



CITY OF MERRILL
COMMITTEE OF THE WHOLE
AGENDA • WEDNESDAY NOVEMBER 6, 2019

Budget Session

City Hall Council Chambers

5:15 PM

- I. Call to Order
- II. Pledge of Allegiance
- III. Review, discussion and decisions on Tax Increment District (TID) 2020 Budget Requests
 - 1. 2020 Budget Requests
- IV. Public Comment
- V. Adjournment

City of Merrill

Tax Incremental Districts (TIDs)

	<u>TID Type</u>	<u>Geographic Area</u>
TID No. 3	Mixed Use	East side to N. Center Ave.
TID No. 4	Mixed Use	N. Pine Ridge/Thielman St. Area
TID No. 5	Mixed Use	Hwy 107/Taylor St. Area (See also TID No. 11)
TID No. 6	"Blighted Area"	Central Downtown to Prairie River Middle School
TID No. 7	"Blighted Area"	N. Center Ave. to Douglas St. Area
TID No. 8	"Blighted Area"	Westside Downtown to Alexander St.
TID No. 9	"Blighted Area"	Wisconsin Riverfront/S. Center Ave. Area
TID No. 10	"Blighted Area"	Highway G - former Fox Point Area
TID No. 11	Mixed Use	Hwy 107/Industrial Park Area
TID No. 12	Mixed Use	Weinbrenner Factory Area

Future TIDs:

Pending request to Redevelopment Authority (RDA) from Bryan Hoffman for potential new TID on South Center Ave.

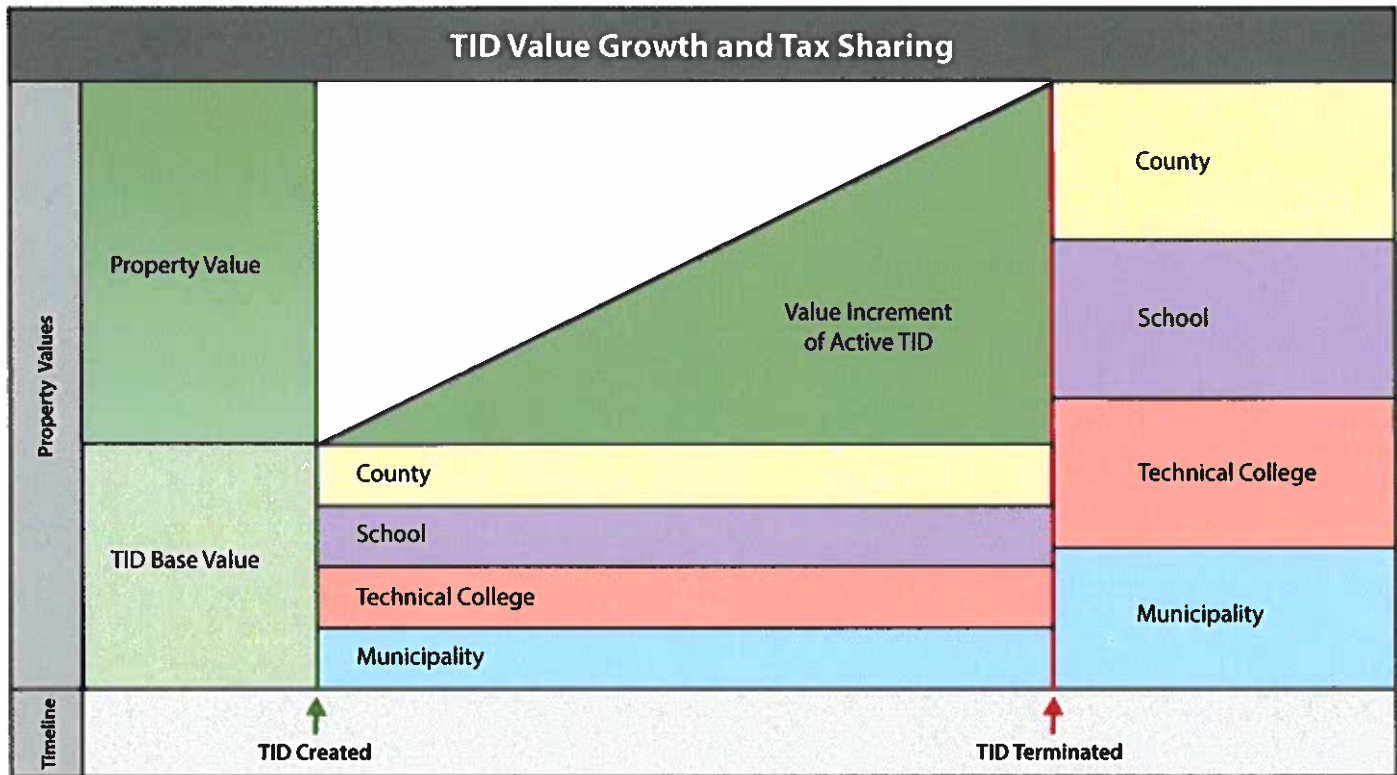
When new manufacturing or business development occurs in City's Highway G Industrial/Business Park, another new Tax Increment District will be needed for utility and street infrastructure.

B. How TIF Works

TIF allows municipalities to promote tax base expansion. The municipality identifies an area for development; this is the TID. The municipality funds the necessary infrastructure and other projects to attract private development. Then as the property value increases, the municipality uses the taxes from that increase to pay the project costs. The municipality can only use TIF to fund infrastructure investment and other eligible projects that facilitate development.

When a municipality creates a TID, the municipality and other taxing entities agree to support their operation from the existing tax base within the TID. They agree the municipality will use the taxes on the value increase in the TID to pay for the investment.

1. Sharing the tax base



a. TID creation

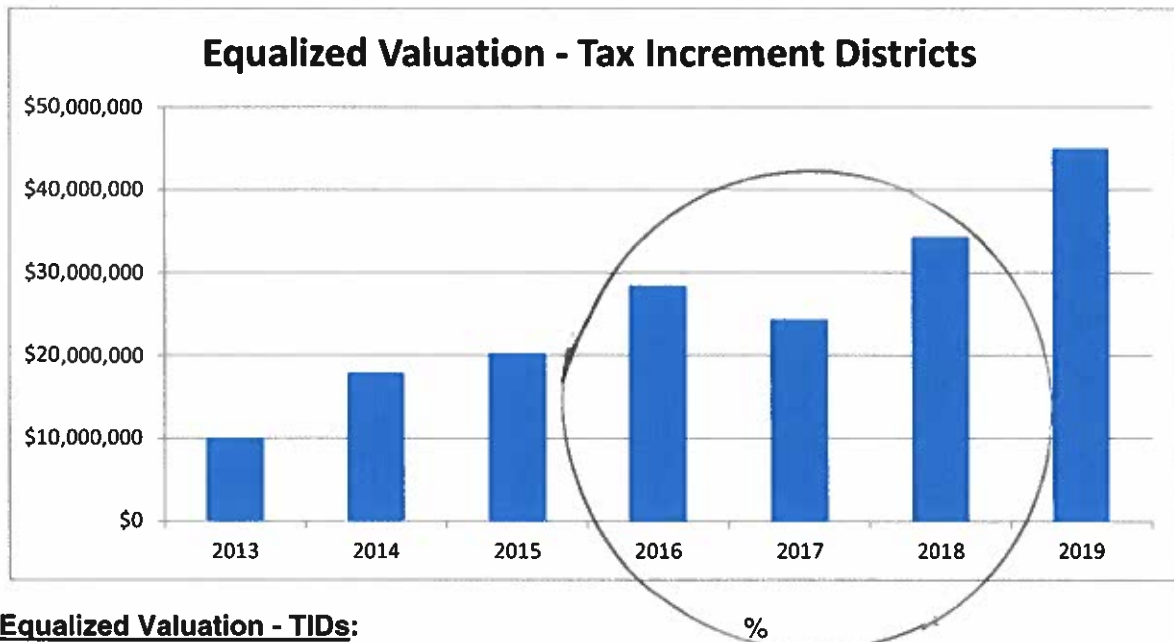
When the municipality creates a TID, it establishes the base value of all the taxable property within the defined boundaries. The county, school, technical college and municipality in the chart above, make up the overlying taxing jurisdictions for the parcels in the base value. The overlying taxing jurisdictions share the tax revenue collected on this portion of the property value. After the TID is created, this tax revenue is allocated the same way as before the TID was created. In the chart, the county, school, technical college and municipality collect taxes on the property in the TID base. In areas with special taxing districts (ex: sanitary district or lake rehabilitation district), this district would appear in a row below the municipality.

Any new construction or investment in the TID property increases the value. The municipality collects the taxes on the growth in value of the property (the **Value increment**) as **Tax increment** revenue. The municipality can only use this revenue to pay for the improvements it made to the property in the TID according to the approved project plan.

Any agreement to use TIF depends on the "but for" concept. Review [But For Test](#) for more details.

City of Merrill - Equalized Valuations

TID = Tax Increment Districts

Equalized Valuation - TIDs:

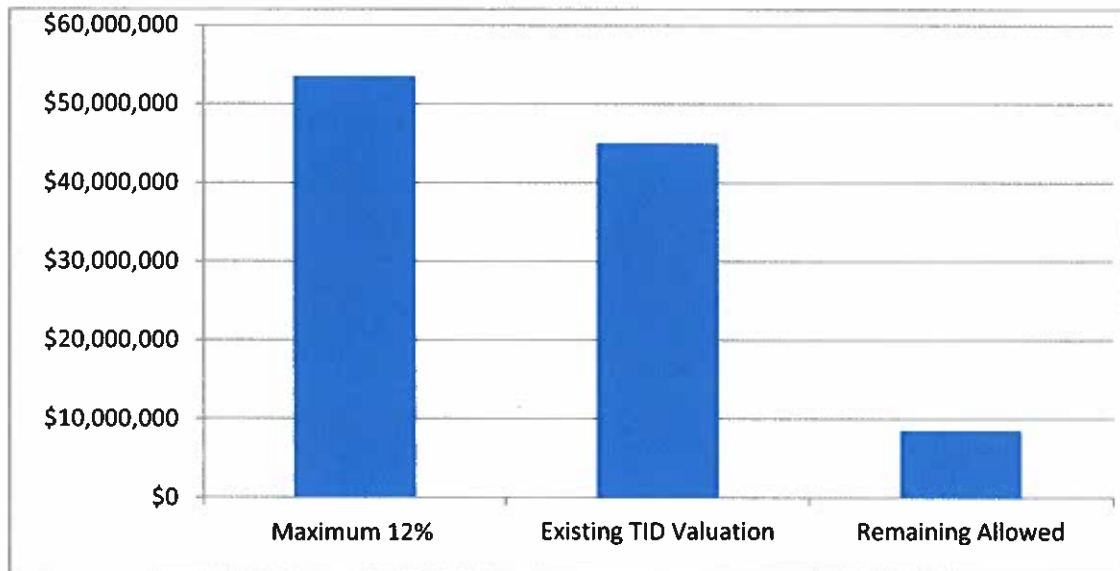
		Difference	Change
2013	\$9,819,800	(\$320,200)	-3.16%
2014	\$17,890,400	\$8,070,600	82.19%
2015	\$20,233,700	\$2,343,300	13.10%
2016	\$28,426,400	\$8,192,700	40.49% Reassessment as of 1/1/2016
2017	\$24,368,600	(\$4,057,800)	-14.27%
2018	\$34,294,400	\$9,925,800	40.73%
2019	\$44,996,100	\$10,701,700	31.21%

Change 2013 to 2019	358.22%
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Source: Wisconsin Department of Revenue

City of Merrill - Tax Incremental Districts

Equalized Valuation - 12% Test for Tax Incremental District Creation



Valuation Amounts

January 1, 2019 Equalized Value \$445,884,400

Valuation Limit Based Upon 12% Test **\$53,506,128**

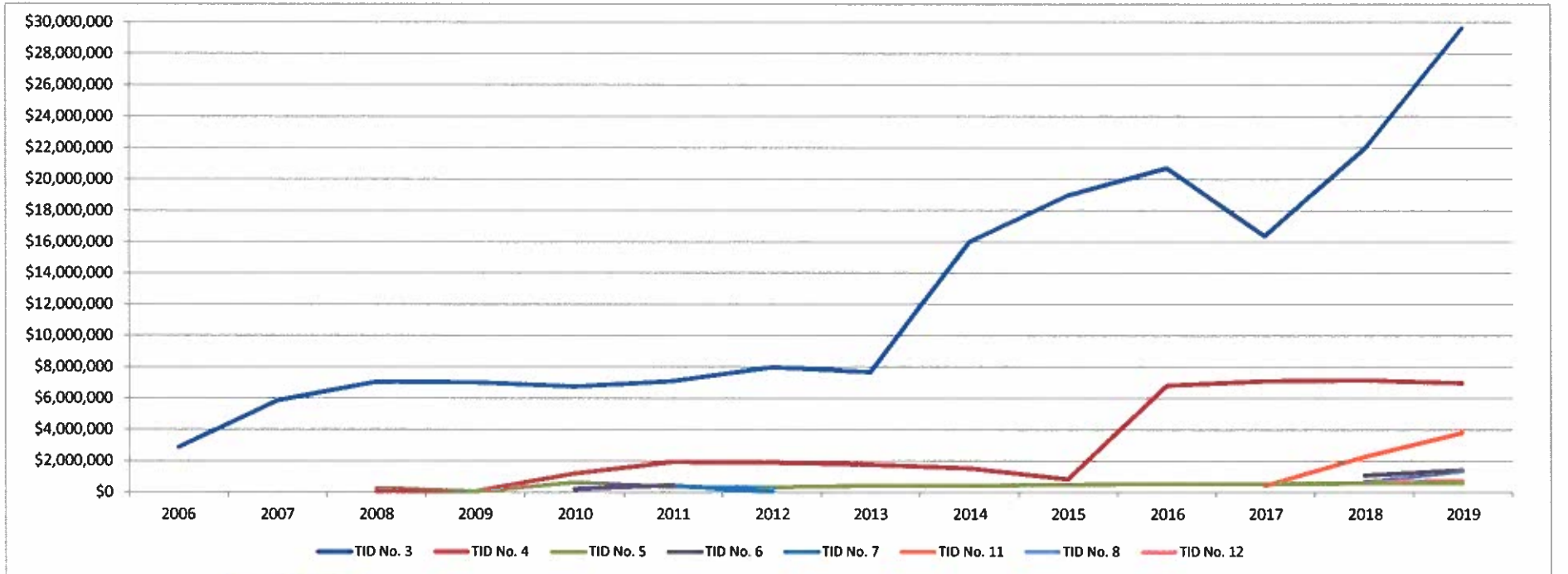
Existing Districts - January 1, 2019

TID No. 3	\$29,654,200
TID No. 4	\$6,942,100
TID No. 5	\$577,400
TID No. 6	\$1,393,200
TID No. 7	\$616,700
TID No. 8	\$1,344,900
TID No. 9	\$0
TID No. 10	\$0
TID No. 11	\$3,768,600
TID No. 12	\$699,000

Total Existing TID Valuation **\$44,996,100** **10.1%**

Remaining Valuation Allowed in TID **\$8,510,028** **1.9%**

City of Merrill - Tax Increment District (TID) Value Increment by TID District



Assessment Year	Budget Year	TID Total Increment	TID No. 3 East Side	TID No. 4 Pine Ridge	TID No. 5 Hwy 107	TID No. 6 Downtown	TID No. 7 N. Center	TID No. 8 West Side	TID No. 9 River/ S. Center	TID No. 10 Fox Point	TID No. 11 Rock Ridge	TID No. 12 Weinbrenner
2005	2006	\$0										
2006	2007	\$2,856,600	\$2,856,600									
2007	2008	\$5,853,400	\$5,853,400									
2008	2009	\$7,292,800	\$7,036,900	\$5,200	\$250,700							
2009	2010	\$7,045,600	\$7,000,100	\$23,300	\$22,200							
2010	2011	\$8,679,800	\$6,735,000	\$1,163,600	\$597,500	\$183,700						
2011	2012	\$10,171,500	\$7,085,400	\$1,916,500	\$327,700	\$442,700	\$399,200					
2012	2013	\$10,140,000	\$7,968,500	\$1,856,900	\$306,300		\$8,300					
2013	2014	\$9,819,800	\$7,658,800	\$1,735,300	\$425,700							
2014	2015	\$17,890,400	\$15,999,300	\$1,495,300	\$395,800							
2015	2016	\$20,233,700	\$18,938,800	\$812,200	\$482,700							
2016	2017	\$28,426,400 *	\$20,691,100	\$6,793,500	\$537,300		\$401,300			\$3,200		
2017	2018	\$24,368,600	\$16,346,500	\$7,077,700	\$537,300						\$407,100	
2018	2019	\$34,294,400	\$21,919,900	\$7,139,100	\$567,800	\$1,057,500		\$650,700			\$2,251,300	\$708,100
2019	2020	\$44,996,100	\$29,654,200	\$6,942,100	\$577,400	\$1,393,200	\$616,700	\$1,344,900			\$3,768,600	\$699,000

TID No. 5 had missed 2009 TID valuation due to switch to WI DOR manufacturing assessment. There was double tax increment for 2010.

* Based upon City Assessor June 2016 estimates prior to completion of 1/1/2016 revaluation process. There were adjustments made for 1/1/2017 values.

City of Merrill - Tax Increment by Levy Year

TID No.	Actual 2016	Actual 2017*	Actual 2018	Preliminary 2019**	Preliminary Change
3	\$666,257	\$506,389	\$681,175	\$888,978	\$207,803
4	\$218,752	\$219,256	\$221,852	\$208,111	(\$13,741)
5	\$17,301	\$16,645	\$17,645	\$17,309	(\$336)
6	\$0	\$0	\$32,863	\$41,765	\$8,902
7	\$12,922	\$0	\$0	\$18,488	\$18,488
8	\$0	\$0	\$20,221	\$40,318	\$20,097
9	\$0	\$0	\$0	\$0	\$0
10	\$103	\$0	\$0	\$0	\$0
11	\$0	\$12,611	\$69,961	\$112,976	\$43,015
12	\$0	\$0	\$22,005	\$20,955	(\$1,050)
	\$915,335	\$754,901	\$1,065,721	\$1,348,900	\$283,179
Total Change	\$269,686	(\$160,434)	\$310,821	\$283,179	

* Wisconsin Department of Revenue made 2017 adjustments due to City Assessor overestimated 1/1/2016 equalized valuation during reassessment.

**Tax Levy from Lincoln County is still needed to finalize the 2019 Tax Increment Worksheet.

City of Merrill - Tax Increment District No. 12 Weinbrenner Factory Area

District Classification: Mixed Use
 Creation Date: 08/23/17
 End of Expenditure Period: 08/23/32
 Maximum Life: 08/23/37
 Final Revenue Year: 2038

Fiscal as of:	Fund Balance
12/31/2018	(\$13,031)
12/31/2019	\$1,619 Preliminary with about \$115,000 for 2020 infrastructure project*

Planned 2020 infrastructure project:

Logan St. and E. 6th St. improvement (i.e. now gravel). Due to weather conditions, this project deferred from 2019.

*Series 2019B borrowing proceeds for this project, as well as paving Athletic Park parking lot.

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

42 -TID # 12 - Weinbrenner

TID #12 - Weinbrenner

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #12	0	0	22,005	22,005	22,005	20,955	(1,050)	
47100-41113 Proceeds - Long Term Debt	0	0	135,000	0	125,000	0	(135,000)	
TOTAL Taxes (or Utility Rev.)	0	0	157,005	22,005	147,005	20,955	(136,050)	
47100-41113 Proceeds - Long Term Debt PERMANENT NOTES:								
Series 2019B borrowing will be received 11/5/2019								
TOTAL REVENUES	0	0	157,005	22,005	147,005	20,955	(136,050)	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/GIS Mapping	500	0	1,000	0	150	1,000	0	
57100-01-21000 Wages - Streets-Utility	0	0	4,000	763	1,500	4,000	0	
57100-01-22000 Overtime	0	0	0	1,457	1,457	0	0	
57100-01-51000 SS/Medicare	179	35	175	452	500	175	0	
57100-01-52000 WRS - Retirement	159	31	150	369	450	150	0	
57100-01-54000 Health Insurance	202	45	750	2,431	3,250	750	0	
57100-01-55000 Life Insurance	22	6	50	1	20	50	0	
57100-01-56000 Adm/Legal-City Wages	1,837	459	500	0	500	500	0	
TOTAL Personnel Services	2,898	575	6,625	5,473	7,827	6,625	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	658	0	0	35	35	0	0	
57100-02-11750 Plan Develop-Consultant	7,500	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	1,000	150	150	150	150	150	0	
57100-02-13000 TIF Audit	0	250	250	250	250	250	0	
TOTAL Contractual Services	9,158	400	400	435	435	400	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	0	0	0	0	0	7,920	7,920	
TOTAL Fixed Charges	0	0	0	0	0	7,920	7,920	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	100,000	0	0	100,000	0	
57100-08-25750 Streetlight Improvements	0	0	25,000	0	0	25,000	0	
57100-08-26000 Water Improvements	0	0	10,000	9,093	9,093	0	(10,000)	
TOTAL Capital Outlay	0	0	135,000	9,093	9,093	125,000	(10,000)	

57100-08-24000 Street Improvements

PERMANENT NOTES:

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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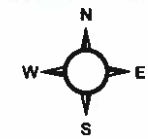
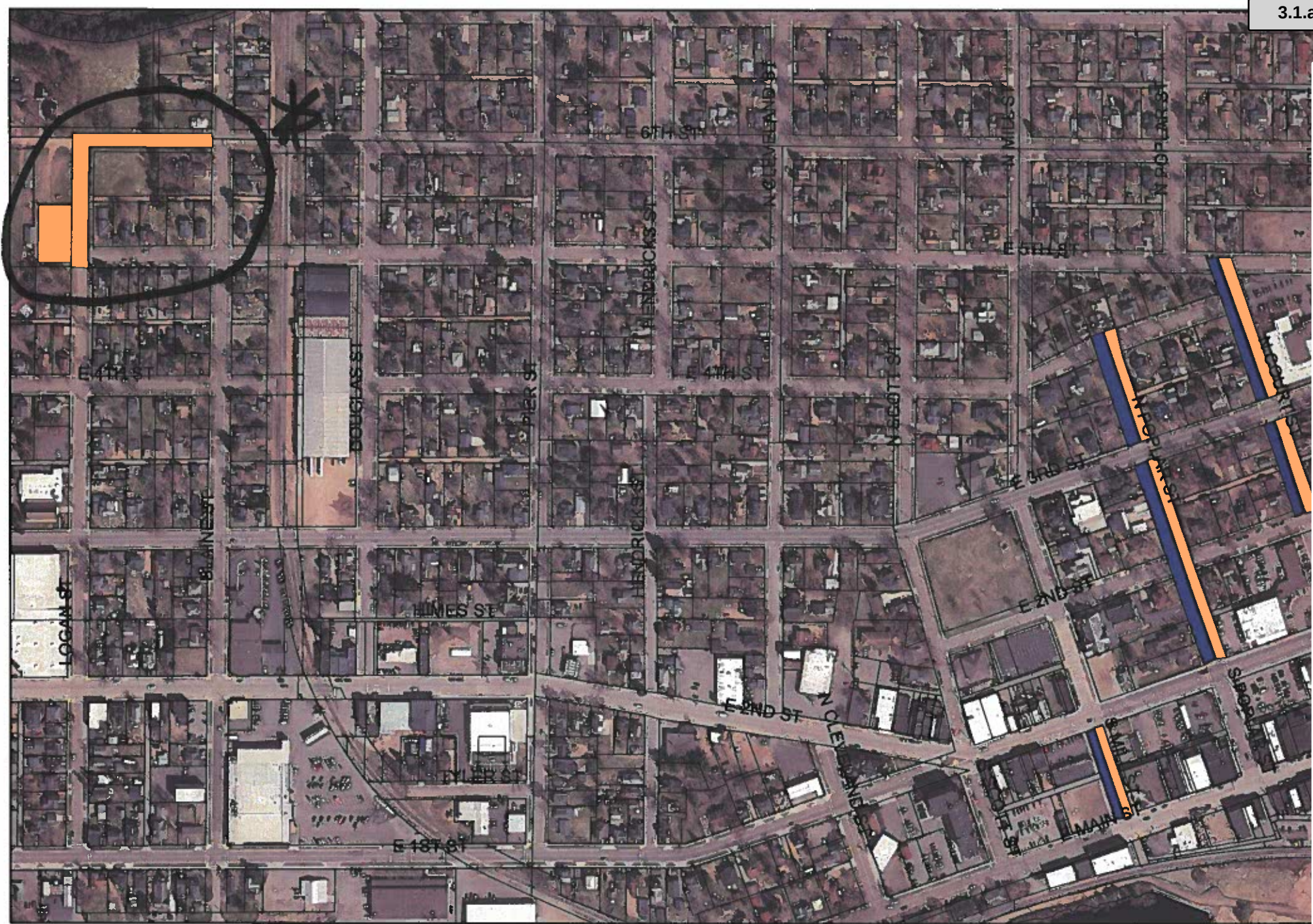
CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Logan St. and E. 6th St. by Athletic Park. In conjunction with paving the Athletic Park parking lot. Due to weather, projects deferred to 2020.								
TOTAL EXPENDITURES	12,056	975	142,025	15,001	17,355	139,945	(2,080)	
REVENUE OVER/ (UNDER) EXPENDITURES	(12,056)	(975)	14,980	7,004	129,650	(118,990)	(133,970)	
FUND TOTAL REVENUES	0	0	157,005	22,005	147,005	20,955	(136,050)	
FUND TOTAL EXPENDITURES	<u>12,056</u>	<u>975</u>	<u>142,025</u>	<u>15,001</u>	<u>17,355</u>	<u>139,945</u>	<u>(2,080)</u>	
REVENUE OVER/ (UNDER) EXPENDITURES	<u>(12,056)</u>	<u>(975)</u>	<u>14,980</u>	<u>7,004</u>	<u>129,650</u>	<u>(118,990)</u>	<u>(133,970)</u>	

*** END OF REPORT ***

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)



2020 Projects

T-9

Legend

	Water and Sewer
	Packet Pg. 11

City of Merrill - Tax Increment District No. 11 Hwy 107 Area (Rock Ridge Apartments)

District Classification: Mixed Use
 Creation Date: 05/10/16
 End of Expenditure Period: 05/15/31
 Maximum Life: 05/10/37
 Final Revenue Year: 2027

Fiscal as of:	Fund Balance
12/31/2018	(\$154,338) *
12/31/2019	(\$151,434) Preliminary

Please see following spreadsheet for Tax Increment related to Rock Ridge Apartments.

Planned 2020 infrastructure project:

Potential curb, gutter, and paving of **W. St. Paul St.** between Champagne St. and N. State St. - dependent upon Ott Development single-family home project.

Also, planning for potential future utility and street infrastructure (i.e. 2021 at the earliest), for Superior St. between W. 10th St. and W. St. Paul St.

*Includes \$100,000 General Fund Advance for City property purchases for Northcentral Technical College commercial driver's training center.

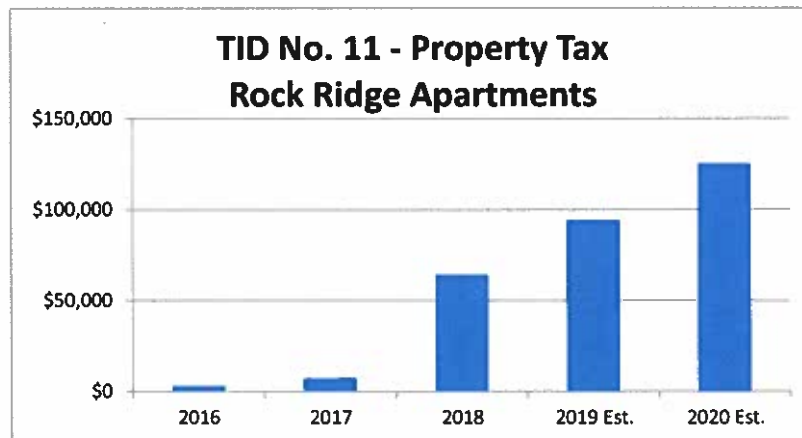
City of Merrill - TID No. 11 (Former Lokemoen Development field)

		Acres	Land	Improved	Total
251-3106-101-0203	Lokemoen Development	17.800	\$57,000	\$8,000	\$65,000
sold to City of Merrill for \$200,000 (6/6/2016)					
1/1/2016 Assessments					

Assessed Valuations - 1/1/2019

		Acres	Land	Improved	Total	
251-3106-101-0210	Rock Ridge - Phase II	5.545	\$118,000	\$865,000	\$983,000	Partial - under construction
251-3106-101-0211	Rock Ridge - Phase I	6.874	\$125,400	\$1,973,700	\$2,099,100	Three 12-unit apartments & rental/maintenance building
251-3106-101-0212	City of Merrill - Future III	5.314	\$0	\$0	\$0	
		17.733	\$243,400	\$2,838,700	\$3,082,100	

	Land	Improved	Total
TID No. 11 Tax Increment	\$186,400	\$2,830,700	\$3,017,100



Property Tax Comparison		Tax Year	Property Tax Bill
Lokemoen Development		2016	\$2,747
Rock Ridge - Footings		2017	\$7,142
Rock Ridge - Phase I		2018	\$63,993
(Partial for Phase II)	Rock Ridge - Phase I & II	2019 Est.	\$94,004 Estimated
	Rock Ridge - Phase I & II	2020 Est.	\$125,000 Estimated

T-11

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

TID #11 - Apartments	2017 ACTUAL	2018 ACTUAL	(----- CURRENT BUDGET	2019 Y-T-D ACTUAL	(----- PROJECTED YEAR END	(----- REQUESTED BUDEGT	2020 BUDGET CHANGE	(----- PROPOSED BUDGET
REVENUES								
=====								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #11	0	12,611	69,961	69,961	69,961	112,976	43,015	
47100-41113 Proceeds - Long Term Debt	942,260	0	0	0	0	250,000	250,000	
47100-41114 Debt Premium-TID11	13,438	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	955,699	12,611	69,961	69,961	69,961	362,976	293,015	
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: Series 2016C - Note Anticipation Note (NAN) in 2016/2017 totaling \$505,000. Series 2017C - additional \$625,000.							
47100-41113 Proceeds - Long Term Debt	CURRENT YEAR NOTES: For 2020, \$100,000 for Rock Ridge Phase 2 and potential \$150,000 for W. St. Paul St. curb, gutter, & paving.							
Specials (Utility Rev.)								
47100-42400 Special Assessments	74,936	0	0	0	0	0	0	
TOTAL Specials (Utility Rev.)	74,936	0	0	0	0	0	0	
47100-42400 Special Assessments	PERMANENT NOTES: For Highland Dr./Edgewater Dr. curb, gutter, and paving.							
Intergovernmental								
47100-43435 State PP Aid	0	0	12,568	12,512	12,512	16,305	3,737	
TOTAL Intergovernmental	0	0	12,568	12,512	12,512	16,305	3,737	
Public Charges-Services								
47100-46100 Bid Spec Revenue	0	0	0	0	0	0	0	
TOTAL Public Charges-Services	0	0	0	0	0	0	0	
Miscellaneous Revenues								
47100-48750 Sale of Property	500	0	0	0	0	0	0	
47100-48999 Focus on Energy-LEDs	0	640	0	0	0	0	0	
TOTAL Miscellaneous Revenues	500	640	0	0	0	0	0	
TOTAL REVENUES	1,031,134	13,251	82,528	82,473	82,473	379,281	296,753	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	CURRENT BUDGET	2019 Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	2020 BUDGET CHANGE	PROPOSED BUDGET
Personnel Services								
57100-01-11000 FW Director/Engineer	3,815	0	0	0	1,000	750	750	
57100-01-21000 Wages - Streets-Utility	10,727	0	0	0	0	0	0	
57100-01-25000 Wages - Temp - Streets	61	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	1,589	361	135	0	400	175	40	
57100-01-52000 WRS - Retirement	1,394	316	120	0	375	150	30	
57100-01-54000 Health Insurance	3,913	696	225	0	900	575	350	
57100-01-55000 Life Insurance	120	61	25	0	65	35	10	
57100-01-56000 Adm/Legal - City Wages	6,878	4,723	1,750	0	1,750	1,750	0	
TOTAL Personnel Services	28,497	6,157	2,255	0	4,490	3,435	1,180	
Contractual Services								
57100-02-11500 Outside Legal Expenses	0	240	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	150	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fee	500	1,000	1,000	1,000	1,000	1,000	0	
57100-02-56500 LC Econ Dev Corp	1,500	1,250	1,500	1,500	1,500	1,500	0	
57100-02-57500 Contract Engineer/Survey	900	0	0	6,250	8,500	5,500	5,500	
TOTAL Contractual Services	3,050	2,790	2,650	8,900	11,150	8,150	5,500	
57100-02-5750Contract Engineer/Survey	PERMANENT NOTES: Certified Survey Map and Plat for former Kienitz parcel (between W. 10th St. and W. St. Paul St.).							
Special Services								
57100-04-50505 Land Purchase-NTC Site	99,951	0	0	0	0	0	0	
57100-04-50522 Property Tax Bills	5,841	0	0	0	0	0	0	
57100-04-52577 Apartments-Rock Ridge	500,000	0	0	0	0	100,000	100,000	
57100-04-52588 Ryan Ott Homes-Phase 1	0	0	0	0	0	30,000	30,000	
TOTAL Special Services	605,792	0	0	0	0	130,000	130,000	
57100-04-5257Apartments-Rock Ridge	PERMANENT NOTES: In 2020, first payment on Rock Ridge Apartments Phase 2.							
57100-04-5258Ryan Ott Homes-Phase 1	PERMANENT NOTES: \$10,000 per new single-family home upon completion.							
Fixed Charges								
57100-05-11000 Transfer - Debt Service	16,419	63,343	63,929	63,929	63,929	63,179	(750)	
57100-05-12000 Borrowing Expenses	23,972	0	0	0	0	0	0	
TOTAL Fixed Charges	40,391	63,343	63,929	63,929	63,929	63,179	(750)	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(-----2019-----)	(-----2020-----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Capital Outlay								
57100-08-24000 Rock Ridge Ct Improvement	45,874	0	0	0	0	0	0	
57100-08-24033 Street Improvement-St. Pa	0	0	0	0	0	0	0	
57100-08-24127 WI St. Sewer Lift Station	0	6,145	0	0	0	8,500	8,500	
57100-08-24500 Highland/Edgewater	137,554	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	71,675	0	0	0	0	150,000	150,000	
TOTAL Capital Outlay	255,102	6,145	0	0	0	158,500	158,500	
57100-08-2412WI St. Sewer Lift Station PERMANENT NOTES:								
Portion of new generator in 2018 and portion of new pumps in 2020.								
57100-08-2575Streetlight Improvements PERMANENT NOTES:								
When three Ott Development new homes constructed, planned curb, gutter, and paving improvement of St. Paul St.								
TOTAL EXPENDITURES	932,832	78,435	68,834	72,829	79,569	363,264	294,430	
REVENUE OVER/ (UNDER) EXPENDITURES	98,302	(65,184)	13,694	9,643	2,904	16,017	2,323	
FUND TOTAL REVENUES	1,031,134	13,251	82,528	82,473	82,473	379,281	296,753	
FUND TOTAL EXPENDITURES	932,832	78,435	68,834	72,829	79,569	363,264	294,430	
REVENUE OVER/ (UNDER) EXPENDITURES	98,302	(65,184)	13,694	9,643	2,904	16,017	2,323	

*** END OF REPORT ***

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)



Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)



2020 Projects

T-15

Legend

- Water & Sewer
- Packet Pg. 17

**City of Merrill - Tax Increment District No. 10
Former FoxPoint - 1905 E. 14th St.**

District Classification: Blighted
 Creation Date: 09/22/15
 End of Expenditure Period: 09/22/37
 Maximum Life: 09/22/42
 Final Revenue Year: 2043

Fiscal as of:	Fund Balance
12/31/2018	(\$31,387)
12/31/2019	(\$54,877) Preliminary

Pending Purchase Offer from Impact Seven - 9/23/2019

Planned 2020 infrastructure project:

None

Note: Note Anticipation Note (NAN) due 10/1/2021

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

TID #10-Fox Point	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----) CURRENT BUDGET	(----- 2019 -----) Y-T-D ACTUAL	(----- 2019 -----) PROJECTED YEAR END	(----- 2020 -----) REQUESTED BUDEGT	(----- 2020 -----) BUDGET CHANGE	(----- 2020 -----) PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #10	103	0	0	0	0	0	0	
47100-41113 Proceeds - Long Term Debt	49,495	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	49,598	0	0	0	0	0	0	
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: Series 2016C - Note Anticipation Note (NAN) total proceeds of \$495,000. Ballon payment due 10/1/2021.							
Miscellaneous Revenues								
47100-48243 Land Sale	0	0	0	0	0	1	1	
TOTAL Miscellaneous Revenues	0	0	0	0	0	1	1	
47100-48243 Land Sale	PERMANENT NOTES: There is 9/23/2019 Purchase Option from Impact Seven. City of Merrill has received \$25,000 in Earnest Money (which is posted to Balance Sheet account).							
47100-48243 Land Sale	CURRENT YEAR NOTES: Potential terms of development agreement will be negotiated after Impact Seven submits additional plans and fiscal information.							
TOTAL REVENUES	49,598	0	0	0	0	1	1	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp	119	0	0	0	0	0	0	
57100-01-21000 City Streets - Wages	34	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	110	165	75	0	150	275	200	
57100-01-52000 WRS - Retirement	94	145	65	0	130	250	185	
57100-01-54000 Health Insurance	201	314	125	0	250	500	375	
57100-01-55000 Life Insurance	17	29	17	0	35	50	33	
57100-01-56000 Adm/Legal-City Wages	1,276	2,157	1,000	0	2,500	3,500	2,500	
TOTAL Personnel Services	1,850	2,810	1,282	0	3,065	4,575	3,293	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	2019 (-----)		2020 (-----)			
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	143	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	50	0	0	0	10,000	10,000	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	250	250	250	250	250	0	
TOTAL Contractual Services	650	593	400	400	400	10,400	10,000	
57100-02-11750 Plan Develop-Consultant								
PERMANENT NOTES: Potential Ehlers & Associates assistance in development agreement fiscal analysis and TID Plan amendment.								
Fixed Charges								
57100-05-11000 Transfer for Debt Service	16,094	20,025	20,025	20,025	20,025	20,025	0	
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	
TOTAL Fixed Charges	16,094	20,025	20,025	20,025	20,025	20,025	0	
Capital Outlay								
57100-08-23566 Silt Fence-Erosion Contro	0	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	425	0	0	0	0	0	
TOTAL Capital Outlay	0	425	0	0	0	0	0	
TOTAL EXPENDITURES	18,595	23,852	21,707	20,425	23,490	35,000	13,293	
REVENUE OVER/(UNDER) EXPENDITURES	31,003	(23,852)	(21,707)	(20,425)	(23,490)	(34,999)	(13,292)	
FUND TOTAL REVENUES	49,598	0	0	0	0	1	1	
FUND TOTAL EXPENDITURES	18,595	23,852	21,707	20,425	23,490	35,000	13,293	
REVENUE OVER/(UNDER) EXPENDITURES	31,003	(23,852)	(21,707)	(20,425)	(23,490)	(34,999)	(13,292)	

*** END OF REPORT ***

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)



September 23, 2019

Mr. Tom Hayden
Merrill City Hall
1004 E 1st Street
Merrill, WI 54462

Re: Purchase Option for 1905 E. 14th Street

Dear Attorney Hayden:

Please accept this purchase option proposal for the parcel at 1905 E. 14th Street. The proposal describes our preliminary intent to develop the property for multi-family housing. We expect that our plans for the development may change and improve as we investigate and explore the possibilities and opportunities for the site with our design and construction team.

Impact Seven is committed to practice transparency and to engage the community as a partner in our work. As a condition of this offer, we commit to communicate regularly and openly with City staff and other identified stakeholders as we develop plans for the property, as information and knowledge may affect the terms and intentions described in this offer.

For purposes of this Option, "Impact Seven" and "Developer" and "Buyer" shall refer to the same party, and "Seller" and "City" and "City of Merrill" shall refer to the same counterparty.

Property address: 1905 E. 14th Street, Merrill, Wisconsin

Option price: One dollar (\$1.00)

Earnest money payment: \$25,000 due within seven (7) days of binding acceptance

Option expiration date: 180 days after binding acceptance

Property size: Approx. 5.43 acres (per survey provided by City)

Proposed use: Multi-family housing

Unit count: No fewer than 60 units

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)



"This institution is an equal opportunity provider and employer"



2961 Decker Drive, Rice Lake WI 54868 >>> 800-685-9353 >>> Impact@impactseven.org >>> connect:

Developer's due diligence: During the investigation period, Developer shall conduct such tests and enlist the counsel and advice of competent professionals so to:

- Conduct a thorough ALTA-compliant survey of the lot;
- Conduct a bona fide market study of the property with a service provider acceptable to Buyer's lender, and such market study shall support the rent and income levels projected in Developer's pro forma;
- Secure permanent financing on Buyer's preferred terms and in sufficient volume to pay fully for the cost of the development;
- Conduct soil borings and test digs on the site and to return site to good condition;
- Conduct a Phase I environmental analysis and other environmental analyses as recommended by Buyer's environmental service provider;
- Secure rezoning consistent with Buyer's proposed use for the property;
- Secure purchase approval of the Impact Seven Board of Directors as a precondition of sale.

Due diligence period: Buyer requests 180 days from the date of acceptance of this proposal to perform the tasks and due diligence investigation described above. Buyer commits to working deliberately and in earnest to investigate and to design the site within the 180-day due diligence period. Buyer may request extensions to the due diligence period in good faith and with sufficient and reasonable notice to the City.

Brokerage fees: None.

If the terms of this proposal are acceptable to the City, please sign below and return to me by any convenient means. Alternatively, please reply in writing or by phone with any proposed changes to the offer.

Thank you for your time and consideration. Please contact me with any question or concerns. I can be reached by phone at 608-405-9064 and by email at michael.carlson@impactseven.org.

Sincerely,

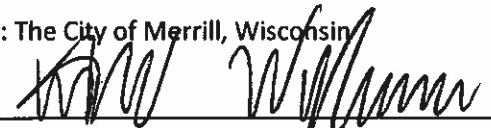


Michael Carlson
Vice President, Real Estate Development
Impact Seven, Inc.

ACCEPTANCE

The proposal set forth in this Purchase Option is acceptable to the City of Merrill. I further certify that I have the full authority to execute this purchase offer on behalf of the City.

For: The City of Merrill, Wisconsin

By:  _____

Date: 9-24-19

Its: Mayor

**City of Merrill - Tax Increment District No. 9
WI River & S. Center Ave.**

District Classification: Blighted
 Creation Date: 09/24/13
 End of Expenditure Period: 09/24/35
 Maximum Life: 09/24/40
 Final Revenue Year: 2041

Fiscal as of:	Fund Balance
12/31/2018	(\$545,093)
12/31/2019	(\$510,277) Preliminary

Needs TID Share Plans for tax increment transfers from TID No. 3 and TID No. 4

Proposed 2020 infrastructure project:

None

New 2020 request:

Potential grant writing assistance related to Wisconsin Economic Development Corp (WEDC)
 Idle Sites and Federal EPA Brownfield applications related to properties along Wisconsin River.

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41113 Proceeds - Long Term Debt	241,463	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	241,463	0	0	0	0	0	0	
Intergovernmental								
47100-43430 Exempt Computer Aid	4,711	4,780	4,750	4,896	4,896	4,775	25	
TOTAL Intergovernmental	4,711	4,780	4,750	4,896	4,896	4,775	25	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	0	0	0	0	0	0	
47100-48244 Transfer from TID No. 4	0	0	0	0	0	45,340	45,340	
47100-48588 Loan Repayment-Club Modern	0	1,625	0	2,350	2,500	2,500	2,500	
TOTAL Miscellaneous Revenues	0	1,625	0	2,350	2,500	47,840	47,840	
TOTAL REVENUES	246,174	6,405	4,750	7,245	7,396	52,615	47,865	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp.	7,153	0	500	0	0	0	(500)	
57100-01-21000 Streets/Utility - Labor	12,347	0	750	0	0	0	(750)	
57100-01-25000 Wages-Temp-LTE	154	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	2,170	118	500	0	125	125	(375)	
57100-01-52000 WRS - Retirement	1,930	103	475	0	110	115	(360)	
57100-01-54000 Health Insurance	3,852	202	750	0	225	550	(200)	
57100-01-55000 Life Insurance	209	20	100	0	20	25	(75)	
57100-01-56000 Adm/Legal-City Wages	9,296	1,537	2,500	0	1,500	1,500	(1,000)	
TOTAL Personnel Services	37,110	1,980	5,575	0	1,980	2,315	(3,260)	
Contractual Services								
57100-02-10000 Legal Notices/Letters	480	0	0	0	0	0	0	
57100-02-11500 Outside Legal Expense	0	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	125	5,000	0	0	5,000	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	750	1,000	1,000	1,000	1,000	1,000	0	
57100-02-22000 WPS-Merrill Pavers	68	0	0	0	0	0	0	
57100-02-40000 Architectural Design	0	0	2,500	0	0	0	(2,500)	
57100-02-41000 Plan - Redevelop Resource	639	0	0	0	0	0	0	
57100-02-41555 Grant Writing Consultant	0	0	0	0	0	25,000	25,000	
57100-02-56500 LC Econ Dev Corp	1,025	750	1,050	500	500	500	(550)	
TOTAL Contractual Services	3,112	2,025	9,700	1,650	1,650	31,650	21,950	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
57100-02-4155Grant Writing Consultant								
PERMANENT NOTES: Potential grant writing assistance for Wisconsin Economic Development Corp. (WEDC) Idle Sites and Federal EPA Brownfields applications.								
<u>Special Services</u>								
57100-04-50500 Neumann Lot2-Dev Incent	15,000	15,000	0	0	0	0	0	
57100-04-50522 Property Tax-Land Purchas	1,521	0	0	0	0	0	0	
57100-04-52000 Potential Dev Incentives	0	0	10,000	0	0	0	(10,000)	
57100-04-53022 Loan-1003-1005 S Center A	0	0	0	0	0	0	0	
57100-04-75000 Page Milk-Tax Foreclosure	0	0	0	6,835	0	0	0	
57100-04-75044 Demo-Tire Disposal	338	0	0	0	0	0	0	
TOTAL Special Services	16,859	15,000	10,000	6,835	0	0	(10,000)	
<u>Fixed Charges</u>								
57100-05-11000 Transfer - Debt Service	0	18,608	18,950	18,950	18,950	18,650	(300)	
57100-05-12000 Borrowing Expense	11,525	0	0	0	0	0	0	
TOTAL Fixed Charges	11,525	18,608	18,950	18,950	18,950	18,650	(300)	
<u>Capital Outlay</u>								
57100-08-23777 Rotary Park Improvements	6,800	0	0	0	0	0	0	
57100-08-23800 RB Trail - Non-Idle Sites	14,151	0	0	0	0	0	0	
57100-08-24000 Street Improvements	205,174	0	0	0	0	0	0	
57100-08-26000 Utility Improvements	2,680	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	0	(2,500)	
TOTAL Capital Outlay	228,805	0	2,500	0	0	0	(2,500)	
57100-08-3100Marketing - Advertising								
PERMANENT NOTES: Including welcome banners & wayfinder signage.								
TOTAL EXPENDITURES	297,411	37,613	46,725	27,435	22,580	52,615	5,890	
REVENUE OVER/(UNDER) EXPENDITURES	(51,237)	(31,208)	(41,975)	(20,189)	(15,184)	0	41,975	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

49 -TID#9 -WI River/S Center
TID #9-Idle Sites (Page)

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
=====								
<u>Taxes (or Utility Rev.)</u>								
47300-41113 Proceeds - Long Term Debt	75,000	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	75,000	0	0	0	0	0	0	
<u>Miscellaneous Revenues</u>								
47300-48500 Idle Sites Grant - WEDC	0	0	0	0	50,000	0	0	
47300-48850 River Bend - Donations	127,249	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	127,249	0	0	0	50,000	0	0	
TOTAL REVENUES	202,249	0	0	0	50,000	0	0	
EXPENDITURES								
=====								
<u>Capital Outlay</u>								
57300-08-24777 End of S. Park St.	0	0	0	0	0	0	0	
57300-08-52500 River Bend Trail-East	273,588	5,286	0	0	0	0	0	
TOTAL Capital Outlay	273,588	5,286	0	0	0	0	0	
57300-08-52500 River Bend Trail-East	PERMANENT NOTES: See TID No. 3 for River Bend Trail extension from S. Park St. east to Cooper St.							
TOTAL EXPENDITURES	273,588	5,286	0	0	0	0	0	
REVENUE OVER/ (UNDER) EXPENDITURES	(71,338)	(5,286)	0	0	50,000	0	0	
FUND TOTAL REVENUES	448,423	6,405	4,750	7,245	57,396	52,615	47,865	
FUND TOTAL EXPENDITURES	570,999	42,899	46,725	27,435	22,580	52,615	5,890	
REVENUE OVER/ (UNDER) EXPENDITURES	(122,576)	(36,494)	(41,975)	(20,189)	34,816	0	41,975	

*** END OF REPORT ***

City of Merrill - Tax Increment District No. 8 West Side Area

District Classification: Blighted
 Creation Date: 09/27/11
 End of Expenditure Period: 09/27/33
 Maximum Life: 09/27/38
 Final Revenue Year: 2039

Fiscal as of:	Fund
	Balance
12/31/2018	(\$476,247)
12/31/2019	(\$476,247) Preliminary*

Needs TID Share Plan for tax increment transfers from TID No. 4

Planned 2020 infrastructure project:

Major Grand Ave., N. Prospect St., and S. Genessee St. utility and street improvements. Curb, gutter, and paving will be TID No. 8 financed infrastructure investment.

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(-----2019-----) CURRENT BUDGET	(-----2019-----) Y-T-D ACTUAL	(-----2019-----) PROJECTED YEAR END	(-----2020-----) REQUESTED BUDGET	(-----2020-----) BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #8	0	0	20,221	20,221	20,221	40,318	20,097	
47100-41113 Proceeds - Long Term Debt	140,000	477,205	0	0	0	575,000	575,000	
47100-41114 Debt Premium-TID8	2,837	(2,205)	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	142,837	475,000	20,221	20,221	20,221	615,318	595,097	
Intergovernmental								
47100-43430 Exempt Computer Aid	3,529	3,581	3,500	3,668	3,668	3,675	175	
TOTAL Intergovernmental	3,529	3,581	3,500	3,668	3,668	3,675	175	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	140,674	45,000	102,452	0	97,282	36,688	(65,764)	
47100-48750 Sale of Property	0	600	0	0	0	0	0	
TOTAL Miscellaneous Revenues	140,674	45,600	102,452	0	97,282	36,688	(65,764)	
TOTAL REVENUES	287,040	524,181	126,173	23,889	121,171	655,681	529,508	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/GIS Mapping	500	30,147	500	0	500	10,000	9,500	
57100-01-21000 City Utility-Streets Wage	1,334	327	0	0	0	5,000	5,000	
57100-01-51000 SS/Medicare	492	2,655	300	0	300	650	350	
57100-01-52000 WRS - Retirement	432	4,213	275	0	275	600	325	
57100-01-54000 Health Insurance	545	4,055	575	0	575	1,740	1,165	
57100-01-55000 Life Insurance	68	138	55	0	55	72	17	
57100-01-56000 Adm/Legal-City Wages	4,754	4,246	2,500	0	1,500	1,500	(1,000)	
TOTAL Personnel Services	8,125	45,781	4,205	0	3,205	19,562	15,357	
Contractual Services								
57100-02-10000 Legal Notices/Letters	395	2	0	0	0	0	0	
57100-02-11500 Outside Legal Expense	4,611	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	7,500	50	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	1,150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	750	750	750	750	750	0	
57100-02-40000 Architectural Design	0	0	5,000	0	0	0	(5,000)	
57100-02-41000 Plan - Redevelop Resource	3,529	0	0	0	0	0	0	
57100-02-56500 LC Econ Dev Corp	1,500	750	1,500	1,000	1,000	1,500	0	
TOTAL Contractual Services	19,185	1,702	7,400	1,900	1,900	2,400	(5,000)	

TID 26

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

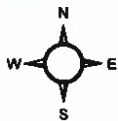
48 -TID #8 - West Side
TID #8 - West Side

TID #8 - West Side

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-50500 WI Island - Storage	7,372	0	0	0	0	0	0	
57100-04-52000 Potential Dev Incentives	0	0	10,000	0	0	0	(10,000)	
57100-04-53422 Dev Inc-1504 W Main St	0	0	43,000	0	0	43,000	0	
57100-04-59400 Dev Inc-1502 W Main St	5,000	0	0	0	0	0	0	
57100-04-75000 Blight Acquisition/Demo	0	55	10,000	0	0	0	(10,000)	
57100-04-75025 Blight - 122 S Prospect	0	0	0	8,805	8,805	0	0	
57100-04-75029 "Blight" - 403 East St.	0	0	0	21,955	21,955	0	0	
57100-04-75030 "Blight" - 405 East St.	0	0	0	140	140	0	0	
57100-04-75033 "Blight" - 206 N Thomas	3,869	11,062	0	0	0	0	0	
57100-04-75500 Blight - 416 Grand	1,192	86	0	0	0	0	0	
57100-04-75507 Blight - 418 Grand	0	0	0	62	62	0	0	
57100-04-75520 "Blight"-903 Grand Ave	0	0	0	6,167	6,167	0	0	
57100-04-75522 "Blight" - 508 Grand Ave	26,737	2,937	0	0	0	0	0	
57100-04-75527 "Blight" - 220 Grand Ave	0	23,446	0	0	0	0	0	
57100-04-75529 120 N Foster-Del Tax Demo	0	0	0	24,505	24,505	0	0	
TOTAL Special Services	44,170	37,587	63,000	61,634	61,634	43,000	(20,000)	
Fixed Charges								
57100-05-11000 Transfer for Debt Service	1,872	10,857	48,847	50,674	50,674	49,863	1,016	
57100-05-12000 Borrowing Expenses	2,929	15,231	0	0	0	0	0	
TOTAL Fixed Charges	4,800	26,088	48,847	50,674	50,674	49,863	1,016	
Capital Outlay								
57100-08-22500 401 W Main St-Purchase	0	140,751	0	0	0	0	0	
57100-08-23522 Utility-Mitchell Metal	8,589	0	0	0	0	0	0	
57100-08-24000 Street Improvements	0	164,961	0	508	508	540,000	540,000	
57100-08-24600 Sidewalk Improvements	0	0	0	3,250	3,250	0	0	
57100-08-26000 Water Improvements	0	129,814	0	0	0	0	0	
57100-08-26500 Sanitary Sewer Improvemen	0	98,338	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	0	(2,500)	
TOTAL Capital Outlay	8,589	533,864	2,500	3,758	3,758	540,000	537,500	
57100-08-2400Street Improvements								
PERMANENT NOTES: Grand Ave., N. Prospect St., and S. Genessee St. as part of major utility and street improvement project.								
TOTAL EXPENDITURES	84,870	645,021	125,952	117,965	121,171	654,825	528,873	
REVENUE OVER/ (UNDER) EXPENDITURES	202,170	(120,840)	221	(94,077)	0	856	635	
FUND TOTAL REVENUES	287,040	524,181	126,173	23,889	121,171	655,681	529,508	
FUND TOTAL EXPENDITURES	84,870	645,021	125,952	117,965	121,171	654,825	528,873	
REVENUE OVER/ (UNDER) EXPENDITURES	202,170	(120,840)	221	(94,077)	0	856	635	

*** END OF REPORT ***

TID 27



2020 Projects

T-28

Legend

Orange line: Pavement

Blue line: Packet Pg. 30

City of Merrill - Tax Increment District No. 7 N. Center Ave. Area

District Classification: Blighted
 Creation Date: 08/11/09
 End of Expenditure Period: 08/11/31
 Maximum Life: 08/11/36
 Final Revenue Year: 2037

Fiscal as of:	Fund
	Balance
12/31/2018	(\$45,237) Pending State DERF*
12/31/2019	(\$45,237) Preliminary*

Planned 2020 infrastructure project:

Extension of Water and Sanitary Sewer to north building to facilitate expanded manufacturing use by FreMarq Innovations.

Note: No borrowing needed

*Drycleaner Environmental Remediation Fund in 2020.

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41025 CD Loan (FreMarq)	0	0	100,000	100,000	100,000	0	(100,000)	
47100-41110 Property Tax - TID #7	12,922	0	0	0	0	18,488	18,488	
47100-41113 Proceeds - Long Term Debt	260,000	0	0	0	0	0	0	
47100-41114 Debt Premium - TID7	3,749	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	276,671	0	100,000	100,000	100,000	18,488	(81,512)	
47100-41113 Proceeds - Long Term Debt PERMANENT NOTES: Series 2016C (NAN) - \$80,000 & Series 2017C - \$180,000.								
Intergovernmental								
47100-43430 Exempt Computer Aid	1,420	1,441	1,450	1,476	1,476	1,475	25	
47100-43750 WI DNR - DERE Reimb.	0	0	0	0	0	35,237	35,237	
TOTAL Intergovernmental	1,420	1,441	1,450	1,476	1,476	36,712	35,262	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	84,326	28,069	37,471	0	25,889	2,028	(35,443)	
47100-48750 Sale of Property	0	8,013	0	0	0	0	0	
47100-48775 Special Assmts/Charges	10,429	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	94,755	36,082	37,471	0	25,889	2,028	(35,443)	
TOTAL REVENUES	372,846	37,523	138,921	101,476	127,365	57,228	(81,693)	
EXPENDITURES								
Personnel Services								
57100-01-11000 Wages- Bldg Insp/PW Direc	3,815	0	250	0	250	500	250	
57100-01-21000 Streets - Wages - Perm	42,241	0	0	2,585	2,585	0	0	
57100-01-25000 Wages-Temp-LTE	665	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	3,679	96	175	185	250	200	25	
57100-01-52000 WRS - Retirement	3,183	84	150	169	190	175	25	
57100-01-54000 Health Insurance	7,639	157	500	1,054	1,500	750	250	
57100-01-55000 Life Insurance	193	582	35	13	50	49	14	
57100-01-56000 Adm/Legal-City Wages	3,721	688	1,000	0	1,000	1,000	0	
TOTAL Personnel Services	65,133	1,607	2,110	4,006	5,825	2,674	564	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 CURRENT BUDGET	(----- 2019 Y-T-D ACTUAL	(----- 2019 PROJECTED YEAR END	(----- 2020 REQUESTED BUDEGT	(----- 2020 BUDGET CHANGE	PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	50	0	0	0	0	0	
57100-02-11500 Outside Legal Expense	100	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	50	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Expense	500	750	250	750	750	250	0	
57100-02-41000 Plan - Redevelop Resouces	864	0	0	0	0	0	0	
57100-02-56500 LC Econ Dev Corp	500	500	500	500	500	500	0	
TOTAL Contractual Services	2,114	1,500	900	1,400	1,400	900	0	
Special Services								
57100-04-52000 Potential Dev Incentives	0	0	10,000	0	0	0	(10,000)	
57100-04-52500 Pine Ridge Restaurant Dev	10,000	0	0	0	0	0	0	
57100-04-52544 FreMarq Loan-Dev Incentiv	0	0	100,000	100,000	100,000	0	(100,000)	
57100-04-75000 Blight Acquisition/Demo	0	0	10,000	0	0	0	(10,000)	
57100-04-75123 "Blight" - 1008 E 7th St	0	55	0	0	0	0	0	
57100-04-75203 "Blight" - 400 E 4th St	13,797	964	0	0	0	0	0	
57100-04-75236 "Blight" - 402 Mill St.	12,315	0	0	3,216	3,161	0	0	
57100-04-75237 "Blight" - 501 Blaine St.	0	0	0	150	75	0	0	
TOTAL Special Services	36,112	1,019	120,000	103,366	103,236	0	(120,000)	
Fixed Charges								
57100-05-11000 Transfer for Debt Service	2,601	13,192	13,411	13,411	13,411	13,261	(150)	
57100-05-12000 Borrowing Expense	6,688	0	0	0	0	0	0	
TOTAL Fixed Charges	9,290	13,192	13,411	13,411	13,411	13,261	(150)	
Capital Outlay								
57100-08-25000 Environ - 806 N Center	6,612	55	0	0	0	10,000	10,000	
57100-08-25711 Traffic Controls-Center/G	0	8,047	0	3,493	3,493	0	0	
57100-08-25737 Fencing - Street ROW	0	12,103	0	0	0	0	0	
57100-08-26000 Water Improvements	0	0	0	0	0	15,000	15,000	
57100-08-26500 Sanitary Sewer Improvemen	0	0	0	0	0	15,000	15,000	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	0	(2,500)	
57100-08-45000 Street Improvements	155,790	0	0	0	0	0	0	
TOTAL Capital Outlay	162,402	20,205	2,500	3,493	3,493	40,000	37,500	
57100-08-25711Traffic Controls-Center/G	PERMANENT NOTES: In 208 & 2019 - Modernize LEDs - N. Center Ave./Hwy G							
57100-08-2600Water Improvements	PERMANENT NOTES: Extension of Water & Sanitary Sewer to northern former mill building to faciliate expanded use by FreMarq Innovations.							
TOTAL EXPENDITURES	275,050	37,523	138,921	125,677	127,365	56,835	(82,086)	
REVENUE OVER/ (UNDER) EXPENDITURES	97,796	0	(0)	(24,201)	0	393	393	
FUND TOTAL REVENUES	372,846	37,523	138,921	101,476	127,365	57,228	(81,693)	
FUND TOTAL EXPENDITURES	275,050	37,523	138,921	125,677	127,365	56,835	(82,086)	
REVENUE OVER/ (UNDER) EXPENDITURES	97,796	0	(0)	(24,201)	0	393	393	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

City of Merrill - Tax Increment District No. 6 Downtown Area

District Classification: Blighted
 Creation Date: 05/12/09
 End of Expenditure Period: 05/12/31
 Maximum Life: 05/12/36
 Final Revenue Year: 2036

Fiscal as of:	Fund
	Balance
12/31/2018	(\$504,491)
12/31/2019	(\$504,491) Preliminary

Needs TID Share Plan for tax increment transfers from TID No. 4

Planned 2020 infrastructure project:

None financed by TID No. 6

Proposed Mill St. improvement from E. 1st St. to E. Main St. to be paid for by TID No. 3.

Note: DJC, LLC (Cooper Insurance) development will have partial 1/1/2020 assessed valuation and completed structure assessment as of 1/1/2021.

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #6	0	0	32,863	32,863	32,863	41,765	8,902	
47100-41113 Proceeds - Long Term Debt	0	104,265	0	0	0	0	0	
47100-41114 Debt Premium - TID6	0	735	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	0	105,000	32,863	32,863	32,863	41,765	8,902	
Intergovernmental								
47100-43430 Exempt Computer Aid	2,737	2,777	2,775	2,844	2,844	2,845	70	
47100-43534 Local Road Improve Program	0	0	0	0	0	0	0	
TOTAL Intergovernmental	2,737	2,777	2,775	2,844	2,844	2,845	70	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	260,000	0	64,461	0	55,444	36,895	(27,566)	
47100-48250 Fed Stimulus - BAB	788	0	0	0	0	0	0	
47100-48750 Sale of Property	5,000	3,138	0	0	0	0	0	
TOTAL Miscellaneous Revenues	265,788	3,138	64,461	0	55,444	36,895	(27,566)	
TOTAL REVENUES	268,525	110,915	100,099	35,707	91,151	81,505	(18,594)	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets/Bldg-	238	2,782	500	0	0	500	0	
57100-01-21000 Wages-Perm-Reg Streets	0	17,716	0	2,382	2,382	0	0	
57100-01-22000 Overtime	0	574	0	42	42	0	0	
57100-01-25000 Wages-Temp-Reg	0	591	0	0	0	0	0	
57100-01-51000 SS/Medicare	157	1,821	200	177	250	200	0	
57100-01-52000 WRS - Retirement	132	1,650	175	159	200	175	0	
57100-01-54000 Health Insurance	262	6,096	575	52	195	575	0	
57100-01-55000 Life Insurance	23	86	35	12	55	35	0	
57100-01-56000 Adm/Legal-City Wages	1,810	3,278	1,500	0	1,500	1,500	0	
TOTAL Personnel Services	2,623	34,593	2,985	2,824	4,624	2,985	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	208	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	50	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	500	500	500	500	500	0	
57100-02-40000 Architectural Design	0	0	5,000	0	0	5,000	0	
57100-02-41000 Plan - Redevelop Resource	594	0	0	0	0	0	0	
57100-02-56500 LC Econ Dev Corp	500	500	500	500	500	500	0	
TOTAL Contractual Services	1,952	1,200	6,150	1,150	1,150	6,150	0	

TID 33

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
Special Services								
57100-04-52000 Potential Dev Incentives	0	0	10,000	0	0	0	(10,000)	
57100-04-52100 One Way Collision Dev	1,000	4,000	0	0	0	0	0	
57100-04-52113 Alamsa - Kindhearted	25,000	25,000	25,000	25,000	25,000	25,000	0	
57100-04-52114 DJC-Cooper Ins Dev Incent	0	0	10,000	0	0	10,000	0	
57100-04-75000 Blight Acquisition/Demo	0	0	10,000	0	0	0	(10,000)	
57100-04-75580 Blight - 509 E 2nd St	3,190	173	0	0	0	0	0	
57100-04-75582 Blight - 108 Hendricks	1,113	184	0	0	0	0	0	
57100-04-75583 Blight - 211 Cleveland St	0	26,957	0	0	0	0	0	
57100-04-75585 Del Tax - 722 E 2nd St	4,429	1,602	0	0	0	0	0	
57100-04-75818 818 E 1st St-Bakery Site	0	55	0	0	0	0	0	
57100-04-77583 Blight - 600 E 1st St	148	0	0	0	0	0	0	
TOTAL Special Services	34,879	57,971	55,000	25,000	25,000	35,000	(20,000)	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	21,920	26,736	33,601	23,161	33,601	33,985	384	
57100-05-12000 Borrowing Expenses	0	3,367	0	0	0	0	0	
TOTAL Fixed Charges	21,920	30,103	33,601	23,161	33,601	33,985	384	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-27666 Parking Lot Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	2,500	0	
57100-08-45000 Bankers Square -"Pocket"	2,035	73,650	30,000	26,776	26,776	0	(30,000)	
TOTAL Capital Outlay	2,035	73,650	32,500	26,776	26,776	2,500	(30,000)	
57100-08-31000Marketing - Advertising								
								PERMANENT NOTES: Including welcome banners and wayfinder signage.
57100-08-45000Bankers Square -"Pocket"								PERMANENT NOTES: Between former Book World and Merrill Community Savings.
TOTAL EXPENDITURES	63,409	197,518	130,236	78,912	91,151	80,620	(49,616)	
REVENUE OVER/ (UNDER) EXPENDITURES	205,116	(86,603)	(30,138)	(43,205)	0	885	31,023	
FUND TOTAL REVENUES	268,525	110,915	100,099	35,707	91,151	81,505	(18,594)	
FUND TOTAL EXPENDITURES	63,409	197,518	130,236	78,912	91,151	80,620	(49,616)	
REVENUE OVER/ (UNDER) EXPENDITURES	205,116	(86,603)	(30,138)	(43,205)	0	885	31,023	

*** END OF REPORT ***

TID 34

City of Merrill - Tax Increment District No. 5 Hwy 107/Taylor Street*

District Classification: Mixed Use
 Creation Date: 09/11/07
 End of Expenditure Period: 09/11/22
 Maximum Life: 09/11/27
 Final Revenue Year: 2028

Fiscal as of:	Fund Balance
12/31/2018	\$7,680
12/31/2019	\$19,788 Preliminary

Proposed 2020 infrastructure project:

Installation of five (5) City-owned LED streetlights on Marc Drive. **For annual City savings of \$1,600 savings.**

Note: No borrowing needed.

*TID No. 11 is a newer overlay Tax Increment District which includes the TID No. 5 area.

TID 35

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----) CURRENT BUDGET	(----- 2019 -----) Y-T-D ACTUAL	(----- 2019 -----) PROJECTED YEAR END	(----- 2020 -----) REQUESTED BUDEGT	(----- 2020 -----) BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #5	17,301	16,645	17,645	17,645	17,645	17,309	(336)	
TOTAL Taxes (or Utility Rev.)	17,301	16,645	17,645	17,645	17,645	17,309	(336)	
47100-41110 Property Tax - TID #5								
PERMANENT NOTES: See also TID No. 11 - created May 2016.								
Intergovernmental								
47100-43430 Exempt Computer Aid	132	134	135	137	137	135	0	
47100-43435 State PP Aid	0	0	211	421	421	425	214	
TOTAL Intergovernmental	132	134	346	558	558	560	214	
TOTAL REVENUES	17,433	16,779	17,990	18,203	18,203	17,869	(121)	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets Wages	313	1,750	250	0	0	250	0	
57100-01-21000 Wages - Parks-Streets	2,878	0	500	0	0	500	0	
57100-01-51000 SS/Medicare	206	151	135	0	75	135	0	
57100-01-52000 WRS - Retirement	195	132	105	0	50	105	0	
57100-01-54000 Health Insurance	657	112	125	0	75	125	0	
57100-01-55000 Life Insurance	21	7	30	0	10	30	0	
57100-01-56000 Adm/Legal-City Wages	219	219	500	0	250	500	0	
TOTAL Personnel Services	4,491	2,371	1,645	0	460	1,645	0	
Contractual Services								
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	500	500	500	500	500	0	
TOTAL Contractual Services	650	650	650	650	650	650	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	2,555	2,522	2,485	498	2,485	2,448	(37)	
TOTAL Fixed Charges	2,555	2,522	2,485	498	2,485	2,448	(37)	
Capital Outlay								
57100-08-25737 Fencing - Street ROW	0	3,340	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	3,295	0	0	0	35,000	35,000	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	0	(2,500)	
57100-08-92000 Trees - Street Lawn	0	0	2,500	0	2,500	0	(2,500)	
TOTAL Capital Outlay	0	6,635	5,000	0	2,500	35,000	30,000	

TID 36

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- CURRENT BUDGET	2019 Y-T-D ACTUAL	(----- PROJECTED YEAR END	(----- REQUESTED BUDEGT	2020 BUDGET CHANGE	(----- PROPOSED BUDGET
57100-08-2575Streetlight Improvements	PERMANENT NOTES: In 2020 - MARC Drive to City-owned LED streetlights							
57100-08-3100Marketing - Advertising	PERMANENT NOTES: Including welcome banners and wayfinder signage.							
TOTAL EXPENDITURES	7,696	12,178	9,780	1,148	6,095	39,743	29,963	
REVENUE OVER/ (UNDER) EXPENDITURES	9,737	4,600	8,211	17,055	12,108	(21,874)	(30,085)	
FUND TOTAL REVENUES	17,433	16,779	17,990	18,203	18,203	17,869	(121)	
FUND TOTAL EXPENDITURES	<u>7,696</u>	<u>12,178</u>	<u>9,780</u>	<u>1,148</u>	<u>6,095</u>	<u>39,743</u>	<u>29,963</u>	
REVENUE OVER/ (UNDER) EXPENDITURES	<u>9,737</u>	<u>4,600</u>	<u>8,211</u>	<u>17,055</u>	<u>12,108</u>	<u>(21,874)</u>	<u>(30,085)</u>	

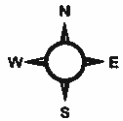
*** END OF REPORT ***

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

TID 37



Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)



2020 Projects

TID 38

Legend

Packet Pg. 40

City of Merrill - Tax Increment District No. 4 N. Pine Ridge/Thielman St. Area

District Classification: Mixed Use
 Creation Date: 09/11/07
 End of Expenditure Period: 09/11/22
 Maximum Life: 09/11/27
 Final Revenue Year: 2028

Fiscal as of:	Fund Balance
12/31/2018	\$14,529
12/31/2019	\$125,682 Preliminary

Note: Planned TID Sharing Plan to allow transfers to "Blighted Area" TIDs.

Proposed 2020 infrastructure project:

Depending upon potential WI DOT Multimodal Local Supplemental (MLS)
grant funding award:

Potential major utility and street infrastructure project -
extension of N. Pine Ridge Ave. from Zastrow's to Lincoln County Hwy G.

New 2020 request:

Potential consultant assistance related to Pine Ridge Plaza redevelopment options.

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- CURRENT BUDGET	2019 Y-T-D ACTUAL	(----- PROJECTED YEAR END	(----- REQUESTED BUDEGT	2020 BUDGET CHANGE	(----- PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #4	218,752	219,256	221,852	221,852	221,852	208,111	(13,741)	
47100-41113 Proceeds - Long Term Debt	579,000	0	0	0	0	825,000	825,000	
TOTAL Taxes (or Utility Rev.)	797,752	219,256	221,852	221,852	221,852	1,033,111	811,259	
47100-41113 Proceeds - Long Term Debt PERMANENT NOTES: Potential extension of N. Pine Ridge Ave.								
Intergovernmental								
47100-43430 Exempt Computer Aid	12,664	12,850	12,775	13,161	13,161	13,200	425	
47100-43435 State PP Aid	0	0	10,760	10,724	10,724	10,716	(44)	
47100-43500 WI DOT-MLS Grant	0	0	0	0	0	810,000	810,000	
TOTAL Intergovernmental	12,664	12,850	23,535	23,885	23,885	833,916	810,381	
47100-43500 WI DOT-MLS Grant PERMANENT NOTES: WI Multimodal Local Supplement (MLS) potential grant.								
TOTAL REVENUES	810,416	232,106	245,388	245,738	245,738	1,867,027	1,621,639	
EXPENDITURES								
Personnel Services								
57100-01-11000 FW Director/Bldg Insp	4,769	2,497	5,000	0	2,500	5,000	0	
57100-01-21000 Wages-City Streets	0	24	1,500	0	1,000	1,500	0	
57100-01-51000 SS/Medicare	1,047	702	900	0	900	900	0	
57100-01-52000 WRS - Retirement	924	615	775	0	775	775	0	
57100-01-54000 Health Insurance	1,917	1,365	1,750	0	1,500	1,750	0	
57100-01-55000 Life Insurance	127	94	50	0	100	48	(2)	
57100-01-56000 Adm/Legal-City Wages	8,914	6,663	1,000	0	1,500	1,000	0	
TOTAL Personnel Services	17,697	11,961	10,975	0	8,275	10,973	(2)	
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	30	0	0	0	0	0	
57100-02-11500 Outside Legal Expense	450	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	125	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	250	750	750	750	750	750	0	
57100-02-41555 Consultant-Redevelopment	0	0	0	0	0	20,000	20,000	
57100-02-56500 LC Econ Dev Corp	500	1,350	1,500	1,500	1,500	1,500	0	
57100-02-57500 Contract Engineer/Survey	4,648	0	7,500	0	0	7,500	0	
TOTAL Contractual Services	5,998	2,405	9,900	2,400	2,400	29,900	20,000	

TID 40

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

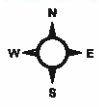
	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----) CURRENT BUDGET	(----- 2019 -----) Y-T-D ACTUAL	(----- 2019 -----) PROJECTED YEAR END	(----- 2020 -----) REQUESTED BUDGET	(----- 2020 -----) BUDGET CHANGE	PROPOSED BUDGET
57100-02-4155Consultant-Redevelopment	PERMANENT NOTES: Redevelopment assistance related to Pine Ridge Plaza.							
57100-02-5750Contract Engineer/Survey	PERMANENT NOTES: N. Pine Ridge Ave. - survey work for future street ROW.							
Special Services								
57100-04-50500 Land Purchase-Hwy G	574,454	0	0	0	0	0	0	
57100-04-50511 ROW-N. Pine Ridge Ave.	0	0	25,000	0	0	25,000	0	
57100-04-50522 Property Tax Bills	1,174	0	350	0	0	0	(350)	
TOTAL Special Services	575,629	0	25,350	0	0	25,000	(350)	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	31,640	89,974	88,910	88,910	88,910	93,902	4,992	
57100-05-12000 Borrowing Expenses	19,000	0	12,500	0	0	25,000	12,500	
TOTAL Fixed Charges	50,640	89,974	101,410	88,910	88,910	118,902	17,492	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	900,000	900,000	
57100-08-24666 Sidewalk-Johnson St.	0	0	35,000	0	35,000	0	(35,000)	
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
57100-08-26000 Water Improvements	0	0	0	0	0	340,000	340,000	
57100-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	
57100-08-26500 Sanitary Sewer Improve	0	0	0	0	0	340,000	340,000	
57100-08-31000 Marketing - Advertising	0	425	2,500	0	0	2,500	0	
TOTAL Capital Outlay	0	425	37,500	0	35,000	1,582,500	1,545,000	
57100-08-2400Street Improvements	PERMANENT NOTES: Dependent upon WI Multimodal Local Supplement (MLS) grant funding. Extension of N. Pine Ridge Ave. (from Zastrow's to Lincoln County Hwy G) and improvements of LC Hwy G. Also would include Water and Sewer infrastructure.							
57100-08-3100Marketing - Advertising	PERMANENT NOTES: Including welcome banners & wayfinder signage.							
Transfers								
57100-51-41000 Transfers to Other TIDs	0	0	0	0	0	0	0	
TOTAL Transfers	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	649,964	104,765	185,135	91,310	134,585	1,767,275	1,582,140	
REVENUE OVER/ (UNDER) EXPENDITURES	160,452	127,341	60,253	154,428	111,153	99,752	39,499	
FUND TOTAL REVENUES	810,416	232,106	245,388	245,738	245,738	1,867,027	1,621,639	
FUND TOTAL EXPENDITURES	649,964	104,765	185,135	91,310	134,585	1,767,275	1,582,140	
REVENUE OVER/ (UNDER) EXPENDITURES	160,452	127,341	60,253	154,428	111,153	99,752	39,499	

*** END OF REPORT ***

TID 41

Packet Pg. 43

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)



1 inch = 299 feet

Potential 2020 Project

TID 42

Legend

-  Turning Lanes
-  Pavement
-  Water & Sewer



Wisconsin Department of Transportation 2020-2021 Multimodal Local Supplement (MLS) Guidelines

September 2019

Purpose and Description

The Wisconsin 2019-21 budget provides \$75 million in one-time general purpose revenue funding (GPR) for multimodal transportation projects on the local system through the Multimodal Local Supplement (MLS). The MLS program mirrors aspects of the Local Roads Improvement Program (LRIP) but is not subject to the same restrictions and is available to an expanded range of project improvement types. The program pays up to 90% of total eligible costs with local governments providing a minimum of 10% cost share.

MLS funding is available for new projects statewide related to:

- Roads
- Bridges
- Transit vehicle purchase and facility projects
- Bicycle and pedestrian accommodations
- Railroads
- Harbors

Local and tribal governments are eligible for MLS funding. A six-year project completion, i.e., project sunset, is required for approved projects, similar to the completion timeframe for other Local Programs (e.g., Local Bridge, LRIP). Each approved project will be issued a State Municipal Agreement (SMA) prior to project commencement.

The MLS program is focused on local project delivery. Local units of government can apply for design and construction or construction only; design only funding is not eligible through this program. Projects on the National Highway System (NHS) or complex projects with a federal interest may require departmental oversight to assist with environmental documents. Additional departmental oversight is available upon local sponsor request. A local project sponsor may contract with a county for administrative oversight. Local staff resource time is not eligible for funding through this program.

MLS projects can be locally let, must be advertised for bid for a minimum of 15 days, and contracts awarded to the lowest responsible bid. Low bid procurement of asphaltic hot-mix only is eligible for funding as part of an eligible MLS project, but project total costs must meet the MLS minimum threshold for funding consideration.

Funding and Project Selection

MLS funding is split between the following local government types:

Allocation	County	City/Village	Town	Total
Multimodal Local Supplement (MLS)	\$26,669,333	\$19,039,500	\$29,291,167	\$75,000,000
After Kaukauna Bridge Set Aside ¹	\$26,082,667	\$18,452,832	\$28,704,501	\$73,240,000

MLS is a reimbursement program, allowing for partial reimbursement as the local sponsor incurs costs throughout the project. Local sponsors are responsible for any project cost overage beyond the award amount.

¹ Consistent with biennial budgetary discussions, \$1.76M of MLS funding is reserved for the Kaukauna Veterans Memorial Lift Bridge (\$2.2M project cost reimbursed with 80% state funding). This reserved amount is split between the three funding categories (\$586,666 from each category).

The project selection process is competitive, with an emphasis on measurable economic benefits, and involves stakeholder input. Equitable geographic distribution² is a consideration in the formation of project selection committees and for the final project selections.

The following table illustrates the MLS committee structure:

MLS Proposed Committees ³		
Counties	Towns	Cities/Villages
Statewide committee comprised of 8 County Highway Commissioners, one from each of the 8 established WCHA districts.	Statewide committee comprised of up to 12 town officials, 2 from each WTA district. The committee will also include industry representatives from timber, dairy and agriculture.	Statewide committee comprised of up to 12 city/village local officials.

If a tribal government application is received for the MLS program, a tribal government representative will be appointed by the WisDOT Secretary's office to sit on the committee that reviews the application.

MLS application materials are posted to the WisDOT website: <https://wisconsin.dot.gov/Pages/doing-bus/local-gov/astnce-pgms/default.aspx>. MLS project applications are submitted to WisDOT DTIM using the e-mail address provided in the application instructions: DOTLocalPrograms@dot.wi.gov.

The MLS project application deadline is 5:00 pm on Friday, December 6, 2019. Submitting applications prior to the deadline allows WisDOT additional time to review applications and communicate with local sponsors regarding outstanding questions. Late applications will not be accepted.

MLS has a minimum project total cost of \$250,000 for counties, cities and villages and a minimum project total cost of \$50,000 for towns. The maximum MLS project award amount is \$3,500,000.

The committees will use a scoring rubric as follows:

A. Project Type Scoring Evaluation – All Projects Scores Under One Criteria		
Project Type	Score	Evaluation Criteria (would be fully developed by appropriate section)
Road/Bridge	0-25	Safety, serviceability, project type, e.g., reconstruction, traffic
Transit	0-25	Increases ridership, asset management
Railroad	0-25	Asset management, increase capacity, safety
Bicycle Pedestrian	0-25	Safety, modal shift, accessibility
Harbor	0-25	Increases capacity, infrastructure improvements
Multiple*	0-25	Equalized score based on multiple project types
B. Universal Evaluation - All Projects Scored Under Each Criteria		
Category	Score	Evaluation Criteria
Economic Impact	0-10	Transportation importance to community
Connectivity	0-5	Connections to or accommodations for other modes
Cost Effectiveness	0-5	Viability of proposed solution compared to other treatment alternatives
Other	0-5	Additional considerations, such as regional significance
Total Score = Project Type Score (A) + Universal Evaluation Score (B)		

*Projects with more than one mode are limited to a total of 25 points.

² Each committee will be comprised of local officials from geographic areas that ensure statewide representation. Final project award selections from each committee will represent a distribution of funding to urban and rural areas across the state.

³ MLS Committee members are recommended by the Wisconsin County Highway Association (WCHA), Wisconsin Towns Association (WTA) and League of Wisconsin Municipalities (LWM), respectively, and approved by the WisDOT Secretary. WisDOT staff or other designees may serve on each committee.

Final project selections are forwarded by the statewide MLS committees to the WisDOT Secretary for final award. Project awards will be announced in early 2020.

Local Sponsor Eligibility

All project applications must be submitted by an eligible sponsor. Local units of government with the taxing authority to guarantee the availability of local match funds are eligible project sponsors.

Wisconsin's eleven federally recognized tribal governments are eligible to apply for project funding. Tribal governments may apply to any MLS category. If a tribal government application is related to a specific county or municipal facility, the application will be forwarded to that selection committee.

If a project is sponsored on behalf of a private organization, the public sponsor retains responsibility for the project. However, the public sponsor will enter into a legal agreement with the private organization to ensure that the private party complies with all applicable requirements of the program.

Project Eligibility

Project funding is available for new projects. MLS funding cannot be added to existing WisDOT state or federally funded projects. MLS project applications are not subject to the eligibility rules of other WisDOT local improvement programs.

- Project funding is available for road and bridge replacement, reconstruction, rehabilitation or widening. Construction of new roads or bridges are eligible for funding. Equipment purchases are not eligible for funding through this program. Connecting highways are not eligible. Road or bridge projects located on the National Highway System (NHS) or complex projects may require departmental oversight.
- Project funding is available for transit vehicle purchase, transit equipment and transit facility construction projects. Operations costs are not eligible for funding through this program.
- Project funding is available for bicycle and pedestrian on-road and off-road trail facilities, rails to trails and historic transportation facilities. Outdoor advertising and vegetation management practices are not eligible through this program.
- Project funding is available for rail line rehabilitation, passenger rail and intermodal freight facilities. Railcar acquisitions are not eligible for funding through this program.
- Project funding is available for harbor dredging, port infrastructure expansion and repair of dock walls. Operations costs are not eligible for funding through this program.

Real Estate and Utilities

Real estate project costs under \$100,000 must be entirely locally funded. Local project sponsors should be aware of federal Uniform Act guidelines when purchasing real estate for an MLS project. Utility costs related to relocation, removal or new utilities are ineligible for funding through this program.

Historical, Natural and Archeological Resources

All state and federal environmental regulations need to be coordinated through the appropriate regulatory agency. The acquisition of Department of Natural Resources (DNR) and Wisconsin Historical Society (WHS) permits are the responsibility of the project sponsor.

Post-Approval Process

Sponsors are responsible for all project costs incurred prior to notification that project authorization has occurred. Sponsors must not begin work on any phase of the project for which they will seek reimbursement until receipt of notification from WisDOT that this work can begin to incur costs.

Project Changes

Sponsors must contact WisDOT if a project cannot be implemented as outlined in an original application. MLS funding is both limited and competitive, and initial award levels cannot be increased.

Project Completion/Reimbursement

Project reimbursement documents may be submitted to WisDOT before completion of the project for partial project reimbursement. MLS reimbursement request forms will be provided with the signed SMA and the authorization to incur costs form. Expenditures incurred prior to authorization are not eligible for reimbursement. Project reimbursement documents may also be submitted to WisDOT at time of project completion for one-time reimbursement. Total project reimbursement amounts cannot exceed initial program award amounts.

Project reimbursements will be issued to the primary sponsor. The following required documentation must be submitted to WisDOT upon request of reimbursement:

- A copy of the advertisement to bid – ideally an Affidavit of Publication – identifying the text of the ad, the name of the publication in which it was placed and the dates it was advertised. MLS projects can be locally let, but must be advertised for bid for a minimum of 15 days.
- Lowest responsible bid award and rejection notices or dated board minutes, including action taken.
- An Exception to Standards, if applicable to the project.
- Documentation to confirm contractor(s) payment.

Records Retention

Documentation for each project must be kept for 12 years from date of project completion. WisDOT expects MLS sponsors to keep accurate records and reports, such as payroll documents and material specifications pertaining to construction activities, in the event of an audit. When WisDOT performs project reviews, the sponsor is required to supply copies of all project documentation.

WisDOT Statewide Program Contacts for Multimodal Local Supplement

Merrill Mechler-Hickson
DOT Program Officer
merrill.mechlerhickson@dot.wi.gov
Phone: (608) 261-8977

Ryan Spaight
MLS Program Manager
ryan.spaight@dot.wi.gov
Phone: (608) 266-1322

MLS Informational Webinars:

- **Monday, September 30, 2019: 9:00 am to 10:30 am**
- **Wednesday, October 2, 2019: 1:00 pm to 2:30 pm**
- **Thursday, October 10, 2019: 2:00 pm to 3:30 pm**

MLS informational webinars are optional, and each contains similar information. We recommend potential sponsors sign up for one webinar. If you are interested in participating in a MLS informational webinar, please select one of the dates and send an e-mail to the following WisDOT email address:

DOTLocalPrograms@dot.wi.gov. Specific webinar links will be sent to you prior to the date(s).

City of Merrill - Tax Increment District No. 3 East Side (State Hwy 64 Corridor)

District Classification:	Mixed Use	
Creation Date:	09/13/05	
End of Expenditure Period:	09/13/20	Last year for new capital expenditures or new development agreements
Maximum Life:	09/11/25	
Final Revenue Year:	2026	Plan to extend for 2027 for Affordable Housing

Fiscal as of:	Fund	
	Balance	
12/31/2018	\$533,870	of which \$530,000 was for M2018 carryover construction project so adjusted balance \$3,870
12/31/2019	Pending	

11/1/2019 - There are pending infrastructure construction invoices.

Note: Planned TID Sharing Plan amendment to allow transfers to TID No. 9.

Proposed 2020 infrastructure project:

Proposed Mill St. improvement from E. 1st St. to E. Main St.

Proposed Merrill Festival Grounds paving (equivalent of E. 2nd St. between Sales St. and Memorial Dr.)

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	2019			2020		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #3	666,257	487,269	681,175	681,185	681,185	888,978	207,803	
47100-41113 Proceeds - Long Term Debt	1,354,125	1,724,000	1,700,995	1,466,115	1,466,115	60,000	(1,640,995)	
47100-41114 Interest Income - TID #3	0	5,715	0	8,303	12,500	0	0	
TOTAL Taxes (or Utility Rev.)	2,020,382	2,216,983	2,382,170	2,155,604	2,159,800	948,978	(1,433,192)	
47100-41113 Proceeds - Long Term Debt								
PERMANENT NOTES:								
In 2020, proposed S. Mill St. reconstruction (E. Main St. to E. 1st. St.)								
Specials (Utility Rev.)								
47100-42400 Special Assessments	0	74,252	0	0	0	0	0	
TOTAL Specials (Utility Rev.)	0	74,252	0	0	0	0	0	
Intergovernmental								
47100-43430 Exempt Computer Aid	12,194	12,373	12,500	12,673	12,673	12,775	275	
47100-43435 State PP Aid	0	0	32,371	32,252	32,252	34,622	2,251	
TOTAL Intergovernmental	12,194	12,373	44,871	44,925	44,925	47,397	2,526	
TOTAL REVENUES	2,032,576	2,303,609	2,427,041	2,200,529	2,204,725	996,375	(1,430,666)	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bld Insp	4,076	29,342	7,500	0	25,000	7,500	0	
57100-01-21000 Wages - Streets-GIS	607	21,028	3,500	15,560	17,500	3,500	0	
57100-01-22000 Overtime	0	148	0	48	48	0	0	
57100-01-25000 Wages - Temp - Streets	61	198	0	0	0	0	0	
57100-01-51000 SS/Medicare	1,638	5,312	1,500	1,253	5,500	1,500	0	
57100-01-52000 WRS - Retirement	1,418	4,733	1,375	1,166	4,800	1,375	0	
57100-01-54000 Health Insurance	2,481	15,210	7,500	6,998	15,750	7,500	0	
57100-01-55000 Life Insurance	207	350	100	24	350	100	0	
57100-01-56000 Adm/Legal-City Wages	16,711	17,347	3,500	0	5,000	3,500	0	
TOTAL Personnel Services	27,199	93,666	24,975	25,048	73,948	24,975	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	471	13	0	0	0	0	0	
57100-02-11500 Outside Legal Expense	3,953	0	500	75	75	0	(500)	
57100-02-11750 Plan Develop-Consultant	7,500	150	5,000	0	0	5,000	0	
57100-02-11900 TID Fee-Wis DOR	1,150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	1,000	1,250	1,500	1,750	1,750	1,500	0	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)			
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE
57100-02-40000 Architectural Design	0	0	2,500	0	0	0	(2,500)
57100-02-41000 Plan - Redevelop Resource	4,269	0	0	0	0	0	0
57100-02-56500 LC Econ Dev Corp	1,000	1,500	1,500	1,690	1,690	1,750	250
57100-02-57500 Contract Engineer/Survey	2,500	0	10,000	0	0	10,000	0
TOTAL Contractual Services	21,843	3,063	21,150	3,665	3,665	18,400	(2,750)

57100-02-57500 Contract Engineer/Survey PERMANENT NOTES:
Engineering/surveying for N. Pine Ridge Ave. ROW.

Special Services

57100-04-11546 Transfer - TID No. 6	260,000	0	0	0	0	0	0
57100-04-11547 Transfer - TID No. 7	84,326	28,069	0	0	0	0	0
57100-04-11548 Transfer - TID No. 8	140,674	45,000	0	0	0	0	0
57100-04-50000 Walgreen's Dev Incentive	24,695	0	0	0	0	0	0
57100-04-50205 Mex Restaurant-Gateway N.	20,000	6,423	20,000	20,000	20,000	0	(20,000)
57100-04-50211 Gateway North-AmericInn	40,000	40,000	40,000	40,000	40,000	40,000	0
57100-04-50215 Cobblestone Inn & Suites	30,000	30,000	30,000	30,000	30,000	30,000	0
57100-04-50503 Land Purchase	731,826	30	0	0	0	150,000	150,000
57100-04-50511 2604 E Main-Env/Demo	0	0	0	0	0	0	0
57100-04-50522 Property Tax-Land Purchas	14,734	0	0	0	0	0	0
57100-04-50555 Pine Dells/Wendorf Dev In	10,000	4,457	0	0	0	0	0
57100-04-52000 Potential Dev Incentives	0	0	10,000	0	0	0	(10,000)
57100-04-55557 Badger Portfolio-Garage	0	25,000	0	0	0	0	0
57100-04-55558 Zelich-2213 E Main St	0	0	4,500	0	0	4,500	0
57100-04-55562 Nelson's Power House	0	0	25,000	0	0	25,000	0
57100-04-55565 One Way-Park City (Lot 2)	0	25,000	25,000	25,000	25,000	25,000	0
57100-04-55567 Golden Harvest (Lot 3)	0	0	0	2,599	2,599	100,000	100,000
57100-04-55577 United Dev-3201 E Main St	0	0	30,000	30,000	30,000	30,000	0
57100-04-75000 Blight Acquisition/Demo	0	0	10,000	0	0	0	(10,000)
TOTAL Special Services	1,356,256	203,979	194,500	147,599	147,599	404,500	210,000

57100-04-50500 Land Purchase PERMANENT NOTES:
Pending restaurant site purchase from Wal-Mart.

Fixed Charges

57100-05-11000 Transfer - Debt Service	62,911	266,607	512,877	512,876	512,876	542,555	29,678
57100-05-12000 Borrowing Expenses	26,000	24,102	25,000	0	0	0	(25,000)
TOTAL Fixed Charges	88,911	290,709	537,877	512,876	512,876	542,555	4,678

57100-05-11000 Transfer - Debt Service PERMANENT NOTES:
In 2020, also refinancing of TID3 Series 2019B Note
Anticipation Note (NAN).

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

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

	2017 ACTUAL	2018 ACTUAL	2019			2020		
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	BUDGET CHANGE	PROPOSED BUDGET
Capital Outlay								
57100-08-23888 Street Lawn Trees	0	6,483	0	0	0	0	0	
57100-08-24000 Street Improvements	470,108	1,069,233	1,275,000	53,803	53,803	60,000	(1,215,000)	
57100-08-24011 Street Improvement-Hwy 64	0	0	0	816,476	1,075,000	0	0	
57100-08-24575 RB Trail-South E. Main St	0	0	100,000	108,260	108,260	0	(100,000)	
57100-08-24666 Sidewalks-South - E. Main	0	0	35,000	49,910	49,910	0	(35,000)	
57100-08-25711 Traffic Controls-N Center	0	11,414	0	2,807	2,807	0	0	
57100-08-25733 Crosswalk-Flashing Lights	0	0	0	6,433	6,433	0	0	
57100-08-25750 Streetlight Improvements	0	83,443	55,000	17,452	55,000	0	(55,000)	
57100-08-26000 Water Improvements	0	6,090	0	13,906	13,906	0	0	
57100-08-26100 Stormwater Improvements	0	11,417	0	749	749	0	0	
57100-08-31000 Marketing - Advertising	0	425	2,500	0	0	0	(2,500)	
TOTAL Capital Outlay	470,108	1,188,505	1,467,500	1,069,797	1,365,868	60,000	(1,407,500)	
57100-08-24000 Street Improvements	PERMANENT NOTES: In 2020, S. Mill St. from E. Main St. to E. 1st St.							
57100-08-25711 Traffic Controls-N Center	PERMANENT NOTES: In 2018-2019, updated traffic signals to LEDs - N. Center Ave./E. 3rd St.							
57100-08-31000 Marketing - Advertising	PERMANENT NOTES: Including welcome banners, wayfinder signage, & landscaping.							
Transfers								
57100-51-41000 Transfer to Other TIDs	0	0	204,364	0	0	0	(204,364)	
TOTAL Transfers	0	0	204,364	0	0	0	(204,364)	
57100-51-41000 Transfer to Other TIDs	PERMANENT NOTES: For 2019 and 2020, Finance Director review pending.							
TOTAL EXPENDITURES	1,964,316	1,779,923	2,450,366	1,758,985	2,103,956	1,050,430	(1,399,936)	
REVENUE OVER/ (UNDER) EXPENDITURES	68,259	523,686	(23,325)	441,545	100,769	(54,055)	(30,730)	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

11-01-2019 02:53 PM

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

43 -TID #3 - East Side
TID #3 -Festival Grounds

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47200-41113 Proceeds-Long Term Debt	300,000	0	300,000	0	0	150,000	(150,000)	
TOTAL Taxes (or Utility Rev.)	300,000	0	300,000	0	0	150,000	(150,000)	
47200-41113 Proceeds-Long Term Debt								
PERMANENT NOTES: For proposed 2020 paving - Merrill Festival Grounds.								
TOTAL REVENUES	300,000	0	300,000	0	0	150,000	(150,000)	
EXPENDITURES								
Personnel Services								
57200-01-11000 PW Director-Engineer	0	0	3,500	0	500	1,500	(2,000)	
57200-01-21000 Wages - Water-Streets	1,572	3,710	5,000	2,524	2,524	3,500	(1,500)	
57200-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	
57200-01-51000 SS/Medicare	112	284	500	182	250	500	0	
57200-01-52000 WRS - Retirement	99	289	425	162	200	425	0	
57200-01-54000 Health Insurance	712	674	1,500	93	225	1,250	(250)	
57200-01-55000 Life Insurance	2	0	75	21	35	50	(25)	
TOTAL Personnel Services	2,496	4,957	11,000	2,981	3,734	7,225	(3,775)	
Contractual Services								
57200-02-14000 Surveying/CSMs-Humane	0	0	0	0	0	0	0	
TOTAL Contractual Services	0	0	0	0	0	0	0	
Capital Outlay								
57200-08-22888 Expo Facility Construct.	250,000	0	0	0	0	0	0	
57200-08-22911 Expo-Retaining Wall/Fence	0	8,865	0	0	0	0	0	
57200-08-23000 Electrical Improvements	2,034	1,135	0	0	0	0	0	
57200-08-23500 Parking Lots-Public	51,753	0	0	0	0	0	0	
57200-08-23522 Arena - Clay-Sand-Equip	0	0	0	0	0	0	0	
57200-08-23525 Concrete Barriers-Blocks	0	0	0	0	0	0	0	
57200-08-23566 Grass Seed-HydroMulch	0	0	0	0	0	0	0	
57200-08-24000 Street Improvements	10,000	361	66,633	73,615	73,615	150,000	83,367	
57200-08-24025 MEG Improvements	0	0	0	0	0	0	0	
57200-08-25750 Streetlight Improvements	15,973	2,709	0	188	188	0	0	
57200-08-26000 Water Improvements	428	4,306	0	0	0	0	0	
57200-08-26100 Stormwater Improvements	3,284	0	0	0	0	0	0	
57200-08-26500 Sanitary Sewer Improve	0	711	0	0	0	0	0	
57200-08-75700 "Blight" - Demo Bldgs	0	0	0	0	0	0	0	
TOTAL Capital Outlay	333,471	18,087	66,633	73,803	73,803	150,000	83,367	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

T-51

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

43 -TID #3 - East Side
TID #3 -Festival Grounds

	2017	2018	(----- 2019 -----)		(----- 2020 -----)			
	ACTUAL	ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
57200-08-2400Street Improvements	PERMANENT NOTES: In 2020, equivalent of E. 2nd St. (between Sales St. and Memorial Dr.).							
TOTAL EXPENDITURES	335,967	23,044	77,633	76,784	77,537	157,225	79,592	
REVENUE OVER/ (UNDER) EXPENDITURES	(35,967)	(23,044)	222,367	(76,784)	(77,537)	(7,225)	(229,592)	

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

T-52

11-01-2019 02:53 PM

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: OCTOBER 31ST, 2019

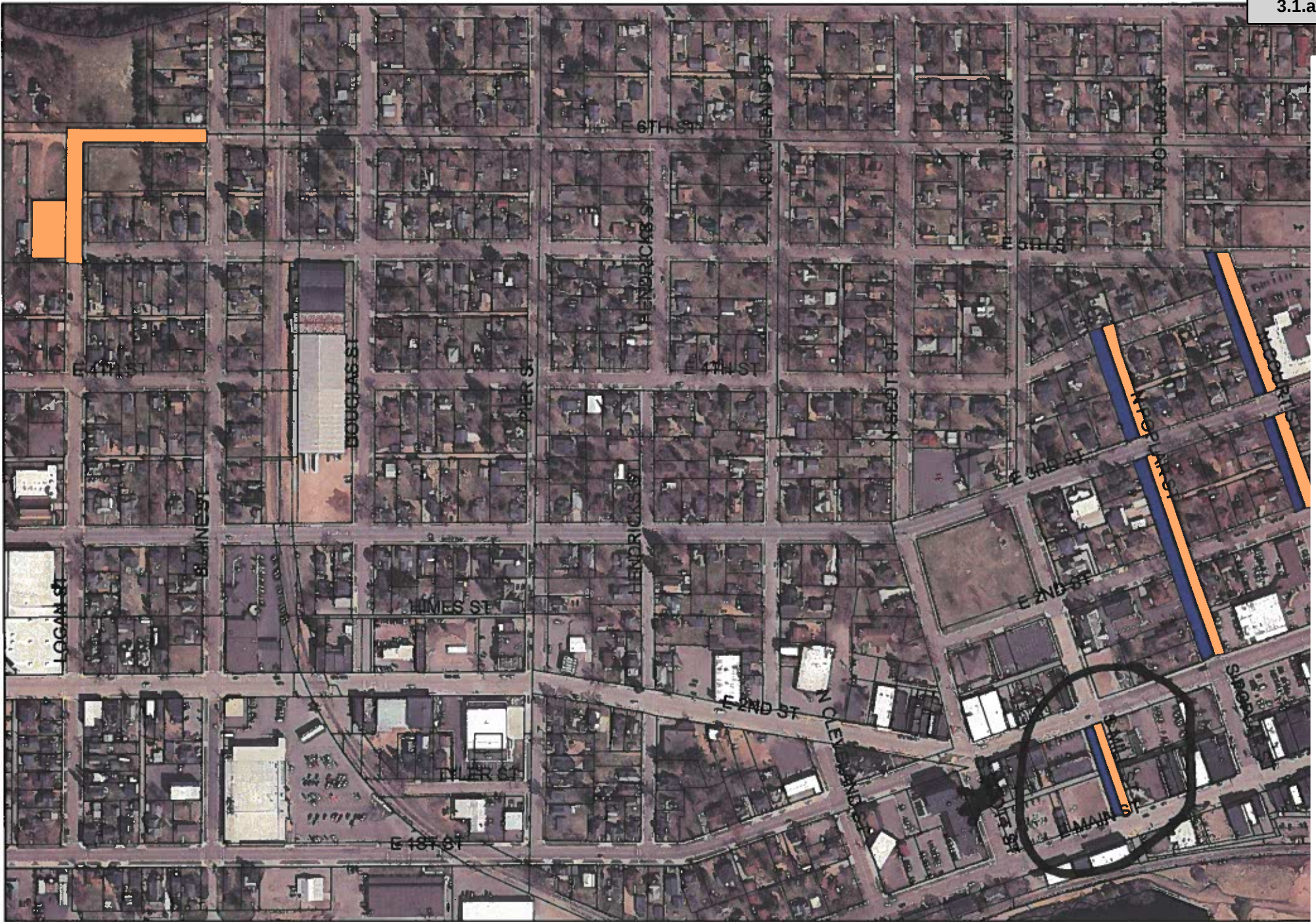
43 -TID #3 - East Side
TID #3 - Idle Sites Grant

	2017 ACTUAL	2018 ACTUAL	(----- 2019 -----)	(----- 2020 -----)				
			CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDEGT	BUDGET CHANGE	PROPOSED BUDGET
REVENUES								
=====								
<u>Taxes (or Utility Rev.)</u>								
47350-41113 Proceeds-Long Term Debt	0	0	500,000	0	0	0	(500,000)	
TOTAL Taxes (or Utility Rev.)	0	0	500,000	0	0	0	(500,000)	
47350-41113 Proceeds-Long Term Debt								
PERMANENT NOTES: In 2019 - some will be unexpended TID3 Series 2018C.								
<u>Miscellaneous Revenues</u>								
47350-48500 Idle Sites Grant-WEDC	0	0	248,500	0	0	0	(248,500)	
TOTAL Miscellaneous Revenues	0	0	248,500	0	0	0	(248,500)	
TOTAL REVENUES	0	0	748,500	0	0	0	(748,500)	
EXPENDITURES								
=====								
<u>Capital Outlay</u>								
57350-08-24000 Street Improvements	0	0	556,500	282,936	556,000	0	(556,500)	
57350-08-24777 End of S. Park St.	0	0	65,000	0	0	0	(65,000)	
57350-08-26000 Water Improvements	0	0	50,500	0	50,000	0	(50,500)	
57350-08-52500 RB Trail East-Lighting	0	0	76,500	0	0	0	(76,500)	
TOTAL Capital Outlay	0	0	748,500	282,936	606,000	0	(748,500)	
57350-08-24000Street Improvements								
PERMANENT NOTES: In 2019, various Downtown Streets (carried over from 2018) and curb, gutter, and paving of gravel streets (Logan Ave. and Sturdevant St. between S. Sales St. and S. Cooper St.).								
TOTAL EXPENDITURES	0	0	748,500	282,936	606,000	0	(748,500)	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	(282,936)	(606,000)	0	0	
FUND TOTAL REVENUES	2,332,576	2,303,609	3,475,541	2,200,529	2,204,725	1,146,375	(2,329,166)	
FUND TOTAL EXPENDITURES	2,300,283	1,802,966	3,276,499	2,118,705	2,787,493	1,207,655	(2,068,844)	
REVENUE OVER/(UNDER) EXPENDITURES	32,293	500,643	199,042	81,824	(582,768)	(61,280)	(260,322)	

*** END OF REPORT ***

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)

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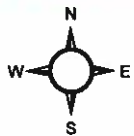


2020 Projects

T-54

Legend

- Water and Sewer
- Pavement



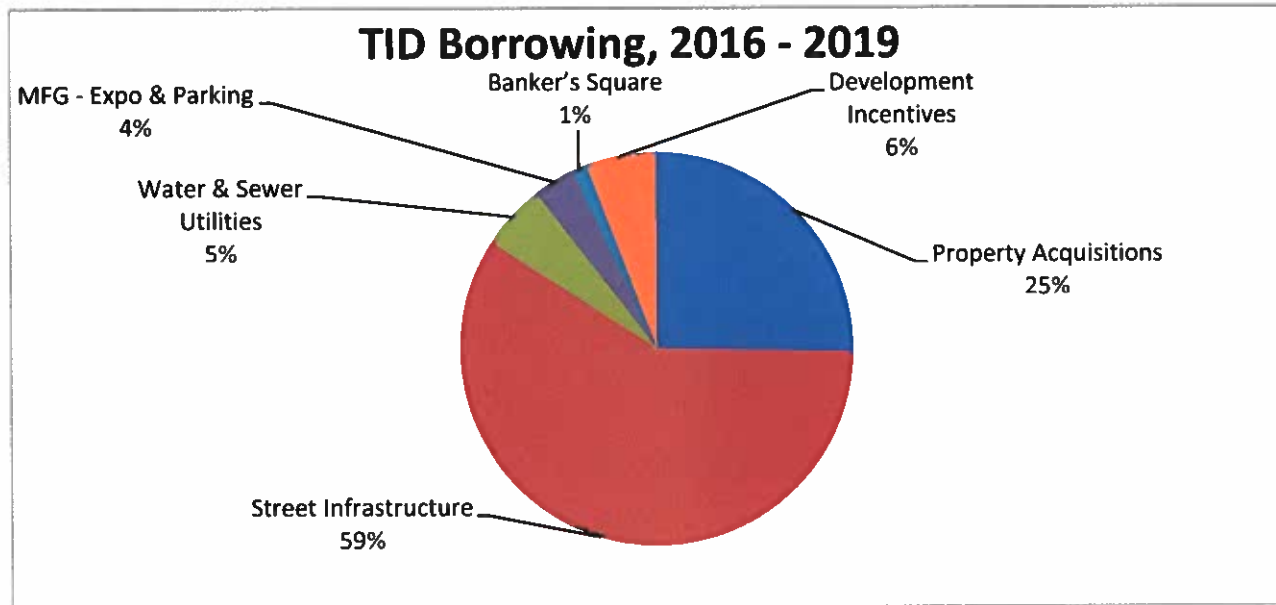
2020 Projects

T-55

Legend

	Water and Sewer
	Pavement

City of Merrill - Tax Increment District (TID) Borrowing



	2016	2017	2018	2019	Total
Property Acquisitions	\$695,000	\$1,499,000	\$0	\$0	\$2,194,000
Street Infrastructure	\$544,704	\$1,081,000	\$1,970,850	\$1,500,000	\$5,096,554
Water & Sewer Utilities	\$119,500	\$0	\$228,150	\$125,000	\$472,650
MFG - Expo & Parking	\$0	\$300,000	\$0	\$0	\$300,000
Banker's Square	\$0	\$0	\$105,000	\$0	\$105,000
Development Incentives	\$0	\$500,000	\$0	\$0	\$500,000
Total	\$1,359,204	\$3,380,000	\$2,304,000	\$1,625,000	\$8,668,204

MFG = Merrill Festival Grounds

Principal and interest debt service being paid for by Tax Increment Districts (TIDs).

City of Merrill - Tax Increment District (TID) Debt Service - 2020

General Obligation = Series XXXX
 NAN = Note Anticipation Notes
 TID = Tax Increment District Revenue Bonds

Principal	TID No.3	TID No.4	TID No.5	TID No.6	TID No.7	TID No.8	TID No.9	TID No.10	TID No.11	TID No.12	Total
Series 2013A			\$1,489	\$8,511							\$10,000
Series 2016B	\$54,025			\$9,151		\$5,000					\$68,176
NAN 2016C					\$0			\$0	\$0		\$0
TID 2017A	\$163,000										\$163,000
TID 2017B		\$48,000									\$48,000
Series 2017C		\$25,000			\$5,000	\$5,000	\$10,000		\$25,000		\$70,000
Series 2018B				\$5,000		\$20,000					\$25,000
TID 2018C	\$197,000										\$197,000
NAN 2019B	Anticipate refinancing by 12/31/2020 - \$1,500,000										\$0
Series 2019A										\$6,117	\$6,117
Total	\$414,025	\$73,000	\$1,489	\$22,662	\$5,000	\$30,000	\$10,000	\$0	\$25,000	\$6,117	\$587,293

Interest	TID No.3	TID No.4	TID No.5	TID No.6	TID No.7	TID No.8	TID No.9	TID No.10	TID No.11	TID No.12	Total
Series 2013A			\$959	\$5,474							\$6,434
Series 2016B	\$7,579			\$2,809		\$1,825					\$12,212
NAN 2016C					\$3,236			\$20,025	\$20,429		\$43,691
TID 2017A	\$36,412										\$36,412
TID 2017B		\$14,902									\$14,902
Series 2017C		\$6,000			\$5,025	\$3,925	\$8,650		\$17,750		\$41,350
Series 2018B				\$3,040		\$14,113					\$17,153
TID 2018C	\$53,585										\$53,585
NAN 2019B	\$30,954										\$30,954
Series 2019A										\$2,940	\$2,940
Total	\$128,530	\$20,902	\$959	\$11,323	\$8,261	\$19,863	\$8,650	\$20,025	\$38,179	\$2,940	\$259,632

Total DS	TID No.3	TID No.4	TID No.5	TID No.6	TID No.7	TID No.8	TID No.9	TID No.10	TID No.11	TID No.12	Total
Series 2013A			\$2,448	\$13,985							\$16,434
Series 2016B	\$61,604			\$11,960		\$6,825					\$80,388
NAN 2016C					\$3,236			\$20,025	\$20,429		\$43,691
TID 2017A	\$199,412										\$199,412
TID 2017B		\$62,902									\$62,902
Series 2017C		\$31,000			\$10,025	\$8,925	\$18,650		\$42,750		\$111,350
Series 2018B				\$8,040		\$34,113					\$42,153
TID 2018C	\$250,585										\$250,585
NAN 2019B	\$30,954										\$30,954
Series 2019A										\$9,057	\$9,057
Total	\$542,555	\$93,902	\$2,448	\$33,985	\$13,261	\$49,863	\$18,650	\$20,025	\$63,179	\$9,057	\$846,925 *

*Plus \$1,500,000 NAN 2019B refinancing

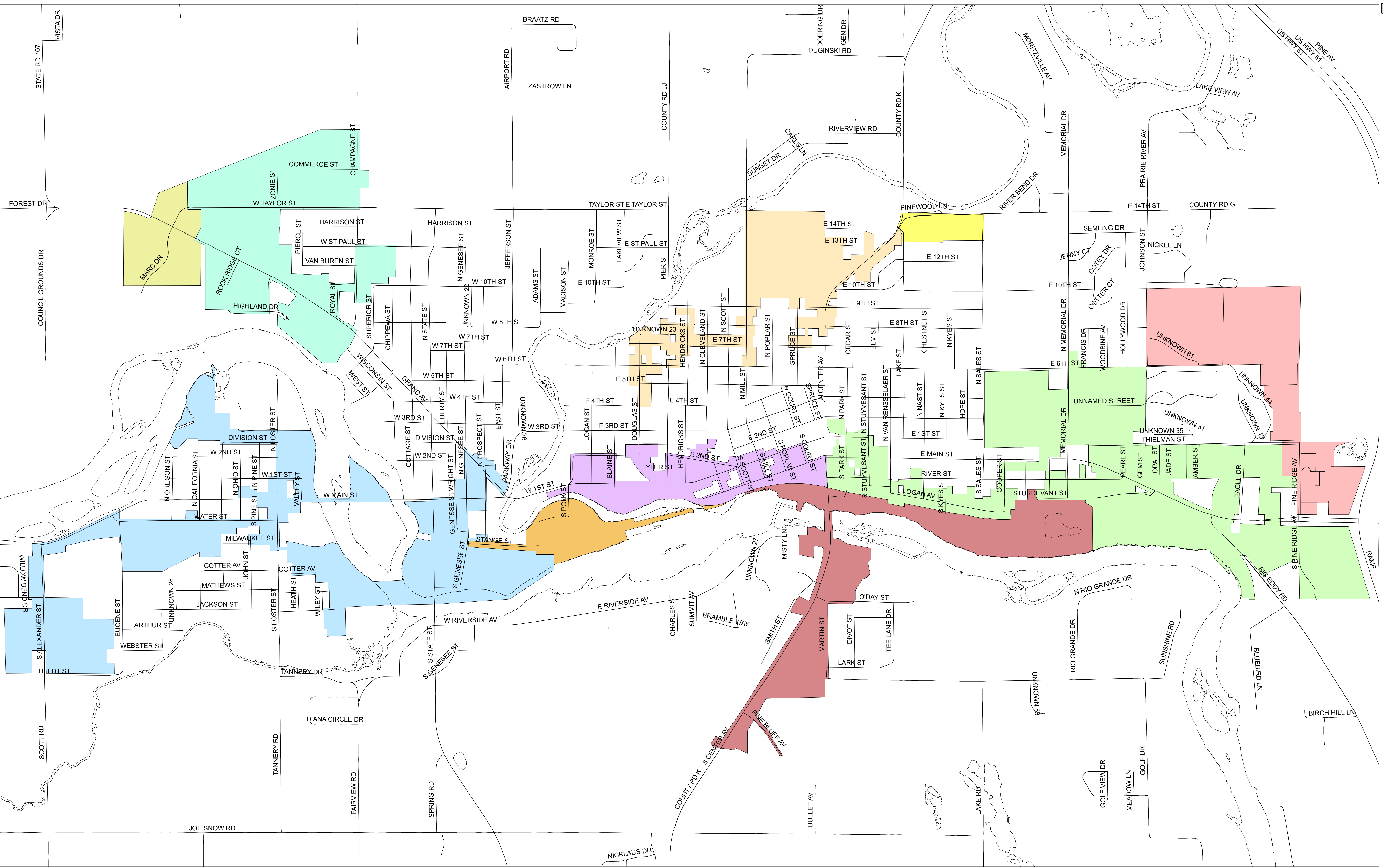
City of Merrill - Tax Increment Districts (TIDs)

TID Cash Development Incentives - 2020

EXPENDITURES		TID No. 3	TID No. 6	TID No. 11	2019 Total	Final Year	Total TID Dev. Inc.
43 57100-04-50211	Gateway North - AmericInn	\$40,000			\$40,000	2021	\$200,000
43 57100-04-50215	Cobblestone Inn & Suites	\$30,000			\$30,000	2021	\$150,000
43 57100-04-55558	Zelich - 2213 E. Main St.				\$0	Completion?	\$4,500
43 57100-04-55562	Nelson's Power House (Lot 1)	\$25,000			\$25,000	2024	\$125,000
43 57100-04-55565	One Way/Park City (Lot 2)	\$25,000			\$25,000	2020	\$75,000
43 57100-04-55567	Golden Harvest (Lot 3)	\$100,000			\$100,000	2022	\$200,000
43 57100-04-55577	United Dev. - 3201 E. Main St.	\$30,000			\$30,000	2022	\$90,000
46 57100-04-52114	DJC, LLC (Dave Cooper Ins.)		\$10,000		\$10,000	2025	\$60,000
48 57100-04-59400	1504 W. Main St. Facade				\$0	Pending?	\$43,000
41 57100-04-52577	Premier Apartments - Phase II			\$100,000	\$100,000	2024	\$500,000
41 57100-04-52588	Ryan Ott Homes - Phase I			\$30,000	\$30,000	Completion	\$30,000
TOTAL EXPENDITURES		\$250,000	\$10,000	\$130,000	\$390,000		\$1,477,500

Pending? - clarification of proposed development project and development agreement.

Attachment: TID - 2020 Budgets (4650 : 2020 Budget Requests)



Tax Incremental Districts
City of Merrill

Legend

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