-57100-04-75023	1700 E. 2nd St.	12,880	-	-	-	-	-	-	-	-		
46-57100-04-75025	Blight - 104 Hendricks	172	-	-	-	-	-	-	-	-		
46-57100-04-75027	Del Tax-1704 E 2nd St	-	5,314	1,827	-	-	-	-	-	-		
46-57100-04-75580	Blight - 509 E 2nd St	-	67	112	-	-	-	-	-	-		
46-57100-04-75583	Blight - 211 Cleveland St.	319	-	-	-	-	-	-	-	-		

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #6 - Downtown

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
46-57100-04-75584	Blight - 306 Cleveland St.	14,048	8,561	206	-	-	-	-	-	-		
Fixed Charges												
46-57100-05-11000	Transfer - Debt Service	33,468	32,919	32,361	31,808	-	-	-	-	-		
57100-05-12000	Borrowing Expenses	-	-	-	-	-	-	-	-	-		
Debt Service												
46-57100-06-58100	Debt Service-Principal	-	-	-	-	23,244	112,494	97,872	112,494	14,744		2016B & 2018B
46-57100-06-58200	Debt Service-Interest	-	-	-	-	8,535	7,904	4,451	7,904	3,699		2016B & 2018B
Capital Outlay												
46-57100-08-24000	Street Improvements	-	-	-	-	-	-	31,282	40,000	-		
46-57100-08-25733	Crosswalk Flashing Lights	-	-	-	-	-	-	-	-	-		
46-57100-08-25750	Streetlight Improvements	-	-	-	-	-	-	-	-	-		
46-57100-08-27666	Parking Lot Improvements	-	-	-	-	-	-	-	-	-		
46-57100-08-31000	Marketing - Advertising	-	-	-	-	-	-	-	-	-		
46-57100-08-45000	Bankers Square -Pocket'''	-	-	-	-	-	-	-	-	-		
TOTAL		110,246	76,284	49,168	52,753	59,422	130,210	139,022	170,210	25,911	-80%	
Revenues Less Expenses		5,307	(201)	81,576	123,449	172,497	30,227	37,130	5,942	156,828		
ENDING FUND BALANCE:												
46-34-0000	Fund Balance - TID #6	(557,336)	(557,537)	(475,961)	(352,511)	(180,015)	(149,788)	(142,885)	(174,073)	(17,246)		
TOTAL		(557,336)	(557,537)	(475,961)	(352,511)	(180,015)	(149,788)	(142,885)	(174,073)	(17,246)		

Expenditure Period Ends 2031

District Closes 2036

Donor N

Recipient Y

Debt Service TID #6

	2016B		2018B		Total	
	11/11/2016		09/27/2018			
	\$156,079		\$105,000			
	Principal	Interest	Principal	Interest	Principal	Interest
2027	9,744	1,504	5,000	2,195.00	14,744	3,699
2028	9,744	1,309	5,000	2,047.50	14,744	3,356
2029	9,744	1,114	5,000	1,900.00	14,744	3,014
2030	9,151	907	5,000	1,740.00	14,151	2,647
2031	5,000	713	5,000	1,580.00	10,000	2,293
2032	5,000	600	5,000	1,412.50	10,000	2,013
2033	5,000	488	5,000	1,245.00	10,000	1,733
2034	5,000	369	10,000	1,070.00	15,000	1,439
2035	5,000	250	10,000	720.00	15,000	970
2036	5,000	125	10,000	360.00	15,000	485
2037	-	-	-	-	-	-

2027 Principal Payments: \$ 14,744
Principal Outstanding 12/31/26: \$ 133,383

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #7 - N. Center Ave.

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:											
47-34-0000 Fund Balance - TID #7	(138,322)	(150,534)	(135,641)	(105,225)	387,092	336,792	336,792	336,792	28,018		
TOTAL	(138,322)	(150,534)	(135,641)	(105,225)	387,092	336,792	336,792	336,792	28,018		
REVENUES											
47100-41025 CD Loan (FreMarq)	-	-	-	-	-	-	-	-	-		
47-47100-41110 Property Tax - TID #7	116,594	130,909	152,656	209,138	177,500	206,039	228,342	228,342	247,154	20%	Estimate
47-47100-41113 Proceeds - Long Term Debt	-	807,798	-	629,202	-	-	-	1,522,000	-		
47-47100-41114 Debt Premium - TID7	-	-	-	-	-	-	-	-	-		NA
47-47100-41115 Taxes-2019 PP Refund	6,764	-	-	-	-	-	-	-	-		
47-47100-43430 Exempt Computer Aid	1,476	1,476	1,476	1,476	1,476	1,476	-	1,476	1,476	0%	DOR Estimate 10/1/26
47-47100-43435 State PP Aid	-	-	-	-	5,460	5,460	5,460	5,460	5,460		DOR Estimate 8/15/26
47-47100-43750 WI DNR - DERF Reimb.	-	-	-	-	-	-	-	-	-		
47-47100-48243 Transfer from TID No. 3	-	30,000	-	-	-	-	-	155,000	-		From TID 3 (to TID 10)
47-47100-48244 Transfer from TID No. 4	-	-	-	-	-	-	-	-	-		
47-47100-48588 Loan Repayment-FreMarq	-	-	-	11,268	24,586	12,293	5,122	12,293	12,293	0%	\$100k repayment
47-47100-48750 Sale of Property	2,000	-	1,000	-	-	-	-	-	-		NA
47100-48775 Special Assmts/Charges	-	-	-	-	-	-	-	-	-		
TOTAL	126,834	970,183	155,131	851,084	209,021	225,268	238,924	1,924,570	266,383	18%	
EXPENSES											
Personnel Services											
47-57100-01-11000 Wages- Bldg Insp/PW Director	401	45,886	6,052	56	9,981	5,247	2,954	5,247 *	7,934	51%	Salary splits
47-57100-01-21000 Streets - Wages - Perm	75	5,265	705	-	-	-	-	-	10,000		Wages- Street light project
47-57100-01-25000 Wages-Temp-LTE	-	-	-	-	-	-	-	-	-		Salary splits
47-57100-01-23000 Longevity	-	-	-	-	18	8	-	8 *	9		Salary splits
47-57100-01-51000 SS/Medicare	478	4,419	1,060	-	713	401	236	401 *	1,373	242%	Salary splits
47-57100-01-52000 WRS - Retirement	429	3,765	946	-	678	378	233	378 *	1,301	244%	Salary splits
47-57100-01-54000 Health Insurance	650	8,341	1,545	-	1,085	595	297	595 *	795	34%	Salary splits
47-57100-01-55000 Life Insurance	89	533	59	-	33	34	14	34 *	26	-24%	Salary splits
47-57100-01-56000 Adm/Legal-City Wages	5,828	6,773	7,158	51,106	-	-	-	-	-		
Contractual Services											
47-57100-02-10000 Legal Notices/Letters	105	195	-	208	50	-	-	-	-		
47-57100-02-11500 Outside Legal Expense	-	-	-	-	-	500	-	-	500		
47-57100-02-11750 Plan Develop-Consultant	-	-	-	7,500	1,500	-	-	-	-		
47-57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0%	
47-57100-02-13000 TIF Audit Expense	750	500	1,000	1,406	1,250	1,500	-	1,500	1,500	0%	
47-57100-02-56500 LC Econ Dev Corp	1,000	1,500	1,500	1,250	1,500	1,500	1,500	1,500	1,500	0%	
47-57100-02-57500 Contract Engineer/Survey	1,507	696	-	14,636	207	-	-	-	-		
Special Services											
47-57100-04-50522 PP Tax Refund-FM Graham	-	-	-	-	-	-	-	-	-		
47-57100-04-52000 Potential Dev Incentives	-	-	-	-	-	-	-	-	-		
47-57100-04-52500 Pine Ridge Restaurant Dev	-	-	-	-	-	-	-	-	-		
47-57100-04-52520 Schiefelbein-903 Poplar St.	-	10,000	-	-	-	-	-	-	-		
47-57100-04-52530 A&W Dev Incentive	-	-	-	-	15,000	-	-	-	-		
47-57100-04-52544 FreMarq Loan-Dev Incentive	-	-	-	-	-	-	-	-	-		
47-57100-04-60024 Wendorf Housing Incentives	-	-	-	-	-	40,000	-	10,000	40,000		3 homes/yr, no payment for 1st 5
47-57100-04-75000 Blight Acquisition/Demo	-	-	-	-	-	-	-	-	-		
47-57100-04-75123 Blight" - 1008 E 7th St"	-	-	-	-	-	-	-	-	-		
47-57100-04-75125 Blight" - 405 E 7th St"	16,629	1,347	-	-	-	-	-	-	-		
47-57100-04-75203 Blight" - 400 E 4th St"	10,000	-	-	-	-	-	-	-	-		
47-57100-04-75207 Blight" - 700 E 4th St"	5,615	-	-	-	-	-	-	-	-		

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #7 - N. Center Ave.

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
47-57100-04-75211 Blight"-607&1/2 Douglas St"	429	153	-	-	-	-	-	-	-		
47-57100-04-52530 Development Incentive	-	-	-	-	-	20,000	-	-	20,000		Future Developer Grants
47-57100-04-75233 Blight" - 609 Douglas St"	559	153	-	-	-	-	-	-	-		
47-57100-04-75236 Blight" - 402 Mill St."	-	-	-	-	-	-	-	-	-		
47-57100-04-75237 Blight" - 501 Blaine St."	1,226	-	-	-	-	-	-	-	-		
47-57100-04-75238 1003 E 10th St Housing Incent	-	-	-	10,000	-	-	-	-	-		
Fixed Charges											
47-57100-05-11000 Transfer for Debt Service	93,093	14,725	49,704	52,495	-	-	-	-	-	#DIV/0!	
47-57100-05-12000 Borrowing Expense	-	7,798	-	28,929	-	-	-	76,100	-	#DIV/0!	Permanent Financing for 2024B NAN
47-57100-05-25000 Repayment to Com. Development	-	-	-	-	-	-	-	-	-		
47-57100-05-25023 Interest-CD Loan (Fremarq)	-	-	9,000	-	-	-	-	-	-		
Debt Service											
47-57100-06-58100 Debt Service-Principal	-	-	-	-	10,000	10,000	-	1,447,000	10,000		2017C + 2026B (TBD)
47-57100-06-58200 Debt Service-Interest	-	-	-	-	83,612	83,191	47,997	83,191	3,425		2017C + 2026B (TBD)
Capital Outlay											
47-57100-08-23075 Property - Street ROW	34	-	-	-	-	-	-	-	-		
47-57100-08-24000 Street Improvements	-	512,687	45,835	29,994	107,070	-	24,452	24,452	-	#DIV/0!	
47-57100-08-25750 Streetlight Improvements	-	-	-	-	-	-	-	-	45,000		N Center Ave Street Lights
47-57100-08-26000 Water Improvements	-	218,442	-	86,646	16,648	-	1,725	1,725	-	#DIV/0!	
47-57100-08-26500 Sanitary Sewer Improvements	-	111,960	-	74,391	9,827	-	1,939	1,939	-	#DIV/0!	
47-57100-08-31000 Marketing - Advertising	-	-	-	-	-	-	-	-	-		
47-57100-08-45000 Street Improvements	-	-	-	-	-	-	-	-	-		
47-57100-51-41000 Transfer to Other TIDs	-	-	-	-	-	-	-	579,125	-		To TID 10
TOTAL	139,046	955,290	124,716	358,766	259,321	163,503	81,497	2,233,345	143,513	-12%	
Revenues Less Expenses	(12,212)	14,893	30,416	492,318	(50,300)	61,764	157,426	(308,775)	122,870		
ENDING FUND BALANCE:											
47-34-0000 Fund Balance - TID #7	(150,534)	(135,641)	(105,225)	387,092	336,792	398,557	494,219	28,018	150,888		
TOTAL	(150,534)	(135,641)	(105,225)	387,092	336,792	398,557	494,219	28,018	150,888		

Expenditure Period Ends 2031

District Closes 2036

Donor Y

Recipient Y

	2026B
2024 NAN	1,437,000
2027 Wendorf Dev. Incentives	40,000
2027 Center Ave. Lighting	45,000
	1,522,000
Borrowing Costs (5%)	76,100

City of Merrill 2027 Proposed Budget
TID #7 - N. Center Ave.

* Payroll calculation

2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
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Debt Service TID #7

	2017C 10/26/2017 \$180,000		2024B 10/31/2024 1,437,000		2026B TBD		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2027	10,000	3,425	1,437,000	79,466			1,447,000	82,891
2028	10,000	3,125	-	-			10,000	3,125
2029	10,000	2,825	-	-			10,000	2,825
2030	10,000	2,525	-	-			10,000	2,525
2031	10,000	2,225	-	-			10,000	2,225
2032	10,000	1,925	-	-			10,000	1,925
2033	10,000	1,625	-	-			10,000	1,625
2034	10,000	1,325	-	-			10,000	1,325
2035	10,000	1,000	-	-			10,000	1,000
2036	10,000	675	-	-			10,000	675
2037	10,000	338	-	-			10,000	338

2027 Principal Payments: \$ 1,447,000
Principal Outstanding 12/31/26: \$ 1,547,000
\$ 2,994,000

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #8 - West Side

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:												
48-31-9000	General Fund	-	-	-	(215,000)	(215,000)	(215,000)	(215,000)	(215,000)	(215,000)		
48-34-0000	TID#8 Fund Balance	(594,821)	(580,413)	(695,025)	(1,149,361)	(65,897.67)	(26,927)	(26,927)	(26,927)	1,073,797		
TOTAL		(594,821)	(580,413)	(695,025)	(1,149,361)	(65,898)	(241,927)	(241,927)	(241,927)	858,797		
REVENUES												
48-47100-41110	Property Tax - TID #8	58,260	75,290	128,440	262,739	237,102	368,562	408,456	408,456	474,438	29%	Estimate
48-47100-41113	Proceeds - Long Term Debt	985,000	883,529	-	427,504	-	-	-	1,463,000	-		
48-47100-41114	Debt Premium-TID8	34,696	-	-	-	-	-	-	-	-		
48-47100-43430	Exempt Computer Aid	3,668	3,668	3,668	3,668	3,668	-	-	3,668	3,668		DOR Estimate 10,
48-47100-43435	State PP Aid	-	-	-	-	35,433	35,433	35,433	35,433	35,433		DOR Estimate 8/1
48-47100-43534	Local Road Imp Program	-	-	-	-	-	-	-	-	-		
48-47100-46100	Bid Spec Revenue	200	-	175	-	-	-	-	-	-		
48-47100-48000	Miscellaneous Revenue	-	-	-	-	17,078	-	-	-	-		wps project refun
48-47100-48243	Transfer from TID No. 3	-	190,000	215,000	300,000	-	-	-	-	-		
48-47100-48244	Transfer from TID No. 4	90,000	-	-	-	-	-	-	-	-		
48-47100-48727	River Bend Foundation-Donation	6,555	42,655	-	-	-	-	-	-	-		
48-47100-48750	Sale of Property	13,685	10,500	55	15,001	-	-	-	-	-		
48-47500-43521	WEDC Idle Sites Grant	-	250,000	-	-	-	-	-	-	-		
TOTAL		1,192,065	1,455,643	347,338	1,008,911	293,281	403,995	443,890	1,910,558	513,539	27%	
EXPENSES												
Personnel Services												
48-57100-01-11000	PW Director/GIS Mapping	32,545	42,794	16,986	45	8,396	27,278	8,954	7,648 *	3,410	-87%	Salary splits
48-57100-01-21000	City Utility-Streets Wages	5,911	19,589	37,979	-	268	8,039	2,371	48 *	-	-100%	Salary splits
48-57100-01-22000	Overtime	324	65	184	-	-	-	-	-	-		Salary splits
48-57100-01-23000	Longevity	-	-	-	-	12	30	-	12 *	3		Salary splits
48-57100-01-25000	Wages-Temp-Reg	88	-	-	-	-	-	-	-	-		Salary splits
48-57100-01-51000	SS/Medicare	5,201	7,855	5,915	-	547	615	912	547 *	261	-58%	Salary splits
48-57100-01-52000	WRS - Retirement	4,610	8,538	5,282	-	524	579	900	524 *	247	-57%	Salary splits
48-57100-01-54000	Health Insurance	11,282	11,999	11,569	-	859	1,510	1,949	859 *	378	-75%	Salary splits
48-57100-01-55000	Life Insurance	691	882	209	-	29	16	28	29 *	18	14%	Salary splits
48-57100-01-56000	Adm/Legal-City Wages	29,499	41,250	24,658	-	-	-	-	-	-		
Contractual Services												
48-57100-02-10000	Legal Notices/Letters	36	-	134	-	100	-	-	-	-		
48-57100-02-11500	Outside Legal Expense	(95)	140	108	-	-	500	-	-	500		
48-57100-02-11750	Plan Develop-Consultant	-	-	-	-	1,500	-	-	-	-		
48-57100-02-11900	TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0%	
48-57100-02-13000	TIF Audit Fees	750	5,100	500	3,374	3,000	750	-	1,000	10,238	1265%	2026 Audit + DOR
48-57100-02-40000	Architectural Design	-	-	-	-	-	-	-	-	-		
48-57100-02-41000	Plan - Redevelop Resources	-	-	-	-	-	-	-	-	-		
48-57100-02-43000	Business Consultant	-	-	-	-	-	-	-	-	-		
48-57100-02-56500	LC Econ Dev Corp	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500		
48-57100-02-57500	Contract Engineering	2,400	-	-	-	-	80,755	2,255	25,000	-		DOT Engineering
Special Services												
48-57100-04-50222	Weinbrenner Dev - Former Hurd	300,000	-	-	-	-	-	-	-	-		

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #8 - West Side

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
48-57100-04-50500	WI Island - Storage	-	-	-	-	-	-	-	-	-		
48-57100-04-52000	Potential Dev Incentives	-	-	-	-	-	20,000	10,000	10,000	20,000		Future Developer
48-57100-04-74023	House Incent-302 Willow Bend	-	-	10,000	-	-	-	-	-	-		
48-57100-04-74025	House Incent-602 Eugene	-	-	10,000	-	-	-	-	-	-		
48-57100-04-74027	House Incent-811 N State	-	-	-	10,000	-	-	-	-	-		
48-57100-04-74028	House Incent-111 E. River	-	-	-	10,000	-	-	-	-	-		
48-57100-04-74029	House Incent-211 Clev	-	-	-	-	10,000	-	-	-	-		
48-57100-04-74755	S&S Bar - Dev Incentives	10,000	10,000	10,000	-	-	-	-	-	-		
48-57100-04-74759	Brooke's School of Dance	-	-	35,000	-	-	-	-	-	-		
48-57100-04-74765	Winds & Paradox-419 W Main St	-	-	-	-	-	-	-	-	-		
48-57100-04-75000	Blight Acquisition/Demo	-	-	-	-	-	-	-	-	-		
48-57100-04-75001	Webster St Apart Dev Inc	-	-	100,000	100,000	-	-	-	-	-		
48-57100-04-75002	Blight-405 N Genesee	3,149	169	-	-	-	-	-	-	-		
48-57100-04-75004	Blight-501 Blaine St.	-	-	-	-	-	-	-	-	-		
48-57100-04-75009	Blight-601 N Genesee	173	-	-	-	-	-	-	-	-		
48-57100-04-75010	Blight - 410 Prospect St.	20,820	694	-	-	-	-	-	-	-		
48-57100-04-75022	Del Tax-305 East St.	-	1,952	490	-	-	-	-	-	-		
48-57100-04-75025	Blight - 122 S Prospect	-	-	-	-	-	-	-	-	-		
48-57100-04-75029	Blight" - 403 East St."	197	-	-	-	-	-	-	-	-		
48-57100-04-75030	Blight" - 405 East St."	203	-	-	-	-	-	-	-	-		
48-57100-04-75520	Blight"-903 Grand	5,384	-	-	-	-	-	-	-	-		
48-57100-04-75521	Del Tax - 809 Grand Ave	169	-	-	-	-	-	-	-	-		
48-57100-04-75529	120 N Foster-Del Tax	50	-	-	-	-	-	-	-	-		
48-57100-04-75530	Del Tax - 1405 Mathews St.	10,855	-	-	-	-	-	-	-	-		
48-57100-04-75533	Del Tax - 811 N State St.	12,060	-	-	-	-	-	-	-	-		
48-57100-04-75544	Blight"-1905 Jackson St."	220	15,473	-	-	-	-	-	-	-		
48-57100-04-75572	Del Tax-503 Wisconsin St.	-	3,799	1,241	-	-	-	-	-	-		
48-57100-04-75576	Blight" - 119 N State St"	-	-	105	-	-	-	-	-	-		
Fixed Charges												
48-57100-05-11000	Transfer for Debt Service	98,474	157,191	201,732	155,195	-	-	-	-	-		
48-57100-05-12000	Borrowing Expenses	63,872	8,529	-	27,238	-	-	-	73,150	-		
Debt Service												
48-57100-06-58100	Debt Service-Principal	-	-	-	-	105,000	110,000	30,000	110,000	1,463,000		2016B + 2017C + ;
48-57100-06-58200	Debt Service-Interest	-	-	-	-	122,424	119,366	66,010	119,366	116,216		2016B + 2017C + ;
Capital Outlay												
48-57100-08-22575	Land - Alexander-Eugene	195,442	892	-	-	-	-	-	-	-		
48-57100-08-23000	Parking Lot-W Main St	-	-	-	47,945	-	-	-	-	-		
48-57100-08-24000	Street Improvements	55,831	424,963	234,241	-	-	-	-	-	-		
48-57100-08-25722	WPS - Webster St.	-	18,629	-	-	-	-	-	-	-		
48-57100-08-25750	Streetlight Improvements	-	9,344	31,227	-	-	30,000	-	30,000	-		
48-57100-08-26000	Water Improvements	132,475	311,783	42,623	-	-	-	-	-	-		
48-57100-08-27122	River Bend Trail-West	87,458	42,655	19,842	-	-	-	-	-	-		
Special Services												
48-57500-04-50225	Weinbrenner - Idle Sites Grant	-	250,000	-	-	-	-	-	-	-		
TOTAL		1,177,656	1,570,255	801,674	355,447	254,310	401,088	125,029	379,834	1,615,922	303%	

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #8 - West Side

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
Revenues Less Expenses	14,408	(114,612)	(454,336)	653,463	38,971	2,907	318,861	1,530,723	(1,102,383)		
ENDING FUND BALANCE:											
48-31-9000 General Fund	-	-	(215,000)	(215,000)	(215,000)	(215,000)	(215,000)	(215,000)	(215,000)		
48-34-0000 TID#8 Fund Balance	(580,413)	(695,025)	(1,149,361)	(719,361)	(26,927)	(239,020)	76,934	1,288,797	(243,586)		
TOTAL	(580,413)	(695,025)	(1,149,361)	(934,361)	(241,927)	(454,020)	(138,066)	1,073,797	(458,586)		

Expenditure Period Ends 2033

District Closes 2038

Donor N

Recipient Y

Debt Service TID #8

	2016B 11/11/2016 \$90,000		2017C 10/26/2017 \$140,000		2018B 09/27/2018 \$475,000		2020C 11/17/2020 \$620,000		2021A 10/05/2021 \$830,000		2021B 10/05/2021 \$155,000		2024B 10/31/2024 \$1,353,000		2026B TBD	Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest		Principal	Interest
2027	5,000	1,125	5,000	2,975	20,000	10,733	30,000	10,500	35,000	14,263	15,000	1,800	1,353,000	74,821		1,463,000	116,216
2028	5,000	1,025	5,000	2,825	25,000	10,143	30,000	9,300	35,000	13,213	15,000	1,350	-	-		115,000	37,855
2029	5,000	925	5,000	2,675	25,000	9,405	35,000	8,350	40,000	12,163	15,000	900	-	-		125,000	34,418
2030	5,000	819	10,000	2,525	25,000	8,605	35,000	7,650	40,000	11,363	15,000	600	-	-		130,000	31,561
2031	5,000	713	10,000	2,225	25,000	7,805	35,000	6,950	40,000	10,563	15,000	300	-	-		130,000	28,555
2032	5,000	600	10,000	1,925	25,000	6,968	35,000	6,250	55,000	9,763	-	-	-	-		130,000	25,505
2033	5,000	488	10,000	1,625	25,000	6,130	35,000	5,528	55,000	8,663	-	-	-	-		130,000	22,433
2034	5,000	369	10,000	1,325	25,000	5,255	35,000	4,784	60,000	7,563	-	-	-	-		135,000	19,296
2035	5,000	250	10,000	1,000	30,000	4,380	35,000	3,997	60,000	6,363	-	-	-	-		140,000	15,989
2036	5,000	125	10,000	675	30,000	3,300	35,000	3,166	60,000	5,163	-	-	-	-		140,000	12,428
2037	-	-	10,000	675	30,000	2,220	35,000	2,313	60,000	3,963	-	-	-	-		135,000	9,170
2038	-	-	-	-	30,000	555	35,000	1,438	65,000	2,763	-	-	-	-		130,000	4,755
2039	-	-	-	-	-	-	40,000	500	65,000	1,463	-	-	-	-		105,000	1,963

2027 Principal Payments: \$ 1,463,000
Principal Outstanding 12/31/26: \$ 3,008,000

City of Merrill 2027 Proposed Budget

* Payroll calculation

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

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:											
49-31-9000 General Fund	-	-	95,000			-	-	-	-		
49-34-0000 TID#9 Fund Balance	(370,492)	(368,720)	(368,439)	(222,578)	(68,323)	(68,323)	(68,323)	(68,323)	17,865		
TOTAL	(370,492)	(368,720)	(273,439)	(222,578)	(68,323)	(68,323)	(68,323)	(68,323)	17,865		
REVENUES											
49-47100-41110 Property Tax - TID#9	-	-	-	13,456	-	-	-	-	-		EV below Base. No Increment
49-47100-41113 Proceeds - Long Term Debt	-	-	-	1,173,000	-	400,000	2,005,000	2,005,000	-		
49-47100-41114 Debt Premium-TID9	-	-	-	-	-	-	113,314	113,314	-		
49-47100-41115 Interest Earnings	-	-	-	-	-	-	57	200	-		
49-47100-43430 Exempt Computer Aid	4,896	4,896	4,896	4,896	4,896	-	-	4,896	4,896		DOR Estimate 10/1/26
49-47100-43435 State PP Aid	-	-	-	-	8,023	8,023	8,023	8,023	8,023		DOR Estimate 8/15/26
49-47100-46100 Bid Spec Revenue	-	-	375	575	-	-	424	424	-		
49-47100-48243 Transfer from TID No. 3	-	-	-	-	-	100,000	-	-	870,374		
49-47100-48244 Transfer from TID No. 4	20,000	30,000	95,000	50,000	-	-	-	-	-		
49-47100-48500 Donations-RB Trail Foundation	-	-	-	-	-	-	-	-	-		
49-47100-48588 Loan Repayment-Club Modern	2,820	27,582	-	-	-	-	-	-	-		
49-47100-48750 Sale of Property	2,050	-	-	-	2	-	19,157	19,157	-		
49-47300-41113 Proceeds - Long Term Debt	-	-	-	-	-	-	-	-	-		
49-47300-48500 Idle Sites Grant - WEDC	-	-	-	-	-	-	-	-	-		
49-47300-48850 River Bend - Donations	-	-	-	-	-	-	-	-	-		
TOTAL	29,765	62,478	100,271	1,241,927	12,920	508,023	2,145,975	2,151,014	883,293	74%	
EXPENSES											
Personnel Services											
49-57100-01-11000 PW Director/Bldg Insp.	-	-	9,953	33	5,971	18,711	6,610	18,711 *	11,813	-37%	Salary splits
49-57100-01-21000 Streets - Labor	-	-	-	1,156	-	5,000	-	5,000	-		Salary splits
49-57100-01-21500 Utility- Labor	-	-	-	8,051	-	-	-	-	-		
49-57100-01-23000 Longevity	-	-	-	-	6	33	-	33 *	15		Salary splits
49-57100-01-25000 Wages-Temp-LTE	-	-	-	-	-	-	-	-	-		Salary splits
49-57100-01-51000 SS/Medicare	133	220	952	653	382	1,814	532	1,814 *	905	-50%	Salary splits
49-57100-01-52000 WRS - Retirement	117	156	822	628	371	1,347	524	1,347 *	857	-36%	Salary splits
49-57100-01-54000 Health Insurance	225	257	1,715	352	632	2,268	1,082	2,268 *	1,152	-49%	Salary splits
49-57100-01-55000 Life Insurance	23	22	94	29	27	55	20	55 *	32	-42%	Salary splits
49-57100-01-56000 Adm/Legal-City Wages	1,738	2,880	2,489	28,697	-	-	-	-	-		
Contractual Services											
49-57100-02-10000 Legal Notices/Letters	-	-	-	90	417	150	314	325	150		
49-57100-02-11500 Outside Legal Expense	75	1,735	6,971	125	6,438	5,000	740	1,000	5,000		
49-57100-02-11750 Plan Develop-Consultant	-	-	-	3,000	1,530	-	-	-	-		
49-57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0%	
49-57100-02-13000 TIF Audit Fees	500	500	250	562	500	500	-	500	9,975	1895%	2026 Audit + DOR 30% audit (\$9k)+ tech
49-57100-02-22000 WPS-Merrill Pavers	-	-	-	-	-	-	-	-	-		NA
49-57100-02-40000 Architectural Design	-	-	-	-	-	-	-	-	-		NA
49-57100-02-41000 Plan - Redevelop Resources	-	-	-	-	-	-	-	-	-		
49-57100-02-41555 Grant Writing Consultant	-	-	-	-	-	-	-	-	-		
49-57100-02-56500 LC Econ Dev Corp	1,500	750	1,000	750	1,000	1,000	1,000	1,000	1,000	0%	
49-57100-02-57500 Contract Engineer/Survey	-	1,200	-	-	6,987	-	2,200	2,500	-		

Special Services										
49-57100-04-50500	Neumann Lot2-Dev Incent	-	-	-	-	-	-	-	-	-
49-57100-04-50522	Property Tax-Land Purchase	-	-	-	-	-	-	-	-	-
49-57100-04-50525	Plant Garden Center-Dev Incent	-	20,000	-	-	-	10,000	-	-	10,000
49-57100-04-52000	Potential Dev Incentives	-	-	-	-	-	20,000	10,000	10,000	20,000
49-57100-04-52023	River St (Badger Portfolio)	-	-	-	-	-	-	-	-	-
49-57100-04-53000	Housing Developer Incentives	-	-	-	-	40,000	-	-	-	-
49-57100-04-53022	Loan-1003-1005 S Center Ave	-	-	-	-	-	-	-	-	-
49-57100-04-55000	Direct Business Assistant Grant	-	-	-	-	-	-	70,000	70,000	160,000
49-57100-04-75000	Page Milk-Non-Idle Sites	-	-	-	-	-	-	-	-	-
49-57100-04-75022	Del Tax-703 S Center	-	11,428	2,504	20,177	-	-	-	-	-
49-57100-04-75044	Demo-Tire Disposal	-	-	-	-	-	-	-	-	-
49-57100-04-75100	Del Tax - 307 Cooper St.	181	-	-	-	-	-	-	-	-
Fixed Charges										
49-57100-05-11000	Transfer - Debt Service	23,350	22,900	22,450	22,000	-	-	-	-	-
49-57100-05-12000	Borrowing Expense	-	-	-	23,000	-	40,000	80,314	80,314	-
Debt Service										
49-57100-06-58100	Debt Service-Principal	-	-	-	-	15,000	15,000	1,173,000	1,188,000	495,000
49-57100-06-58200	Debt Service-Interest	-	-	-	-	71,747	71,267	40,859	46,809	249,600
Capital Outlay										
57100-08-23775	Pier-S. Park St.	-	-	-	-	-	-	-	-	-
57100-08-23777	Rotary Park Improvements	-	-	-	-	-	-	-	-	-
57100-08-23800	RB Trail - Non-Idle Sites	-	-	-	-	-	-	-	-	-
49-57100-08-24000	Street Improvements	-	-	61	386,140	-	-	-	635,000	470,000
49-57100-08-25750	Streetlight Improvements	-	-	-	235,936	-	-	-	-	-
49-57100-08-26000	Utility Improvements	-	-	-	-	-	-	-	-	360,000
57100-08-26100	Stormwater Improvements	-	-	-	-	-	-	-	-	-
57100-08-31000	Marketing - Advertising	-	-	-	-	-	-	-	-	-
57300-08-24777	End of S. Park St.	-	-	-	-	-	-	-	-	-
57300-08-52500	River Bend Trail-East	-	-	-	-	-	-	-	-	-
S. Center Ave										
Personnel Services										
49-57200-01-11000	PW Director/Bldg Insp.	-	-	-	-	-	-	-	-	-
49-57200-01-21000	Streets - Labor	-	-	-	98	-	-	-	-	-
49-57200-01-21500	Utility- Labor	-	-	-	248	-	-	-	-	-
49-57200-01-25000	Wages-Temp-LTE	-	-	-	-	-	-	-	-	-
49-57200-01-51000	SS/Medicare	-	-	-	24	-	-	-	-	-
49-57200-01-52000	WRS - Retirement	-	-	-	24	-	-	-	-	-
49-57200-01-54000	Health Insurance	-	-	-	112	-	-	-	-	-
49-57200-01-55000	Life Insurance	-	-	-	1	-	-	-	-	-
49-57200-01-56000	Adm/Legal-City Wages	-	-	-	-	-	-	-	-	-
Contractual Services										
49-57200-02-10000	Legal Notices/Letters	-	-	-	45	150	-	-	-	-
Capital Outlay										
49-57200-08-24000	Street Improvements	-	-	-	355,589	-	300,000	500	-	-
49-57200-08-26000	Water Improvements	-	-	-	-	-	-	-	-	-
49-57200-08-26500	Sewer Improvements	-	-	-	-	-	-	-	-	-
TOTAL		27,992	62,198	49,410	1,087,672	151,308	492,295	1,387,845	2,064,826	1,795,649
Revenues Less Expenses		1,773	280	50,861	154,255	(138,388)	15,728	758,130	86,188	(912,357)
ENDING FUND BALANCE:										
49-31-9000	General Fund	-	-	95,000	-	-	-	-	-	-
49-34-0000	TID#9 Fund Balance	(368,720)	(368,439)	(222,578)	(68,323)	(206,711)	(52,595)	689,807	17,865	(894,492)
TOTAL		(368,720)	(368,439)	(127,578)	(68,323)	(206,711)	(52,595)	689,807	17,865	(894,492)

0% Plant Garden Center Phase II
Future Developer Grants

The River Phase I \$160,000

#DIV/0!
-100% 2026 Developer Incentive, Road projects

2017C+2026A

2017C+2026A

2026 Kyes St Reconstruction, 2027 River S

River St Reconstruction (Park-Keyes)

265%

Expenditure Period Ends 2035
Tech College Extension, District Closes 2043
Final Revenue Year 2044

Donor
Recipient

N
Y

Debt Service TID #9

	2017C		2026A		Total	
	10/26/2017		05/27/2026			
	\$310,000		\$5,470,000			
	Principal	Interest	Principal	Interest	Principal	Interest
2027	15,000	5,950	480,000	243,650	495,000	249,600
2028	15,000	5,500	660,000	14,650	675,000	20,150
2029	15,000	5,050	355,000	113,650	370,000	118,700
2030	15,000	4,600	345,000	95,900	360,000	100,500
2031	15,000	4,150	360,000	78,650	375,000	82,800
2032	15,000	3,700	385,000	30,325	400,000	34,025
2033	20,000	3,250	390,000	20,700	410,000	23,950
2034	20,000	2,650	165,000	21,900	185,000	24,550
2035	20,000	2,000	65,000	13,650	85,000	15,650
2036	20,000	1,350	75,000	10,400	95,000	11,750
2037	20,000	675	35,000	7,400	55,000	8,075
2038			35,000	6,000	35,000	6,000
2039			35,000	4,600	35,000	4,600
2040			40,000	3,200	40,000	3,200
2041			40,000	1,600	40,000	1,600

2027 Principal Payments: \$ 495,000
Principal Outstanding 12/31/26: \$ 3,655,000

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #10 - Fox Point

		2021	2022	2023	2024	2025	2026	06/30/2026	2026	2027	% Change	Notes:
		Actual	Actual	Actual	Actual	Unaudited	Adopted	Actual	Projection	Proposed		
BEGINNING FUND BALANCE:												
40-34-0000	TID 10 Fund Balance	(58,417)	(108,828)	(79,547)	(828,249)	(34,052)	35,360	35,360	35,360	727,893		
TOTAL		(58,417)	(108,828)	(79,547)	(828,249)	(34,052)	35,360	35,360	35,360	727,893		
REVENUES												
40-47100-41110	Property Tax - TID #10	-	-	58,355	116,108	178,134	54,723	60,646	60,646	127,607	133%	Estimate
40-47100-41113	Proceeds - Long Term Debt	565,000	250,909	-	756,000	-	-	-	756,000	-		Refinance 2024B
40-47100-46100	Bid Spec Revenue	-	-	425	-	-	-	-	-	-		
40-47100-48243	Land Sale	1	-	-	-	-	-	-	-	-		
47100-48244	Transfer from TID No. 4	-	-	-	-	-	-	-	579,125	-		Transfer from TID7 (TID3)
TOTAL		565,001	250,909	58,780	872,108	178,134	54,723	60,646	1,395,771	127,607	133%	
EXPENSES												
Personnel Services												
40-57100-01-11000	PW Director/Bldg Insp	-	-	52,843	33	5,598	5,247	2,939	5,354 *	3,410	-35%	Salary splits
40-57100-01-21000	City Streets - Wages	-	-	8,826	-	-	-	-	-	-		Salary splits
40-57100-01-23000	Longevity	-	-	-	-	6	7	-	6 *	3	-53%	Salary splits
40-57100-01-51000	SS/Medicare	340	436	4,892	-	382	401	234	382 *	261	-35%	Salary splits
40-57100-01-52000	WRS - Retirement	300	371	4,394	-	371	378	233	371 *	247	-35%	Salary splits
40-57100-01-54000	Health Insurance	575	629	9,428	-	632	595	297	632 *	378	-36%	Salary splits
40-57100-01-55000	Life Insurance	59	45	517	-	27	34	14	27 *	18	-47%	Salary splits
40-57100-01-56000	Adm/Legal-City Wages	4,438	5,700	2,950	-	-	-	-	-	-		
Contractual Services												
40-57100-02-10000	Legal Notices/Letters	-	-	-	-	-	-	-	-	-		
40-57100-02-11500	Outside Legal Expense	23	-	-	-	-	500	-	-	500	0%	
40-57100-02-11750	Plan Develop-Consultant	-	-	-	-	-	-	-	-	-		
40-57100-02-11900	TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0%	
40-57100-02-13000	TIF Audit Fees	250	400	750	1,687	1,500	1,500	-	1,500	11,025	635%	2026 Audit + DOR 30% audit
40-57100-02-15500	Mowing Services	-	-	-	-	-	-	-	-	-		
Special Services												
40-57100-04-52333	Swiderski Dev Incentives	50,000	200,000	-	-	-	20,000	-	-	20,000		Future Developer Grants
40-57100-04-52353	House Incent-1804 E 12th	-	-	10,000	-	-	-	-	-	-		
40-57100-04-52355	House Incent-1002 Cotey	-	-	-	10,000	-	-	-	-	-		
40-57100-04-52377	Refund Earnest Money	25,000	-	-	-	-	-	-	-	-		
Fixed Charges												
40-57100-05-11000	Transfer for Debt Service	162	12,987	14,125	50,208	-	-	-	-	-		
40-57100-05-12000	Borrowing Expense	19,365	909	-	15,833	-	-	-	37,800	-		
40-57100-05-14940	NAN2016C - Principal	495,000	-	-	-	-	-	-	-	-		
40-57100-05-24940	NAN2016 - Intererest	19,751	-	-	-	-	-	-	-	-		
Debt Service												
40-57100-06-58100	Debt Service-Principal	-	-	-	-	23,963	590,221	-	590,221	782,545		2021D, 2022STF, 2024B
40-57100-06-58200	Debt Service-Interest	-	-	-	-	68,168	66,796	60,354	66,796	51,344		2021D, 2022STF, 2024B
Capital Outlay												
57100-08-23566	Silt Fence-Erosion Control	-	-	-	-	-	-	-	-	-		
40-57100-08-24000	Street Improvements	-	-	283,892	-	-	-	-	-	-		

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #10 - Fox Point

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
40-57100-08-25750 Streetlight Improvements	-	-	-	-	-	-	-	-	-		
40-57100-08-26000 Water Improvements	-	-	232,883	-	-	-	-	-	-		
40-57100-08-26500 Sanitary Sewer Improve	-	-	181,834	-	-	-	-	-	-		
TOTAL	615,412	221,628	807,483	77,911	100,796	685,829	64,221	703,239	869,882	27%	
Revenues Less Expenses	(50,411)	29,281	(748,702)	794,197	77,338	(631,106)	(3,575)	692,533	(742,275)		
ENDING FUND BALANCE:											
40-34-0000 TID 10 Fund Balance	(108,828)	(79,547)	(828,249)	(34,052)	43,285	(595,746)	31,785	727,893	(14,383)		
TOTAL	(108,828)	(79,547)	(828,249)	(34,052)	43,285	(595,746)	31,785	727,893	(14,383)		

Expenditure Period Ends 2037

District Closes 2042

Donor N

Recipient N

Debt Service TID #10

	2021D		2022STF		2024B		2026B		Total	
	09/30/2021		12/27/2022		10/31/2024		TBD			
	\$565,000		\$250,909		\$756,000					
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2027	-	-	26,545	9,537	756,000	41,807			782,545	51,344
2028	-	-	27,917	8,166	-	-			27,917	8,166
2029	-	-	29,405	6,678	-	-			29,405	6,678
2030	-	-	30,948	5,134	-	-			30,948	5,134
2031	-	-	32,573	3,510	-	-			32,573	3,510
2032	-	-	34,278	1,805	-	-			34,278	1,805

2026 Principal Payments: \$ 782,545
Principal Outstanding 12/31/26: \$ 937,666

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #11- Rock Ridge Apartments

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:												
41-34-0000	Fund Bal. TID#11	(171,126)	(328,405)	(361,156)	(672,531)	(320,692)	(320,692)	(320,692)	(320,692)	979,495		
TOTAL		(171,126)	(328,405)	(361,156)	(672,531)	(320,692)	(320,692)	(320,692)	(320,692)	979,495		
REVENUES												
41-47100-41110	Property Tax - TID #11	145,075	175,413	236,061	354,102	418,415	279,272	309,502	309,502	488,183	75%	Estimate
41-47100-41113	Proceeds - Long Term Debt	1,195,000	201,950	-	185,000	-	-	-	2,051,500	-		State St. Financing, Airport FBO
41-47100-41114	Debt Premium-TID11	-	-	-	8,902	-	-	-	-	-		
41-47100-43435	State PP Aid	20,042	16,305	16,305	16,305	44,507	44,507	44,507	44,507	28,202	-37%	DOR Estimate 8/15/26
41-47100-46100	Bid Spec Revenue	380	-	-	-	-	-	-	-	-		
TOTAL		1,360,497	393,667	252,366	564,308	462,922	323,779	354,009	2,405,509	516,385	59%	
EXPENSES												
Personnel Services												
41-57100-01-11000	PW Director/Engineer	48,859	3,779	19,460	381	71,434	5,247	3,162	5,247 *	3,410	-35%	Salary splits
41-57100-01-21000	Wages - Streets-Utility	31,791	433	4,369	422	-	-	-	- *	-		Salary splits
41-57100-01-23000	Longevity	-	-	-	-	187	7	-	7 *	3		Salary splits
41-57100-01-25000	Wages - Temp - Streets	407	-	-	-	-	-	-	-	-		
41-57100-01-51000	SS/Medicare	7,265	1,622	3,135	31	5,358	401	356	401 *	261	-35%	Salary splits
41-57100-01-52000	WRS - Retirement	6,450	1,380	2,774	29	4,974	378	236	378 *	247	-35%	Salary splits
41-57100-01-54000	Health Insurance	14,195	2,077	6,093	325	7,443	595	297	595 *	378	-36%	Salary splits
41-57100-01-55000	Life Insurance	728	214	182	0	117	34	14	34 *	18	-47%	Salary splits
41-57100-01-56000	Adm/Legal - City Wages	16,104	16,974	12,235	4,028	-	-	-	-	-		
Contractual Services												
41-57100-02-10000	Legal Notices/Letters	151	-	-	30	-	-	100	100	100		
41-57100-02-11500	Outside Legal Expenses	603	130	340	-	100	500	-	100	500		
41-57100-02-11750	Plan Develop-Consultant	7,500	-	-	7,500	-	-	-	-	-		
41-57100-02-11900	TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0%	
41-57100-02-13000	TIF Audit Fee	1,250	750	1,000	1,406	1,250	1,250	-	1,250	10,763	761%	2026 Audit + DOR 30% audit (\$9k)+ tech
41-57100-02-56500	LC Econ Dev Corp	1,500	1,500	1,250	1,250	1,500	1,500	1,500	1,500	1,500	0%	
41-57100-02-57500	Contract Engineer/Survey	6,921	-	-	-	-	-	-	-	-		
Special Services												
57100-04-50500	Land Purchase	-	-	-	-	-	-	-	-	-		NA
57100-04-50505	Land Purchase-NTC Site	-	-	-	-	-	-	-	-	-		NA
57100-04-50522	Property Tax Bills	-	-	-	-	-	-	-	-	-		NA
41-57100-04-52000	Development Incentives	-	-	-	-	-	-	10,000	10,000	10,000		
41-57100-04-52577	Apartments-Rock Ridge	100,000	100,000	100,000	-	-	-	-	-	-		
41-57100-04-52588	Denyon-Ott Homes	50,000	80,000	-	-	-	-	-	-	-		
41-57100-04-52599	JJ Premier Homes	30,000	40,000	40,000	20,000	-	-	-	-	-		
41-57100-04-52600	Timber Ridge - Highland Dr.	-	20,000	-	-	-	-	-	-	-		
Fixed Charges												
41-57100-05-11000	Transfer - Debt Service	57,627	110,748	117,735	161,728	-	-	-	-	-		
41-57100-05-12000	Borrowing Expenses	26,515	1,950	-	15,189	-	-	-	102,575	-		
41-57100-05-14927	NAN2016C - Principal	505,000	-	-	-	-	-	-	-	-		
41-57100-05-24940	NAN2016C - Interest	20,150	-	-	-	-	-	-	-	-		
Debt Service												
41-57100-06-58100	Debt Service-Principal	-	-	-	-	185,000	185,000	10,000	185,000	185,000		
41-57100-06-58200	Debt Service-Interest	-	-	-	-	55,300	47,985	24,093	47,985	47,985		
Capital Outlay												
41-57100-08-23777	Airport Hangar	-	-	-	-	-	750,000	-	750,000	-		Airport FBO Hangar
41-57100-08-24000	Rock Ridge Ct Improvements	-	-	91,237	-	-	-	-	-	-		

City of Merrill 2027 Proposed Budget

* Payroll calculation

TID #11- Rock Ridge Apartments

	2021	2022	2023	2024	2025	2026	06/30/2026	2026	2027	% Change	Notes:
	Actual	Actual	Actual	Actual	Unaudited	Adopted	Actual	Projection	Proposed		
41-57100-08-24033 State St Improvement	341,840	(12,750)	97,712	-	538,228	-	-	-	-		State St. Capital Project
41-57100-08-24127 Wl St. Sewer Lift Station	-	-	-	-	-	-	-	-	-		
41-57100-08-24500 Highland/Edgewater	-	-	-	-	-	-	-	-	-		
41-57100-08-25750 Streetlight Improvements	54,074	21,214	16,167	-	-	-	-	-	-		
41-57100-08-26000 Water Improvements	111,544	18,147	24,686	-	158,199	-	-	-	-		
41-57100-08-26500 Sanitary Sewer Improvements	77,155	18,101	25,216	-	203,247	-	-	-	-		
41-57100-08-27122 River Bend Trail-West	-	-	-	-	-	-	-	-	-		
TOTAL	1,517,775	426,419	563,741	212,469	1,232,487	993,047	49,908	1,105,322	260,316	-74%	
Revenues Less Expenses	(157,279)	(32,751)	(311,375)	351,839		(669,268)	304,101	1,300,187	256,069		
ENDING FUND BALANCE:											
41-34-0000 Fund Bal. TID#11	(328,405)	(361,156)	(672,531)	(320,692)		(989,960)	(16,591)	979,495	1,235,564		
TOTAL	(328,405)	(361,156)	(672,531)	(320,692)		(989,960)	(16,591)	979,495	1,235,564		

Expenditure Period Ends 2031

District Closes 2036

Donor N

Recipient N

Debt Service TID #11

	2017C 10/26/2017 \$645,000		2020C 11/17/2020 \$205,000		2021C 09/30/2021 \$1,195,000		2024A 10/30/2024 \$375,000		2026B TBD		Total	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2026	30,000	13,250	10,000	3,725	75,000	15,760	70,000	15,250			185,000	47,985
2027	30,000	12,350	10,000	3,325	75,000	14,560	75,000	11,750			190,000	41,985
2028	30,000	11,450	10,000	2,925	75,000	13,360	80,000	8,000			195,000	35,735
2029	35,000	10,550	10,000	2,625	75,000	12,160	80,000	4,000			200,000	29,335
2030	35,000	9,500	10,000	2,425	75,000	10,960	-	-			120,000	22,885
2031	35,000	8,450	15,000	2,175	65,000	22,875	-	-			115,000	33,500
2032	35,000	7,400	15,000	1,875	70,000	20,438	-	-			120,000	29,713
2034	40,000	5,300	15,000	1,247	75,000	15,000	-	-			130,000	21,547
2035	40,000	4,000	15,000	909	75,000	12,188	-	-			130,000	17,097
2038	-	-	-	-	85,000	3,188	-	-			85,000	3,188

2026 Principal Payments: \$ 185,000
Principal Outstanding 12/31/26: \$ 1,870,000

City of Merrill 2027 Proposed Budget

TID #12- Weinbrenner

* Payroll calculation

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:												
42-34-0000	Fund Bal.-TID#12	213	5,002	18,991	31,297	14,539	14,539	14,539	14,539	33,983		
TOTAL		213	5,002	18,991	31,297	14,539	14,539	14,539	14,539	33,983		
REVENUES												
42-47100-41110	Property Tax - TID #12	20,395	23,509	25,394	29,679	12,843.27	17,798	19,724	19,724	46,949	164%	Estimate
42-47100-43435	State PP Aid	-	-	-	-	14,607.44	14,607	14,607	14,607	14,607		DOR Estimate 8/15/26
42-47100-48500	Capital Project Cost share	-	-	-	32,044	-	-	-	-	-		
42-47100-41113	Proceeds - Long Term Debt	-	-	-	-	-	-	-	-	-		
42-47101-41113	Debt Premium	-	-	-	-	-	-	-	-	-		
TOTAL		20,395	23,509	25,394	61,723	27,450.71	32,405	34,331	34,331	61,557	90%	
EXPENSES												
Personnel Services												
42-57100-01-11000	PW Director/GIS Mapping	-	-	-	33	5,598	5,247	2,939	5,247 *	3,410	-35%	Salary splits
42-57100-01-21000	Wages - Streets-Utility	23	-	109	6,455	-	-	-	-	-		
42-57100-01-22000	Overtime	-	-	-	-	-	-	-	-	-		
42-57100-01-23000	Longevity	-	-	-	-	6	7	-	7 *	3		Salary splits
42-57100-01-51000	SS/Medicare	42	43	76	460	382	401	234	401 *	261	-35%	Salary splits
42-57100-01-52000	WRS - Retirement	36	36	68	445	371	378	233	378 *	247	-35%	Salary splits
42-57100-01-54000	Health Insurance	50	48	156	1,808	632	595	297	595 *	378	-36%	Salary splits
42-57100-01-55000	Life Insurance	8	9	-	10	27	34	14	34 *	18	-47%	Salary splits
42-57100-01-56000	Adm/Legal-City Wages	532	559	895	503	-	-	-	-	-		
Contractual Services												
42-57100-02-10000	Legal Notices/Letters	-	-	-	-	-	-	-	-	-		
42-57100-02-11750	Plan Develop-Consultant	-	-	-	7,500	-	-	-	-	-		
42-57100-02-11900	TID Fee-Wis DOR	150	150	150	150	150	150	150	150	150	0%	
42-57100-02-13000	TIF Audit	250	250	250	281	500	250	-	250	250	0%	
42-57100-02-56500	LC Econ Dev Corp	500	500	500	500	500	500	500	500	500	0%	
42-57100-02-57500	Contract Engineer/Survey	-	-	75	-	-	-	-	-	-		
Special Services												
42-57100-04-48023	Taxes-Former HURD Parcels	-	-	3,033	-	-	-	-	-	-		
Fixed Charges												
42-57100-05-11000	Transfer - Debt Service	8,075	7,925	7,775	7,625	-	-	-	-	-		
42-57100-05-12000	Borrowing Expense	-	-	-	-	-	-	-	-	-		
Debt Service												
42-57100-06-58100	Debt Service-Principal	-	-	-	-	5,000	5,000	-	5,000	5,000		2019A
42-57100-06-58200	Debt Service-Interest	-	-	-	-	2,475	2,325	1,163	2,325	2,175		2019A
Capital Outlay												
42-57100-08-24000	Street Improvements	5,940	-	-	-	-	-	-	-	-		
42-57100-08-25750	Streetlight Improvements	-	-	-	-	-	-	-	-	-		

City of Merrill 2027 Proposed Budget

TID #12- Weinbrenner

* Payroll calculation

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
42-57100-08-26000 Water Improvements	-	-	-	-	-	-	-	-	-		
42-57100-08-26100 Stormwater Improvements	-	-	-	52,710	-	-	-	-	-		
TOTAL	15,606	9,520	13,087	78,481	15,641	14,887	5,530	14,887	12,393	-17%	
Revenues Less Expenses	4,789	13,989	12,307	(16,758)	11,810	17,518	28,802	19,444	49,163		
ENDING FUND BALANCE:											
42-42-34-0000 Fund Bal.-TID#12	5,002	18,991	31,297	14,539	26,349	32,057	43,341	33,983	83,147		
TOTAL	5,002	18,991	31,297	14,539	26,349	32,057	43,341	33,983	83,147		

Expenditure Period Ends 2032

District Closes 2037

Donor N

Recipient N

Debt Service TID #12

	2019A	
	11/05/2019	
	\$125,000	
	Principal	Interest
2027	5,000	2,175
2028	5,000	2,025
2029	5,000	1,875
2030	5,000	1,763
2031	10,000	1,650
2032	10,000	1,425
2033	10,000	1,200
2034	10,000	975
2035	10,000	738
2036	10,000	500
2037	10,000	250

2027 Principal Payments: \$ 5,000

Principal Outstanding 12/31/26: \$ 90,000

City of Merrill 2027 Proposed Budget

TID #13 - Industrial

* Payroll calculation

		2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Jnaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:												
34-0000	Fund Bal. - TID13	-	(11,085)	(11,485)	(13,431)	(14,181)	(14,181)	(14,181)	(14,181)	(21,993)		
TOTAL		-	(11,085)	(11,485)	(13,431)	(14,181)	(14,181)	(14,181)	(14,181)	(21,993)		
REVENUES												
47100-41110	Property Tax - TID #13	-	-	208	496	-	-	-	-	-		EV below Base. No Increment
New	Proceeds from Debt	-	-	-	-	-	550,000	-	-	-		Utility Debt for Hwy G Extension
TOTAL		-	-	208	496	-	550,000	-	-	-		
EXPENSES												
Personnel Services												
53-57100-01-11000	PW Director/St Superintendent	-	-	-	33	5,971	18,712	6,610	5,247 *	3,410	-82%	Salary splits
53-57100-01-21000	Wages - Streets-Utility	-	-	-	-	-	-	-	-	-		
53-57100-01-23000	Longevity	-	-	-	-	6	33	532	7 *	3		Salary splits
53-57100-01-51000	SS/Medicare	81	-	93	-	382	1,431	524	401 *	261	-82%	Salary splits
53-57100-01-52000	WRS - Retirement	72	-	82	-	371	1,347	1,082	378 *	247	-82%	Salary splits
53-57100-01-54000	Heath Insurance	100	-	121	-	632	2,268	21	595 *	378	-83%	Salary splits
53-57100-01-55000	Life Insurance	16	-	-	-	27	55	-	34 *	18	-67%	Salary splits
53-57100-01-56000	Adm/Legal-City Wages	1,063	-	1,209	-	-	-	-	-	-		
Contractual Services												
53-57100-02-10000	Legal Notices-Letters	253	-	-	-	-	-	-	-	-		
53-57100-02-11750	Plan Develop-Consultant	8,500	-	-	-	1,500	-	-	-	-		
53-57100-02-11900	TID Fee - Wis DOR	1,000	150	150	150	150	150	150	150	150	0%	
53-57100-02-13000	TID Audit	-	250	500	562	500	500	-	500	500	0%	
53-57100-02-56500	LC Econ Dev Corp	-	-	-	500	500	500	500	500	500	0%	
Debt Service												
53-57100-06-58100	Debt Service-Principal	-	-	-	-	-	-	-	-	-		
53-57100-06-58200	Debt Service-Interest	-	-	-	-	-	-	-	-	-		
NEW	Borrowing Expense	-	-	-	-	-	20,000	-	-	-		
Capital Outlay												
53-57100-08-24000	Street Improvements	-	-	-	-	-	-	-	-	-		
53-57100-08-25750	Streetlight Improvements	-	-	-	-	-	-	-	-	-		
53-57100-08-26000	Water Improvements	-	-	-	-	-	400,000	-	-	-		Hwy G Utility Extension
53-57100-08-26100	Stormwater Improvements	-	-	-	-	-	-	-	-	-		
53-57100-08-26500	Sanitary Sewer Improvements	-	-	-	-	-	150,000	-	-	-		Hwy G Utility Extension
TOTAL		11,085	400	2,155	1,245	10,039	594,996	9,418	7,812	5,468	-99%	
Revenues Less Expenses												
		(11,085)	(400)	(1,947)	(750)	(10,039)	(44,996)	(9,418)	(7,812)	(5,468)		
ENDING FUND BALANCE:												
53-34-0000	Fund Bal. - TID13	(11,085)	(11,485)	(13,431)	(14,181)	(24,220)	(59,177)	(23,599)	(21,993)	(27,461)		
TOTAL		(11,085)	(11,485)	(13,431)	(14,181)	(24,220)	(59,177)	(23,599)	(21,993)	(27,461)		

Expenditure Period Ends 2037

District Closes 2041

Donor N

Recipient N

City of Merrill 2027 Proposed Budget

TID #14 - Car Wash

Payroll calculation

	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Unaudited	2026 Adopted	06/30/2026 Actual	2026 Projection	2027 Proposed	% Change	Notes:
BEGINNING FUND BALANCE:											
54-34-0000 Fund Bal. - TID14	-	(67,597)	(109,388)	(137,499)	(122,407)	(122,407)	(122,407)	(122,407)	(122,269)		
TOTAL	-	(67,597)	(109,388)	(137,499)	(122,407)	(122,407)	(122,407)	(122,407)	(122,269)		
REVENUES											
54-47100-41110 Property Tax - TID #14	-	-	13,358	15,806	8,915	6,489	7,192	7,192	9,136	41%	Estimate
54-47100-43435 State PP Aid	-	-	-	-	62	62	62	62	62		DOR Estimate 8/15/26
TOTAL	-	-	13,358	15,806	8,977	6,551	7,254	7,254	9,198	40%	
EXPENSES											
Personnel Services											
54-57100-01-11000 PW Director/St Superintendent	-	-	-	33	5,598	5,246	2,939	5,246 *	3,410		Salary splits
54-57100-01-21000 Wages - Streets-Utility	-	-	-	-	-	-	-	- *	-		
54-57100-01-23000 Longevity	-	-	-	-	6	7	-	7 *	3		Salary splits
54-57100-01-51000 SS/Medicare	81	86	67	-	382	401	234	401 *	261	-35%	Salary splits
54-57100-01-52000 WRS - Health Insurance	72	73	59	-	371	378	233	378 *	247	-35%	Salary splits
54-57100-01-54000 Health Insurance	100	97	72	-	632	595	297	595 *	378	-36%	Salary splits
54-57100-01-55000 Life Insurance	15	17	-	-	27	34	14	34 *	18	-47%	Salary splits
54-57100-01-56000 Adm/Legal - City Wages	1,063	1,118	871	-	-	-	-	- *	-		
Contractual Services											
54-57100-02-10000 Legal Notices/Letters	96	-	-	-	-	-	-	-	-		
54-57100-02-11750 Plan Development-Consultant	8,500	-	-	-	-	-	-	-	-		
54-57100-02-11900 TID Fee - Wis DOR	1,000	150	150	150	150	150	150	150	150	0%	
54-57100-02-13000 TIF Audit	-	250	250	281	250	55	-	55	55	0%	
54-57100-02-26000 Water Improvements	6,670	-	-	-	-	-	-	-	-		
54-57100-02-56500 LC Econ Dev Corp	-	-	-	250	250	250	250	250	250	0%	
Special Services											
54-57100-04-50525 Rain Car Wash-Dev Incent	50,000	40,000	40,000	-	-	-	-	-	-		
Debt Service											
54-57100-06-58100 Debt Service-Principal	-	-	-	-	-	-	-	-	-		
54-57100-06-58200 Debt Service-Interest	-	-	-	-	-	-	-	-	-		
TOTAL	67,597	41,791	41,469	714	7,666	7,116	4,117	7,116	4,773	-33%	
Revenues Less Expenses	(67,597)	(41,791)	(28,111)	15,092	1,311	(565)	3,136	138	4,425		
ENDING FUND BALANCE:											
54-34-0000 Fund Bal. - TID14	(67,597)	(109,388)	(137,499)	(122,407)	(121,096)	(122,972)	(119,270)	(122,269)	(117,844)		
TOTAL	(67,597)	(109,388)	(137,499)	(122,407)	(121,096)	(122,972)	(119,270)	(122,269)	(117,844)		

Expenditure Period Ends 2043

District Closes 2048

Donor N

Recipient N