CITY OF MERRILL

REDEVELOPMENT AUTHORITY

AGENDA ● WEDNESDAY NOVEMBER 1, 2023

Regular Meeting | **City Hall Council Chambers** | **8:00 AM**

To attend remotely call 515-808-2085 PIN 664 035 559 #

I. Call to Order

II. Consider approval of previous meeting minutes:

1. Minutes from October 4, 2023

III. Public Comment

IV. Consider Resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Wendorf Construction LLC for residental development (TID No. 7)

1. E 10th Street & Spruce St - TID No. 7 information and Development Agreement with Wendorf Construction

V. Update on redevelopment plans for Mathias Building and potential requests for City of Merrill assistance (419 W Main St - TID No. 8)

1. Mathias Building information 419 W Main St - TID No. 8

VI. Update on the real estate listing for Lincoln County Hwy G industrial/business park (TID No. 13)

1. Real Estate listing Hwy G - TID No. 13

VII. Update on Cedar Corp. site development grant opportunities - 401 Keyes St (TID No. 9)

1. Cedar Corp information

VIII. Review of 2024 Tax Increment District (TID) budget requests

1. TID budget requests

IX. Next RDA meeting - Wednesday, December 6 at 8:00 AM

X. Closed Session:

1. The RDA may convene in closed session per Wis. Stats. Sec. 1985(1)(e) - deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

   a. Negotiation of potential TID development incentives to facilitate future redevelopment (TID No. 8 - Mathias Building)

   b. Negotiation of potential sale terms for City-owned vacant land to facilitate new commercial development (TID No. 4 at southeast corner of Pine Ridge Plaza)

XI. Reconvene in Open Session:

1. The RDA may reconvene in open session on closed session matters

XII. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, October 4, 2023 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Steve Hass, Clyde Nelson, Mark Bares, Steve Sabatke, Rebecca Rutkowski, and Gary Hartwig

RDA Absent: Tony Kusserow

Others: Alderpersons LaDonna Fermanich and Nathan Meyer, City Clerk Lori Anderson-Malm, Finance Director Kathy Unertl, City Attorney Tom Hayden, City Public Works Director/City Engineer Rod Akey. City Building Inspector/Zoning Administrator Darin Pagel, Police Chief Corey Bennett, Bill Bialecki and Elsa Duranceau from Lincoln County Economic Development Corp. (LCEDC), Jim Jaworski from JJ Premier, LLC and Dave Wendorf from Wendorf Construction, Inc., and City Social Media Specialist Hallie Jo Savall. Peterson set up the Merrill Productions camera until the meeting adjournment into the Closed Session.

Call to Order: Chair Hass called the meeting to order at 8:00 a.m. and introduced Gary Hartwig whom replaced Jim Koppelman as RDA Commissioner.

Consider approval of RDA meeting minutes from August 2, 2023:

Motion (Bares/Rutkowski) to approve the meeting minutes from August 2. Carried.

Public Comments:

Bill Bialecki, based upon his experiences as Mayor and with Lincoln County Economic Development Corp. (LCEDC), emphasized the positive change in the City's Equalized Valuations.

Jim Jaworski from JJ Premier reported that he has sales for the homes that will be constructed on the two remaining Parkview Dr. lots. He remains interested in building new single-family spec homes in Merrill and is looking for development lots. With the City's $10,000 housing development incentive, JJ Premier has been able to build houses in the $250,000 - $260,000 range. Jaworski thanked the RDA and City for this development partnership.

LaDonna Fermanich commented that she is seeing some value in TIDs. As Chair of the City's Marketing & Communications Committee she is questioning the $40,000 marketing proposal from LCEDC and need for coordination with Merrill Area Chamber of Commerce and the M&C Committee which might have different approaches.

Review of WI Department of Revenue 2023 Equalized Valuations:

Per the Wisconsin Department of Revenue information, Unertl reported that the City's Equalized Valuation increased over $102,000 million as of 1/1/2023. Graphs showing TID In, TID Out, and growth in Tax Increment Districts from 2013 through 2023 were included in the agenda background info. All TIDs are now generating tax increment.

Unertl advised that the City of Merrill has contracted for a market reassessment as of 1/1/2024.

Attachment: 2023-10-04 RDA Minutes (10529 : Minutes from October 4, 2023)

Update on housing developments:

Unertl highlighted the status of residential developments as of 9/19/2023. There are limited numbers of remaining vacant lots in areas the TIDs have facilitated new single-family home construction.

As to multi-family residential along Webster St., the three Premier/Nicolet Lumber apartments have occupants and S.C. Swidersi, LLC has extensive site preparation and foundations underway.

Continued discussion of future redevelopment of corner of W. Main St. and S, Prospect St.) – TID No. 8:

There are three City-owned tax parcels where the former bank building was located and adjacent paved parking. Akey noted that vehicles are being parked on both parcels at the corner of W. Main St. and S. Prospect St. including on the gravel area. Per City Ordinance, there needs to be black earth and grass seeding or new paving.

Previous RDA discussion has been on the need for and potential cost for development of new City Public Parking Lot. Hass noted that the closest City Public Parking Lot is by S & S Bar on Grand Ave. The existing paved area is in deteriorating condition.

Elsa Duranceau from LCEDC reported that she is working with the property owner at the corner of W. Main St. and S. Genesee St. (i.e. former armory) on a grant application for rehabilitating the 2nd floor for potential affordable housing. Availability of parking is one of the components for the grant consideration.

Motion (Hass/Sabatke) to recommend inclusion of $60,000 for new City Public Parking Lot in the TID No. 8 budget request for 2024. Carried.

Introduction of new Lincoln County Economic Development Corp. (LCEDC) Executive Director and planned 2024 expanded marketing:

Bill Bialecki introduced Elsa Duranceau whom highlighted her educational and professional experiences. Akey asked if the potential $40,000 marketing amount was above the normal City of Merrill (i.e. $26,250 in 2023).

Duranceau clarified that she is preparing grant application to Wisconsin Tourism for a Jem (Joint Effort Marketing) grant from the Wisconsin Tourism Department. Communities often provide the local matching amount through hotel Room Taxes, Duranceau highlighted one of the marketing activities would be a Lincoln County Economic Summit. Hass asked about potential Lincoln County and City of Tomahawk funding.

Finance Director Unertl reported that Merrill Room Tax funds were fully committed. Unertl advised that she was preparing the 2024 City budget potentially using Cable Franchise Non-Lapsing account for community marketing. Nelson emphasized that the Jem grant is a three-year fiscal commitment with 75% grant in the first year, 50% in the second year, and 25% in the third year.

Motion (Hass/Sabatke) to refer the $40,000 marketing funding request to the Marketing & Communications Committee. Carried. M&C Committee is scheduled to meet on Thursday, October 19th.

Attachment: 2023-10-04 RDA Minutes (10529 : Minutes from October 4, 2023)

Review of preliminary 2024 Tax Increment District (TID) budget requests:

Unertl reported she is still working on the 2024 TID budgets and would provide when available.

As to fiscal status of the TIDs, Unertl distributed the Ehlers Public Finance Advisors handouts from the 9/26/2023 City Committee of Whole meeting. The presentation and TID fiscal snapshots highlight future directions related to the maturing TIDs.

TID No. 5 is proposed for closing after 4/15/2024 (i.e. last revenue year of 2025). The major east side TID No. 3 is scheduled for closing after 4/15/2025 (i.e. last revenue year of 2026).

Next RDA Meeting: Tentatively scheduled for Wednesday, November 1 at 8:00 a.m.

Closed Session:

Chair Hass read the following: The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) – deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider: Negotiation of potential TID development incentives to facilitate future residential development (TID No. 7 – N. Center Ave. Area).

Motion (Nelson/Hartwig) to move into Closed Session. Motion carried 6 – 0 on roll call vote at 8:45 a.m.

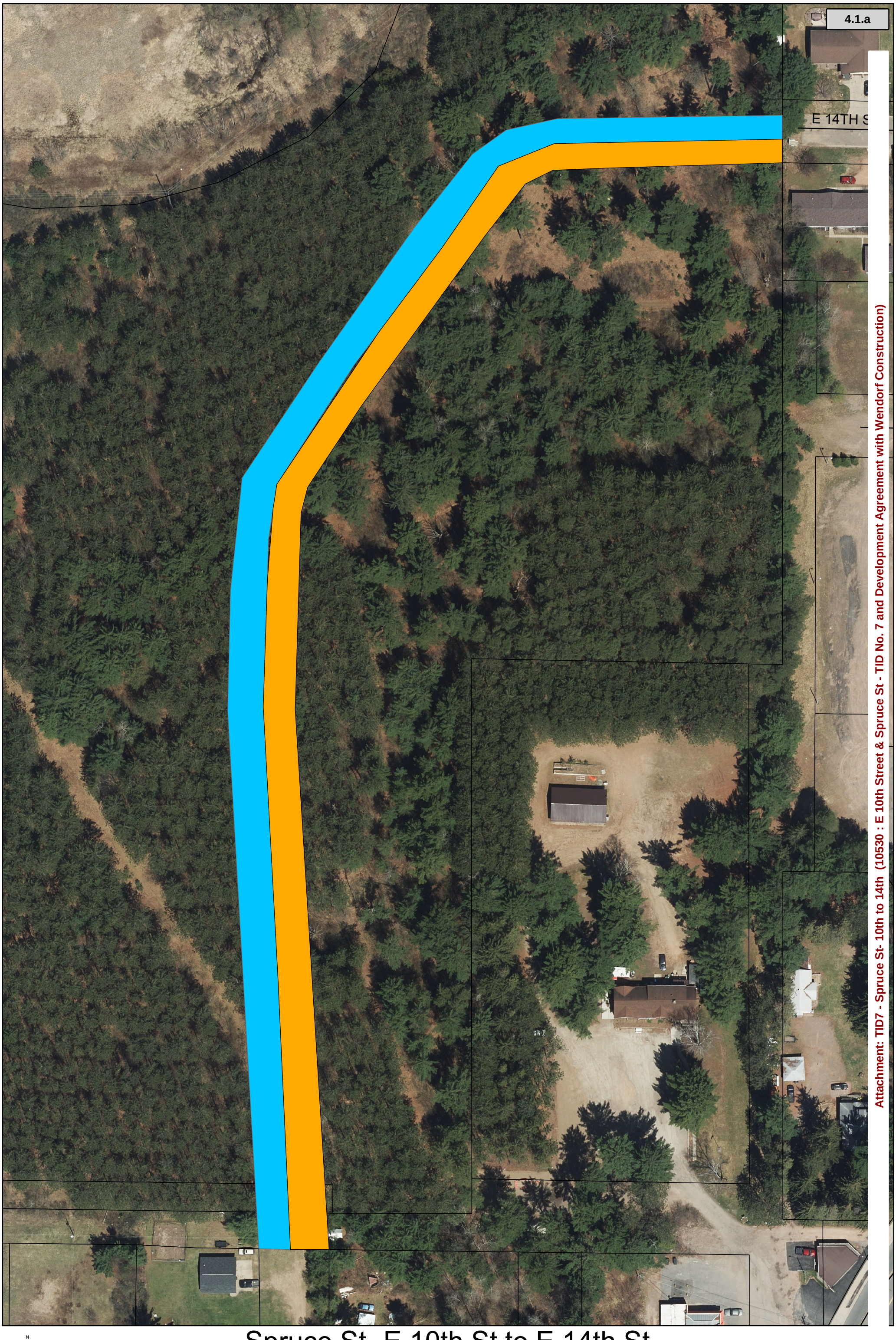
Akey highlighted the potential residential development project along E. 10th St. and proposed Spruce St. extension (from E. 10th St. to E. 14th St.). There was extensive discussion with the interested developer and negotiation of potential development agreement terms.

Motion (Hass/Nelson) to recommend inclusion of $600,000 funding request in the TID No. 7 2024 budget for potential extension of Spruce St. contingent upon finalizing a development agreement that will be reviewed by the Redevelopment Authority. Carried.

Adjournment: (Hartwig/Nelson) to adjourn at 9:20 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Attachment: 2023-10-04 RDA Minutes (10529 : Minutes from October 4, 2023)



Attachment: TID7 - Spruce St- 10th to 14th (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

Spruce St- E 10th St to E 14th St
TID No. 7

N
W E
S

1 inch = 79 feet

Legend

Curb, Gutter, & Pavement

W

TAX INCREMENT DISTRICT (TID) No. 7 –

E 10th St & Spruce St new residential development

Property: Pending split from PIN 251-3106-122-0147. Total parcel includes 19.074 acres extending from the north side of E 10th St (from N Mill St to the Prairie River).

Developer:

Wendorf Construction, Inc. is purchasing the property from Prairie River Properties, LLC.

Key development background:

- City utility services (i.e. water and sanitary sewer) and the new E 10th St were constructed in 2022. Prairie River Properties, LLC donated the north side of the street right-of-way. Redevelopment Authority (RDA) authorized grubbing of proposed Spruce St extension area, as well as potential Certified Survey Map (CSM) and Plat.

- The City has contracted with REI for the survey and Plat development work. Preliminary Plat concept includes potentially 23 new residential lots for the entire parcel. Projected about 20 new lots for the Wendorf Construction development area.

- City would extend Spruce St. from E 10th St to E 14th St in two-year infrastructure investment – water, sanitary sewer, and gravel base in 2024 and then curb, gutter, and paving in about 2026 based upon residential development.

Phase development timeframe:

- Three new homes will be constructed in 2024 along E 10th St and then minimal of three additional new homes annually until the entire platted area is developed.

Development Fiscal:

Projected development fiscal projection is provided on the following spreadsheet.

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

City of Merrill - TID No. 7 (E 10th St & Spruce St)
Projected Tax Increment for single-family home development

Pending split from PIN: 251-3106-122-0147
Current Owner: Prairie River Properties, LLC
Area east of N. Poplar St. will be sold for residential development

Developer: Wendorf Construction LLC

Projected assessments for new single-family home:

Total of 20 potential new Plat lots
Each new home at $400,000 (with lot at $10,000)

	Land Valuation	Improved Valuation	Total RE Valuation		
Existing 2022	$56,500	$0	$56,500		2022 Taxes = $1,660
Projected	$200,000	$8,000,000	$8,200,000	Fully developed	
Total Change	$143,500	$8,000,000	**$8,143,500**		

Projected Tax Increment and TID No. 7 Cash Flow:

Const. Year	Value Year	Revenue Year	TID Value Increment Each House	Tax Rate Preliminary	# Homes	TID Value Increment	Projected Tax Increment
2024	2025	2026	$400,000	$23.39	3	$1,343,500	$31,424
		2027	$400,000	$23.39	6	$2,543,500	$59,492
		2028	$400,000	$23.39	9	$3,743,500	$87,560
		2029	$400,000	$23.39	12	$4,943,500	$115,628
		2030	$400,000	$23.39	15	$6,143,500	$143,696
		2031	$400,000	$23.39	18	$7,343,500	$171,764
		2032	$400,000	$23.39	20	$8,143,500	$190,476
		2033	$400,000	$23.39	20	$8,143,500	$190,476
		2034	$400,000	$23.39	20	$8,143,500	$190,476
		2035	$400,000	$23.39	20	$8,143,500	$190,476
		2036	$400,000	$23.39	20	$8,143,500	$190,476
		2037	$400,000	$23.39	20	$8,143,500	$190,476
						Total	**$1,752,426**

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND WENDORF CONSTRUCTION LLC

DRAFT – 2023-10-24

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 7 on August 11, 2009 and the development site is within TID No. 7; and,

WHEREAS, Wendorf Construction LLC has proposed purchase of vacant land north of E. 10th St. along the planned Spruce St. extension: and

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

WHEREAS, new single-family homes will be constructed and expanded property tax generated; and,

WHEREAS, Wendorf Construction LLC has negotiated the development agreement to facilitate the redevelopment project and a TID No. 7 cash development incentive of $10,000 for each new single-family home upon issuance of an occupancy permit;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 14th day of November, 2023, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Wendorf Construction LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

Moved: _____

Passed: _____

CITY OF MERRILL, WISCONSIN

_____
Steve J. Hass
Mayor

_____
Lori Anderson-Malm
City Clerk

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

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

THE DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of _____ ___, 2023 by and between the City of Merrill, Wisconsin, (the "City") a political subdivision of the State of Wisconsin and Wendorf Construction, LLC, a Wisconsin Limited Liability Company (the "Developer").

RECITALS

A. The City desires to encourage economic development, the development of underutilized land, expand its tax base and create new jobs within the City.

B. Wis. Stat. §66.1105 (the "Tax Increment Law") provides the authority and establishes procedures by which the City may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans and finance such development through the use of tax incremental financing.

C. Wis. Stat. §66.1333 (the "Redevelopment Law") provides the authority and establishes the procedures by which the City acting through and by the Redevelopment Authority of the City of Merrill (the "RDA") may exercise powers necessary and convenient to carry out the purposes of the Redevelopment Law, cause redevelopment plans to be prepared, approve such plans, borrow money and issue bonds, implement provisions and effectuate the purposes of such plans and finance redevelopment through the Redevelopment Law.

D. The Developer will be acquiring part of 251-3106-122-0147 from Prairie River Properties.

E. As an inducement to Developer to undertake the Development in TID 7 and to construct or cause to construct the Development, the City and the RDA intend to provide an incentive to Developer by making an incentive payment to the Developer, for project costs incurred, to construct single-family homes within TID 7.

F. The City will construct, at City's sole cost and expense, extend Spruce Street (between E 10th Street and E 14th Street), to facilitate access to future phases within the Development Area and extend municipal water and sanitary sewer mains, at City's sole cost and expense, to service the Development Area. The City will permit the developers

to connect to the extended water and sanitary sewer mains, for the benefit and servicing of the Project.

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

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

I. Developer plans on constructing minimally three (3) new single-family homes annually.

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

ARTICLE I

Section 1.01 Initial Undertaking of the City of Merrill

The City has/will:

a. Included the Development Area within TID #7, which was created by the Merrill Common Council on August 11, 2009.
b. City will arrange for necessary survey services and preparation of potential certified survey map and future plat.
c. Will hold a City Plan Commission Public hearing on the future development plat.
d. Will begin engineering design work for construction of Spruce Street (between E 10th Street and E 14th Street) and extension of municipal water and sanitary sewer service to serve the Development Area.
e. Will plan for 2024 extension of City utilities and gravel street base construction. Future curb, gutter, and paving will be competed based upon residential development.

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

Section 1.02 Initial Undertakings of the Developer

a. Will raise equity and arrange for financing necessary for the Project.

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

b. File site plan and permit applications with the City and/or State.
c. Contract for construction of three single-family homes on E 10th Street and related infrastructure improvements with occupancy planned by November 15, 2024. The new tax increment would be generated beginning with 2024 (to the extent of improvements completed as of January 1, 2025) property tax (2026 collection).
d. Shall pay all Real Estate Taxes when due.

ARTICLE II
INCENTIVE PAYMENT TO DEVELOPER

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

The City shall pay a Cash TIF development incentive to the Developer in the aggregate amount of Ten Thousand Dollars ($10,000) per home upon its completion/occupancy permit.

ARTICLE III
MISCELLANEOUS

Section 3.01 Restriction on Sale.

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

Section 3.02 Indemnification.

Wendorf Construction, LLC, its successors and assigns shall indemnify and save harmless and defend the City and its respective officers, agents and employees from any and all liabilities, suits, actions, claims, demands, losses, costs, damages and expenses of every kind and description, including attorney costs and fees for claims of any character, including liability and expenses in connection with the loss of life, personal injury or damage to property or any of them brought because of any injuries or damages received or sustained by any persons or property on account of or arising out of or occasioned wholly or in part by any act or omission on the Developer's part or on the part of its agents, contractors, subcontractors, invitees or employees provided that the foregoing

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

indemnification shall not be effective for any claims of the indemnified parties that are not contemplated by this Agreement or which constitute gross negligence or willful misconduct.

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

Section 3.03 No City Obligations.

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

Section 3.04 Default.

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

If either party fails to cure a default as permitted herein, the Non-Defaulting Party, without limiting its remedies under this Agreement, may compel performance by the Defaulting Parting by bringing an action for specific performance. If after the specified time period for cure proceedings are initiated to cure an alleged default, the prevailing party in such proceedings shall be entitled to reimbursement from the other party for its reasonable attorney's fees and associated costs incurred in such proceedings.

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

b. Force Majeure. Neither party shall be responsible to the other party for any resulting losses if the fulfillment of any of the terms of this Agreement is delayed or prevented by revolutions or other civil disorders, wars, acts of the enemies, strikes, fires, floods, acts of God, unusual weather, or by any other cause not within the control of the party whose performance was interfered with and which by the exercise of reasonable diligence such party is unable to prevent, whether of the class of causes herein above enumerated or not, and the time for performance shall be extended by the period of delay occasioned by any such cause.

Section 3.05 Non-Discrimination.

Neither the Development nor any portion thereof shall be used by any party in any manner to permit unlawful discrimination or unlawful restriction on the basis of race, creed, ethnic origin or identity, color, gender, marital status, familial status, age, handicap, sexual orientation, or national origin and the construction and operation of the Development shall be in compliance with all effective laws, ordinances, and regulations relating to discrimination on any of the foregoing grounds.

Section 3.06 Parties and Interest; Survival of Agreements.

Except as otherwise expressly provided herein, this Agreement is made solely for the benefit of the parties hereto and no other person, partnership, association, or corporation shall acquire or have any rights hereunder by virtue hereof. All representations and agreements in this Agreement shall remain operative and at full force and effect regardless of any investigation made by or on behalf of any party. No party may assign its rights under this Agreement without the written consent of the other party.

Section 3.07 Notices.

All notices, demand, certificates, or other communications under this Agreement shall be sufficiently given and shall be deemed given when hand-delivered or when mailed by first class mail postage pre-paid with property addresses indicated below:

To the City:
City of Merrill, Wisconsin
Attention: City Clerk
1004 East First Street
Merrill, Wisconsin 54452

With a copy:
The City Attorney, City of Merrill

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

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

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

Section 3.08 Amendment.

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

Section 3.09 Governing Law.

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

Section 3.10 Severability.

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

Section 3.11 Compliance with Law.

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

Section 3.12 City Authorization.

The execution of this Agreement was authorized by Resolution No _____ adopted on November 14, 2023, by the Common Council.

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

IN WITNESS WHEREOF:

The parties have executed this Agreement as of _____, 2023

CITY OF MERRILL, WISCONSIN

_____	_____
Steve J. Hass, Mayor	Lori Anderson-Malm, Clerk
Approved:	Approved as to Form:
_____	_____
Katherine G. Unertl, Finance Director	Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally came before me this ____ day of _____, 2023, the above named Steve J. Hass, Mayor and Lori Anderson-Malm, Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission_____

WENDORF CONSTRUCTION, LLC

By_____
Dave Wendorf, _____

STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally appeared before me this ____ day of _____, 2023, the above named Dave Wendorf of Wendorf Construction, LLC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
My commission_____

Attachment: TID7 Wendorf Residential (10530 : E 10th Street & Spruce St - TID No. 7 and Development Agreement with Wendorf Construction)

Winds & Paradox, Inc., dba Winds Paradox
P.O. Box 29, 419 West Main Street
Merrill, Wisconsin 54452
(715) 218-8496

November 1, 2023

Introduction

In 2014, Winds & Paradox was incorporated at 419 West Main Street, Merrill, Wisconsin. I, Stephanie Springborn, am the sole owner of this building. My goal was and is to save and preserve the building.

In the first two years of ownership, I replaced the roof in its entirety, re-built the parapets which support the roof on the north and south sides, replaced the windows and doors, and tuckpointed the brickwork on all four sides. The interior upstairs has had the cinder block walls demolished and removed, creating an open space of almost 7000 square feet. Total improvements to date are $615,000 with ongoing expenses related to professional support.

There is no lien or financing on the building. All property taxes are paid and up-to-date. Last year taxes alone were over $4200. All property taxes paid since ownership of the building total $40,000.

Request

Winds Paradox is asking the city of Merrill to support the proposed development for the purposes of successful operation of the building thus maximizing its usefulness to members of the community.

More specifically, Winds Paradox is requesting the city of Merrill be approved of acting as the applicant for federal grant programs which define the city as applicant. (for example, the US Housing and Urban Development Hope VI Main Street Grant Program).

Winds Paradox is also requesting consideration and guidance in other incentive and development programs. For example, I would ask about the possibility of TID funding (Tax Increment District 8) and Low Interest Incentive Loans.

Attachment: TID8 419 W Main St Redevelopment (10531 : Mathias Building information 419 W Main St - TID No. 8)

October/November 2023

Scope of project has been refined from phasing commercial first floor then second floor to now recognizing the need to explore second floor residential as well as first floor residential and commercial spaces.

The Economic Development office as well as my contractor and architect recommended to me that I investigate the residential development.

With the assistance of various programs - grants, loans, incentives - residential development is possible.

Early cost projections for the entire project are $95 - $110 per square foot or $1.2 - $1.4 million.

Benefits

Fulfillment of a housing need for young adults in transition from high school to work force, tech and trade school programs and community college.

Fulfillment of affordable, nice and appealing housing for this demographic.

Economic impact of the residential growth in the west side area of Merrill - local businesses benefit from this demographic immediately and future as the goal is the long term retention of this demographic.

The successful preservation and operation of a historically significant and beloved building.

Provide spaces for community groups and nonprofit groups for meetings and gatherings.

Increased property tax base for the city of Merrill.

Fulfillment of owner's mission to profitably operate the building.

Fulfillment of owner's mission to open the building to the public.

Fulfillment of owner's mission to provide local community a home for the arts.

Attachment: TID8 419 W Main St Redevelopment (10531 : Mathias Building information 419 W Main St - TID No. 8)

Fulfillment of these missions while maintaining a business, profit model of operation.

Goal/End Result

I want to lease nine residential units - eight on the second floor and one on the first.

I would like to lease office type, commercial space on the first floor.

Early in the development, I envisioned and worked on the projections for owning and operating a coffee shop/light restaurant/bakery entity on Main Street.

The final commercial space on the first floor would be an art gallery.

The basement will be lit and available for storage units.

Available off street parking is available in the municipal lot near the former Lincoln County Bank building site.

The community of Merrill would enjoy the building and its operations.

I would have a supplemental income from operations.

Professional Support

Early/preliminary diagrams - Architect, Stacy Ness, KYE Studios
Early/preliminary quote - Contractor, Tim Finnegan, Finnegan Construction
Zachary Zahl, Mamer Accounting
Elsa Duranceau, Economic Development, Lincoln County
Kevin Blake, First Webber Realty

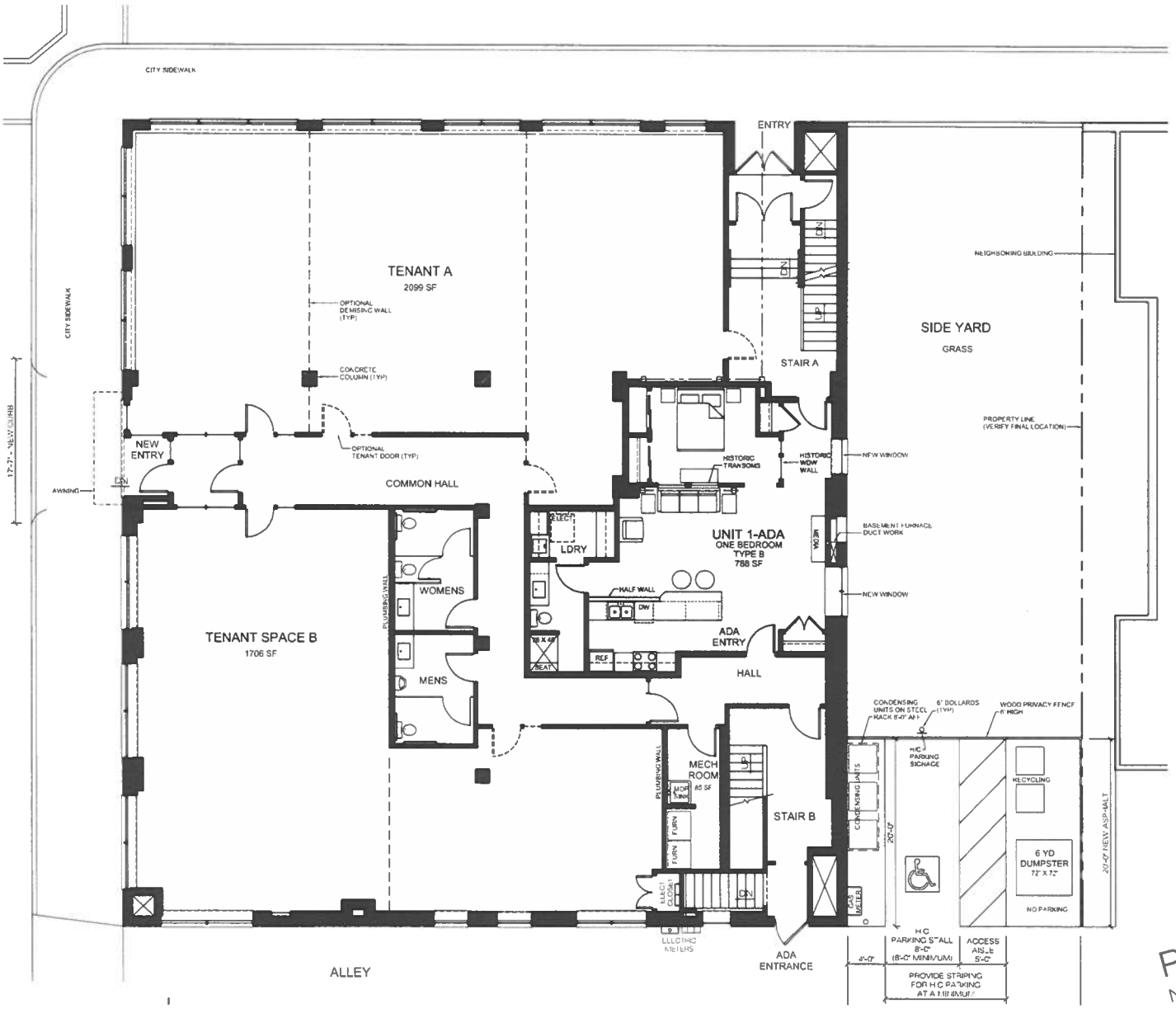
Working with Park City Credit Union

Attachment: TID8 419 W Main St Redevelopment (10531 : Mathias Building information 419 W Main St - TID No. 8)

Thank you!

Winds Paradox
ARTS

Attachment: TID8 419 W Main St Redevelopment (10531 : Mathias Building information 419 W Main St - TID No. 8)



THE MATHIAS BUILDING

MIXED USE RESIDENTIAL REMODEL

FIRST FLOOR PLAN

3/32" = 1'-0" 10.23.23

NORTH

USE & AREAS

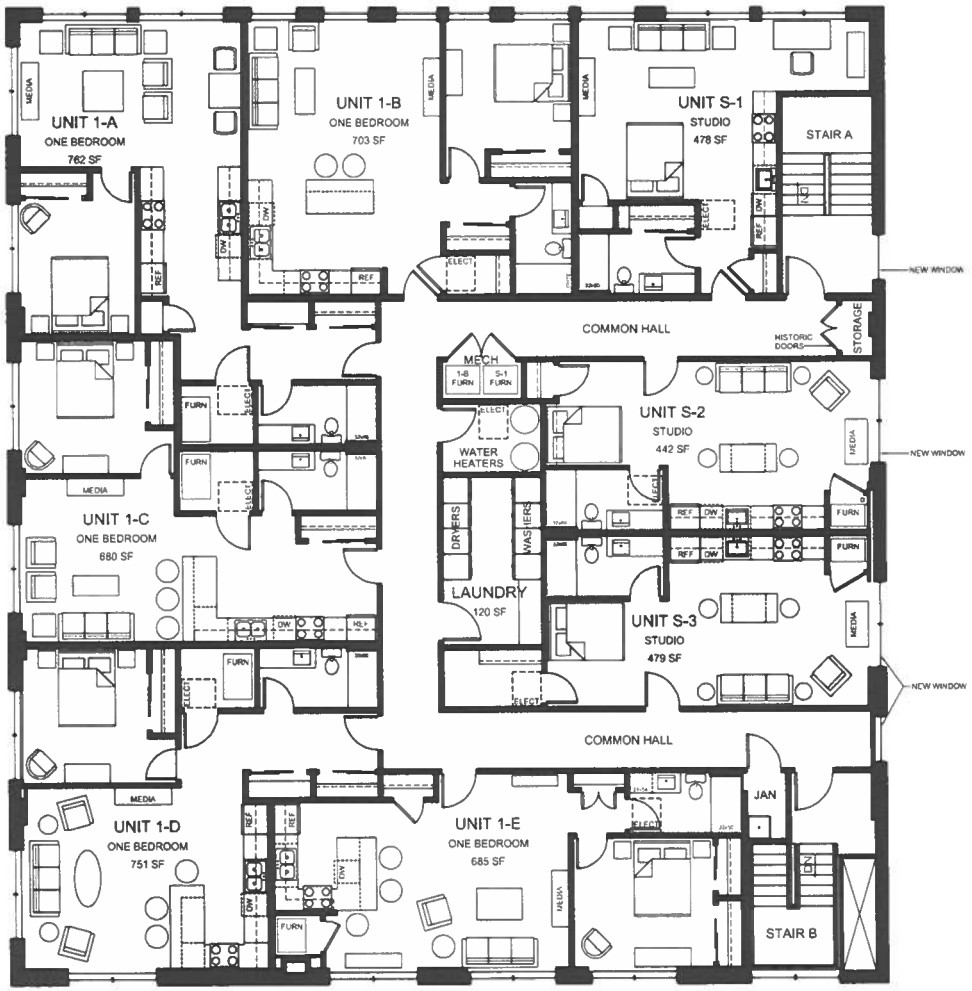
FLOOR	TYPE	TAG	AREA
1	COMMERCIAL		
	SINGLE TENANT*		4587 SF
	MULTIPLE TENANTS	TENANT A	2099 SF
		TENANT B	1706 SF
	RESIDENTIAL		
	ONE BEDROOM	UNIT 1-ADA	788 SF
2	RESIDENTIAL		
	ONE BEDROOM	UNIT 1-A	762 SF
		UNIT 1-B	703 SF
		UNIT 1-C	680 SF
		UNIT 1-D	751 SF
		UNIT 1-E	685 SF
	STUDIO	UNIT S-1	478 SF
		UNIT S-2	442 SF
		UNIT S-3	479 SF

* INCLUDES COMMON HALL & TOILET ROOMS

PRELIMINARY
NOT FOR CONSTRUCTION

KYE STUDIOS

Attachment: TID8 419 W Main St Redevelopment (10531 : Mathias Building information 419 W Main St -



THE
MATHIAS BUILDING

MIXED USE
RESIDENTIAL REMODEL

SECOND FLOOR PLAN

3/32" = 1'-0" 10.23.23

NORTH

KYE STUDIO

Attachment: TID8 419 W Main St Redevelopment (10531 : Mathias Building information 419 W Main St -

Lincoln County, WI
Author: Public
Date Printed: 10/23/2023

DISCLAIMER: The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Phone (715) 539-1087.

Attachment: TID8 - 419 W Main St GIS Map (10531 : Mathias Building information 419 W Main St - TID No.

NAIPfefferle

FOR SALE
64.831 ACRES
Prime Development Site

County Road G (E. 14th Street) Merrill, WI 54452

Property Features

- Two possible access points to Highway G (E. 14th Street)
- 14,400 Phase to Ground and 24,900 3 Phase available
- 12" sanitary sewer will be available
- 12" water main will be available
- City open to various layouts and designs depending on proposed development agreements
- City may consider smaller parcels than the whole purchased for $15-$20k/acre if the development agreement is one the city is agreeable to.

PRICE	**$750,000**
PARCEL SIZE	64.831 ACRES
PARCEL #	251-3107-064-9928
ZONING	PI-PLANNED INDUSTRIAL DISTRICT
THIS LAND IS LOCATED IN TID #13	

Details

This great site, visible to Highway 51, has planned utilities, but is an open book for layout with those initial parties wanting to develop sites. The city prefers a larger project, but will look at each depending on the parameters presented and discussed with letter of intents (LOI's) and then offers for them to finalize. There is a proposed street, but consideration will be discussed.

For more information:

Tony "T.J." Morice, Member Associate of the Society of Industrial and Office Realtors (SIOR)
715.218.2900 • tjm@naipfefferle.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

327 N. 17th Avenue, Suite 30
Wausau, WI 54401
715.261.292
naipfefferle

Attachment: TID13 - County G Merrill profile (10532 : Real Estate listing Hwy G - TID No. 13)

NAIPfefferle

For Sale
County Road G
Merrill, W

Industrial Park Proposed Road Location

Attachment: TID13 - County G Merrill profile (10532 : Real Estate listing Hwy G - TID No. 13)

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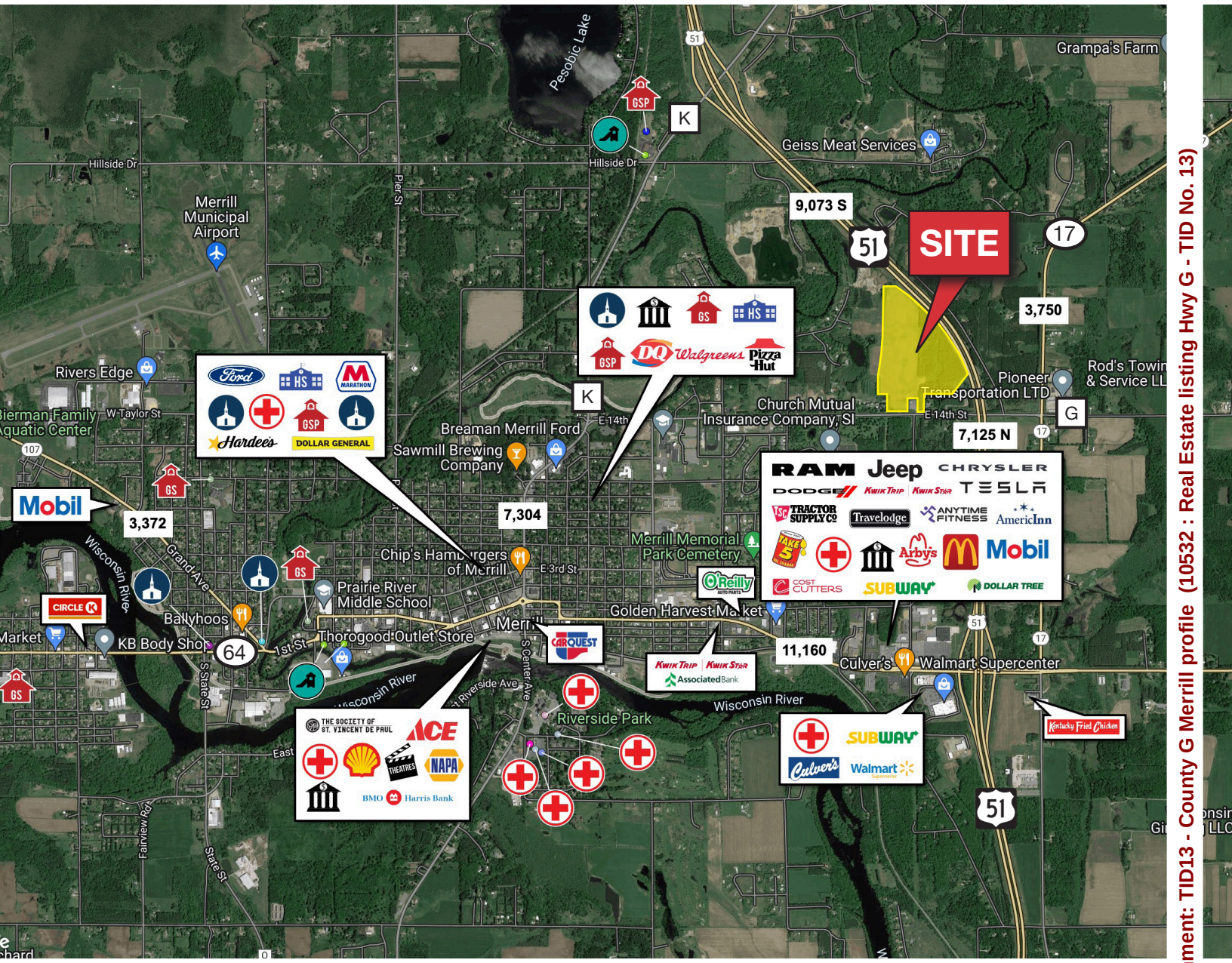
For Sale
County Road G
Merrill, W



2023 Demographics	3 MILES	5 MILES	10 MILES
ESTIMATED POPULATION	8,953	14,001	19,653
ESTIMATED HOUSEHOLDS	4,021	6,205	8,535
EST. AVERAGE HOUSEHOLD INCOME	$71,280	$77,773	$85,326

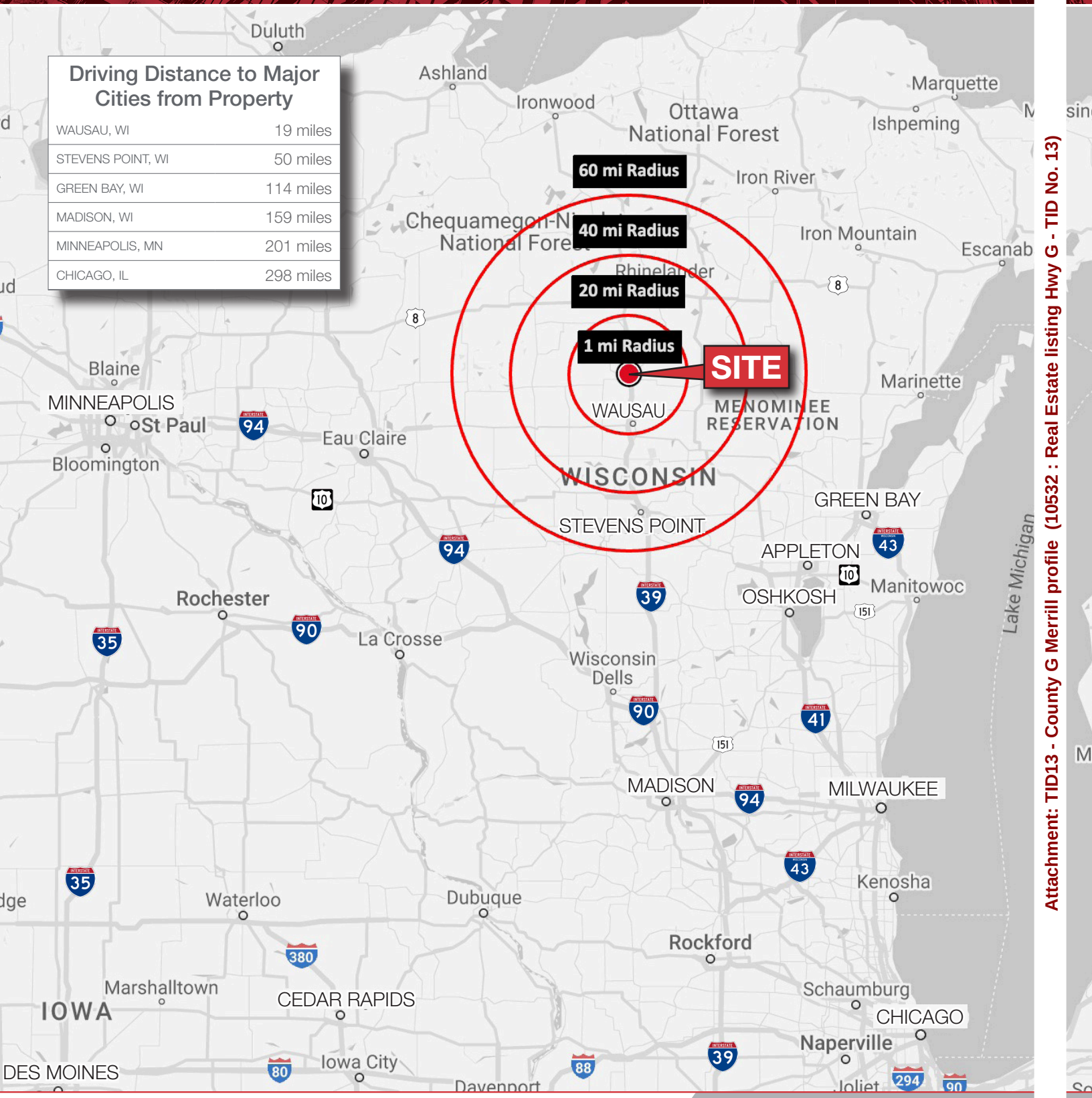
Daily Traffic Counts (Vehicles per Day)	
U.S. 51	16,198 TOTAL (9,073 S | 7,125 N)
HIGHWAY 64	11,160
HIGHWAY K	7,304

Attachment: TID13 - County G Merrill profile (10532 : Real Estate listing Hwy G - TID No. 13)

327 N. 17th Avenue, Suite 303
Wausau, WI 54401
715.261.2922
naipfefferle.

NAIPfefferle

For Sale
County Road G
Merrill, W



Driving Distance to Major Cities from Property

WAUSAU, WI	19 miles
STEVENS POINT, WI	50 miles
GREEN BAY, WI	114 miles
MADISON, WI	159 miles
MINNEAPOLIS, MN	201 miles
CHICAGO, IL	298 miles

Attachment: TID13 - County G Merrill profile (10532 : Real Estate listing Hwy G - TID No. 13)

STATE OF WISCONSIN
BROKER DISCLOSURE

NAI Pfefferle
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statemer

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict a information included in a written inspection report on the property real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below provide that information to the Firm or its Agents by other means. At a la time, you may also provide the Firm or its Agents with other information consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION
(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adve Fact that a party indicates is of such significance, or that is genera recognized by a competent licensee as being of such significance t reasonable party, that it affects or would affect the party's decision to en into a contract or agreement concerning a transaction or affects or wo affect the party's decision about the terms of such a contract or agreeme

An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition occurrence that a competent licensee generally recognizes will significa and adversely affect the value of the property, significantly reduce structural integrity of improvements to real estate, or present a signific health risk to occupants of the property; or information that indicates t a party to a transaction is not able to or does not intend to meet his or obligations under a contract or agreement made concerning the transacti

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and pers registered with the registry by contacting the Wisconsin Department Corrections on the Internet at http://www.doc.wi.gov or by telephone 608-240-5830.

Attachment: TID13 - County G Merrill profile (10532 : Real Estate listing Hwy G - TID No. 13)

City of Merrill - 401 Keyes Street Brownfield Site

DRAFT FOR DISCUSSION ONLY - 9/27

Site Development Grant Opportunities and Timeline

Grant Program	Project	Estimated Project Cost / Grant Award	Estimated Req. Matching Funds	Matching Fund Source	Est. Project Start	Est. Project Completion	Cedar Corp Est. Preparation Cost	Notes/Info Needs
WDNR Wisconsin Assessment Monies (WAM)	Updated Phase 1 and Phase 2 Reports	$25,000 (Est.)	n/a	n/a	2024	2024	No charge for preparation and submittal (~$5k)	Grant submitted - pending approval from WDNR
WEDC Brownfield Site Assessment Grant (SAG)	Removal of remaining building foundations and railroad bed / testing	$50-$100k (Est.)	20%	WDNR WAM Grant	2024	2024	$3,000	Requires detailed cost-estimate preparation, mapping, and project narrative.
n/a	Preparation of updated 2010 Eastside Waterfront Initiative (redevelopment) Plan	n/a	n/a	City Funds (TID?)	2024	2025	$10,000	Having a formal redevelopment plan will increase competitiveness for Idle Sites grant.
WEDC Idle Sites Redevelopment Grant	Environmental Remediation	$50-$100k (Est.)	n/a	n/a	2025	2026	$5,000-$7,500	If a private developer is participating in the project, an official approved development agreement that describes the project and its goals, anticipated outcomes, project timeline, and actions, obligations and investments to be made by each part If the project does not have a private developer, an officially approved resolution that describes the project and its goals, anticipated outcomes, project timeline, and actions, obligatio and investments necessary to achieve redevelopment
	Infrastructure	TBD from Redevelopment Plan						Could include sewer, water, roads, stormwater.

Attachment: TID9 - Keyes St Funding Strategy_CedarCorp_092723 (10533 : Cedar Corp information)

CITY OF MERRILL

TAX INCREMENTAL DISTRICTS (TIDs)

APPENDIX A - 2024 BUDGETS

Preliminary 10/23/2023

Note: TID 2024 Tax Increment amounts will be updated as soon as can be projected.

Revenue:	2022 Budget	2023 Budget	2024 Budget	Difference
TID No. 3 - East Side	$1,062,248	$1,038,735	$1,038,735	$0
TID No. 4 - Thielman/Pine Ridge Area	$840,520	$191,563	$191,563	$0
TID No. 5 - State Hwy 107 Area	$16,661	$14,269	$14,269	$0
TID No. 6 - Downtown Area	$76,082	$116,096	$116,096	$0
TID No. 7 - N. Center Ave. Area	$962,385	$614,131	$814,131	$200,000
TID No. 8 - West Side Area	$984,158	$682,308	$332,108	($350,200)
TID No. 9 - WI River/S. Center Ave.	$57,716	$442,396	$1,214,896	$772,500
TID No. 10 - Highway G/Fox Point	$200,000	$733,335	$58,335	($675,000)
TID No. 11 - State Hwy 107/Rock Ridge	$901,718	$652,366	$452,366	($200,000)
TID No. 12 - Weinbrenner Area	$23,509	$25,394	$25,394	$0
TID No. 13 - Hwy G Industrial Park	$0	$208	$208	$0
TID No. 14 - Car Wash	$0	$13,358	$13,358	$0
Total TID Revenues	$5,124,997	$4,524,159	$4,271,459	($252,700)

Expenditures:	2022 Budget	2023 Budget	2024 Budget	Difference
TID No. 3 - East Side	$1,046,165	$1,061,932	$1,033,617	($28,315)
TID No. 4 - Thielman/Pine Ridge Area	$846,909	$220,284	$191,806	($28,478)
TID No. 5 - State Hwy 107 Area	$24,406	$3,093	$3,615	$522
TID No. 6 - Downtown Area	$46,761	$47,656	$47,443	($213)
TID No. 7 - N. Center Ave. Area	$894,950	$576,900	$782,660	$205,760
TID No. 8 - West Side Area	$1,034,452	$836,775	$389,443	($447,332)
TID No. 9 - WI River/S. Center Ave.	$56,365	$441,356	$1,266,807	$825,451
TID No. 10 - Highway G/Fox Point	$218,462	$706,100	$87,933	($618,167)
TID No. 11 - State Hwy 107/Rock Ridge	$938,748	$574,921	$191,482	($383,439)
TID No. 12 - Weinbrenner Area	$40,900	$41,250	$9,232	($32,018)
TID No. 13 - Hwy G Industrial Park	$2,500	$2,550	$4,200	$1,650
TID No. 14 - Car Wash	$42,500	$42,500	$2,500	($40,000)
Total TID Expenditures	$5,193,118	$4,555,317	$4,010,738	($544,579)

Notes: Tax Increment transfers from TID No. 3 to TID No. 8 and TID No. 4 to TID No. 9 are planned for 2024.

Net Revenues - Expenses	2022 Budget	2023 Budget	2023 Budget	Difference
TID No. 3 - East Side	$16,083	($23,197)	$5,118	$28,315
TID No. 4 - Thielman/Pine Ridge Area	($6,389)	($28,721)	($243)	$28,478
TID No. 5 - State Hwy 107 Area	($7,745)	$11,176	$10,654	($522)
TID No. 6 - Downtown Area	$29,321	$68,440	$68,653	$213
TID No. 7 - N. Center Ave. Area	$67,435	$37,231	$31,471	($5,760)
TID No. 8 - West Side Area	($50,294)	($154,467)	($57,335)	$97,132
TID No. 9 - WI River/S. Center Ave.	$1,351	$1,040	($51,911)	($52,951)
TID No. 10 - Highway G/Fox Point	($18,462)	$27,235	($29,598)	($56,833)
TID No. 11 - State Hwy 107/Rock Ridge	($37,030)	$77,445	$260,884	$183,439
TID No. 12 - Weinbrenner Area	($17,391)	($15,856)	$16,162	$32,018
TID No. 13 - Hwy G Industrial Park	($2,500)	($2,342)	($3,992)	($1,650)
TID No. 14 - Car Wash	($42,500)	($29,142)	$10,858	$40,000
Total Net TID Revenues - Expenses	($68,121)	($31,158)	$260,721	$291,879

Attachment: TIDs 2024 - Appendix A (10534 : TID budget requests)

CITY OF MERRILL

TAX INCREMENT DISTRICTS (TIDs)

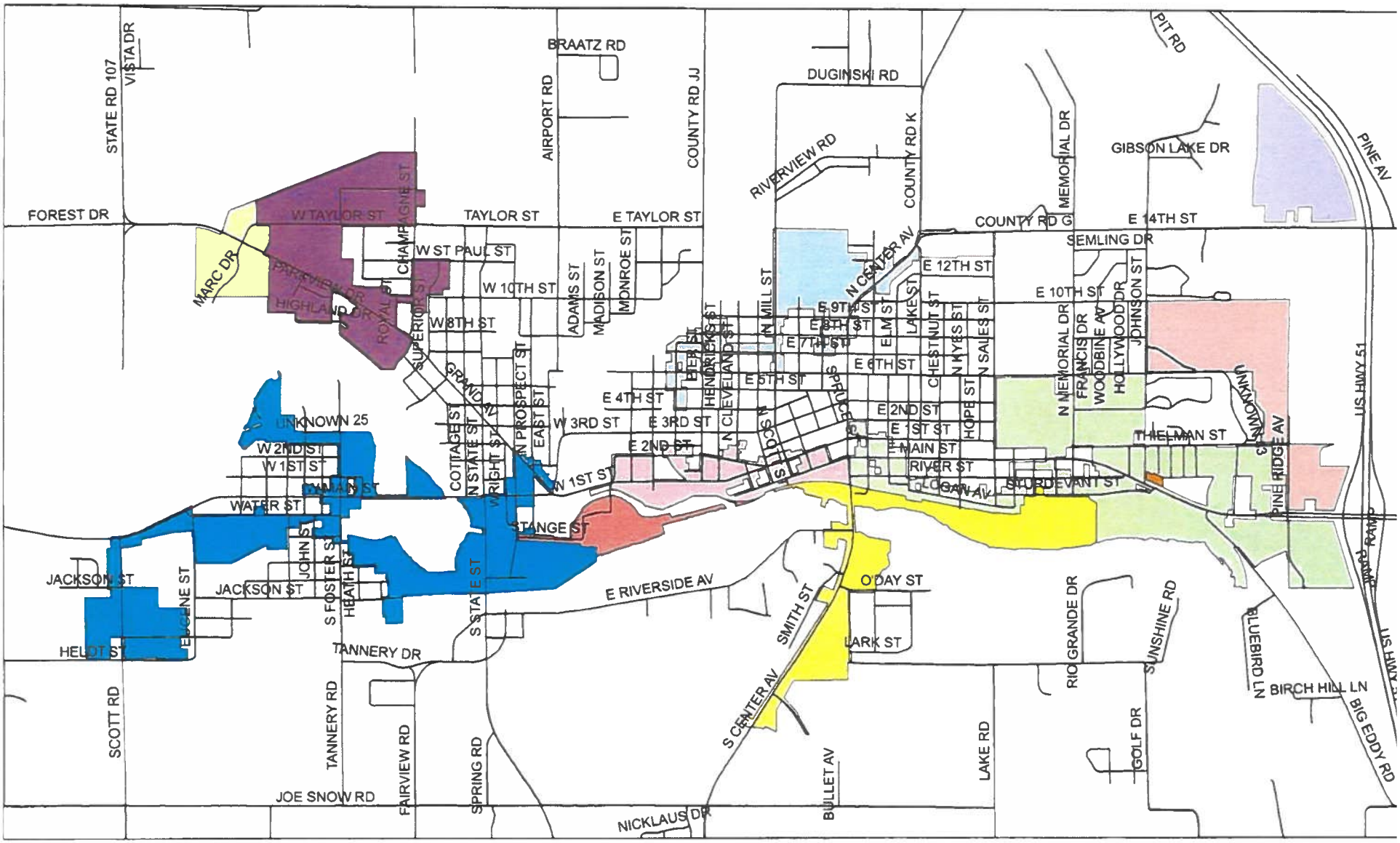
2024 BUDGET REQUESTS

Borrowing for 2023 Capital deferred until 2024

Pending is 2024 Tax Increment Calculation

For Committee of Whole - 10/24/2023

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)



Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

City of Merrill - Tax Increment Districts (TIDs)

TID Cash Development Incentives - 2024

	EXPENDITURES		TID No. 3	TID No. 6	TID No. 7	TID No. 8	TID No. 9	TID No. 11	2024 Total	Final Year
41	57100-04-52599	JJ Premier - Parkway Dr.						$10,000	$10,000	Completion
43	57100-04-55562	Nelson's Power House (Lot 1)	$25,000						$25,000	2024
46	57100-04-52114	DJC, LLC (Dave Cooper Ins.)		$10,000					$10,000	2024
47	57100-04-60024	Wendorf Construction*			$30,000				$30,000	Completion
48	57100-04-75001	Premier-Nicolet (Webster St.)				$100,000			$100,000	2024
49	57100-04-50525	Plant Garden Center - Shed					$10,000		$10,000	Completion
		TOTAL EXPENDITURES	**$25,000**	**$10,000**	**$30,000**	**$100,000**	**$10,000**	**$10,000**	**$185,000**	

*$10,000 per new single-family home - based upon minumum of three per year

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

10-23-2023 07:11 AM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #10	0	0	58,335	58,355	58,335	58,335	0	58,335
47100-41113 Proceeds - Long Term Debt	565,000	250,909	675,000	0	750,000	0	(675,000)	0
TOTAL Taxes (or Utility Rev.)	565,000	250,909	733,335	58,355	808,335	58,335	(675,000)	58,335
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: Borrowing for 2023 deferred into early 2024 (for E. 10th St. - N. Center Ave. to Lake St.).							
Public Charges-Services								
47100-46100 Bid Spec Revenue	0	0	0	425	425	0	0	0
TOTAL Public Charges-Services	0	0	0	425	425	0	0	0
Miscellaneous Revenues								
47100-48243 Land Sale	1	0	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	1	0	0	0	0	0	0	0
TOTAL REVENUES	565,001	250,909	733,335	58,780	808,760	58,335	(675,000)	58,335
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/ST Superinten	0	0	0	0	35,000	0	0	0
57100-01-21000 ST & Utility - Wages	0	0	0	8,826	10,000	0	0	0
57100-01-51000 SS/Medicare	340	436	275	623	3,635	275	0	275
57100-01-52000 WRS - Retirement	300	371	250	600	3,230	250	0	250
57100-01-54000 Health Insurance	575	629	500	755	2,000	500	0	500
57100-01-55000 Life Insurance	59	45	50	15	125	50	0	50
57100-01-56000 Adm/Legal-City Wages	4,438	5,700	3,500	0	3,500	3,500	0	3,500
TOTAL Personnel Services	5,712	7,181	4,575	10,818	57,490	4,575	0	4,575
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	0	0	0	0	0
57100-02-11500 Outside Legal-Title Exp.	23	0	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	6,500	0	0	6,500	0	6,500
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	250	400	750	750	750	1,500	750	1,500
TOTAL Contractual Services	423	550	7,400	900	900	8,150	750	8,150
57100-02-1175Plan Develop-Consultant	PERMANENT NOTES: Potential Plan Amendment to include Tax Increment Sharing.							

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

10-23-2023 07:11 AM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
Special Services								
57100-04-52333 Swiderski Dev Incentives	50,000	200,000	0	0	0	0	0	0
57100-04-52353 House Incent-1804 E 12th	0	0	0	10,000	10,000	0	0	0
57100-04-52355 House Incent-1002 Cotey	0	0	0	0	0	10,000	10,000	10,000
57100-04-52377 Refund Earnest Money	25,000	0	0	0	0	0	0	0
TOTAL Special Services	75,000	200,000	0	10,000	10,000	10,000	10,000	10,000
Fixed Charges								
57100-05-11000 Transfer for Debt Service	162	12,987	14,125	14,125	14,125	50,208	36,083	50,208
57100-05-12000 Borrowing Expense	19,365	909	15,000	0	0	15,000	0	15,000
57100-05-14940 NAN2016C - Principal	495,000	0	0	0	0	0	0	0
57100-05-24940 NAN2016C - Interest	19,751	0	0	0	0	0	0	0
TOTAL Fixed Charges	534,278	13,896	29,125	14,125	14,125	65,208	36,083	65,208
Capital Outlay								
57100-08-24000 Street Improvements	0	0	325,000	39,864	300,000	0	(325,000)	0
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	0
57100-08-26000 Water Improvements	0	0	200,000	216,387	217,500	0	(200,000)	0
57100-08-26500 Sanitary Sewer Improve	0	0	140,000	154,645	155,000	0	(140,000)	0
TOTAL Capital Outlay	0	0	665,000	410,896	672,500	0	(665,000)	0
TOTAL EXPENDITURES	615,412	221,628	706,100	446,739	755,015	87,933	(618,167)	87,933
REVENUE OVER/(UNDER) EXPENDITURES	(50,411)	29,281	27,235	(387,959)	53,745	(29,598)	(56,833)	(29,598)
FUND TOTAL REVENUES	565,001	250,909	733,335	58,780	808,760	58,335	(675,000)	58,335
FUND TOTAL EXPENDITURES	615,412	221,628	706,100	446,739	755,015	87,933	(618,167)	87,933
REVENUE OVER/(UNDER) EXPENDITURES	(50,411)	29,281	27,235	(387,959)	53,745	(29,598)	(56,833)	(29,598)

*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

10-23-2023 07:11 AM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #11	145,075	175,413	236,061	236,061	175,413	236,061	0	236,061
47100-41113 Proceeds - Long Term Debt	1,195,000	201,950	400,000	0	205,000	200,000	(200,000)	200,000
47100-41114 Debt Premium-TID11	0	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	1,340,075	377,363	636,061	236,061	380,413	436,061	(200,000)	436,061
Intergovernmental								
47100-43435 State PP Aid	20,042	16,305	16,305	16,305	16,305	16,305	0	16,305
TOTAL Intergovernmental	20,042	16,305	16,305	16,305	16,305	16,305	0	16,305
Public Charges-Services								
47100-46100 Bid Spec Revenue	380	0	0	0	0	0	0	0
TOTAL Public Charges-Services	380	0	0	0	0	0	0	0
TOTAL REVENUES	1,360,497	393,667	652,366	252,366	396,718	452,366	(200,000)	452,366
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/St Superinten	48,859	3,779	7,500	0	7,500	3,500	(4,000)	3,500
57100-01-21000 Wages - Streets-Utility	31,791	433	3,500	543	1,500	0	(3,500)	0
57100-01-25000 Wages - Temp - Streets	407	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	7,265	1,622	956	365	825	460	(496)	460
57100-01-52000 WRS - Retirement	6,450	1,380	850	354	750	420	(430)	420
57100-01-54000 Health Insurance	14,195	2,077	1,000	1,059	2,500	1,000	0	1,000
57100-01-55000 Life Insurance	728	214	100	14	150	125	25	125
57100-01-56000 Adm/Legal - City Wages	16,104	16,974	1,500	0	2,500	2,500	1,000	2,500
TOTAL Personnel Services	125,797	26,480	15,406	2,335	15,725	8,005	(7,401)	8,005
Contractual Services								
57100-02-10000 Legal Notices/Letters	151	0	0	0	0	0	0	0
57100-02-11500 Outside Legal-Title Expen	603	130	0	265	300	0	0	0
57100-02-11750 Plan Develop-Consultant	7,500	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fee	1,250	750	1,250	1,000	1,000	1,250	0	1,250
57100-02-56500 LC Econ Dev Corp	1,500	1,500	1,500	1,250	1,250	1,500	0	1,500
57100-02-57500 Contract Engineer/Survey	6,921	0	0	0	0	0	0	0
TOTAL Contractual Services	18,074	2,530	2,900	2,665	2,700	2,900	0	2,900

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
Special Services								
57100-04-52577 Apartments-Rock Ridge	100,000	100,000	100,000	0	100,000	0	(100,000)	0
57100-04-52588 Denyon-Ott Homes	50,000	80,000	0	0	0	0	0	0
57100-04-52599 JJ Premier Homes	30,000	40,000	50,000	40,000	40,000	10,000	(40,000)	10,000
57100-04-52600 Timber Ridge - Highland D	0	20,000	0	0	0	0	0	0
TOTAL Special Services	180,000	240,000	150,000	40,000	140,000	10,000	(140,000)	10,000
57100-04-5258Denyon-Ott Homes	PERMANENT NOTES: $10,000 per new single-family home upon completion.							
Fixed Charges								
57100-05-11000 Transfer - Debt Service	57,627	110,748	119,115	108,415	108,415	160,577	41,462	160,577
57100-05-12000 Borrowing Expenses	26,515	1,950	0	0	0	10,000	10,000	10,000
57100-05-14927 NAN2016C - Principal	505,000	0	0	0	0	0	0	0
57100-05-24940 NAN2016C - Interest	20,150	0	0	0	0	0	0	0
TOTAL Fixed Charges	609,292	112,698	119,115	108,415	108,415	170,577	51,462	170,577
Capital Outlay								
57100-08-23777 Airport T-Hangar	0	0	0	0	0	0	0	0
57100-08-24000 State St. Improvements	0	0	0	147,408	150,000	0	0	0
57100-08-24033 Street Improvement	341,840	(12,750)	200,000	80,035	125,000	0	(200,000)	0
57100-08-24127 WI St. Sewer Lift Station	0	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	54,074	21,214	0	3,335	3,335	0	0	0
57100-08-26000 Water Improvements	111,544	18,147	45,000	23,597	24,500	0	(45,000)	0
57100-08-26500 Sanitary Sewer Improvemen	77,155	18,101	42,500	25,875	26,000	0	(42,500)	0
TOTAL Capital Outlay	584,613	44,712	287,500	280,250	328,835	0	(287,500)	0
TOTAL EXPENDITURES	1,517,775	426,419	574,921	433,664	595,675	191,482	(383,439)	191,482
REVENUE OVER/(UNDER) EXPENDITURES	(157,279)	(32,751)	77,445	(181,299)	(198,957)	260,884	183,439	260,884
FUND TOTAL REVENUES	1,360,497	393,667	652,366	252,366	396,718	452,366	(200,000)	452,366
FUND TOTAL EXPENDITURES	1,517,775	426,419	574,921	433,664	595,675	191,482	(383,439)	191,482
REVENUE OVER/(UNDER) EXPENDITURES	(157,279)	(32,751)	77,445	(181,299)	(198,957)	260,884	183,439	260,884

*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #12	20,395	23,509	25,394	25,394	25,509	25,394	0	25,394
TOTAL Taxes (or Utility Rev.)	20,395	23,509	25,394	25,394	25,509	25,394	0	25,394
TOTAL REVENUES	20,395	23,509	25,394	25,394	25,509	25,394	0	25,394
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/St Superinten	0	0	500	0	500	0	(500)	0
57100-01-21000 Wages - Streets-Utility	23	0	500	109	500	0	(500)	0
57100-01-51000 SS/Medicare	42	43	150	8	150	50	(100)	50
57100-01-52000 WRS - Retirement	36	36	125	7	125	42	(83)	42
57100-01-54000 Health Insurance	50	48	750	84	500	100	(650)	100
57100-01-55000 Life Insurance	8	9	50	0	50	15	(35)	15
57100-01-56000 Adm/Legal-City Wages	532	559	500	0	500	500	0	500
TOTAL Personnel Services	691	695	2,575	208	2,325	707	(1,868)	707
Contractual Services								
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit	250	250	250	250	250	250	0	250
57100-02-56500 LC Econ Dev Corp	500	500	500	500	500	500	0	500
57100-02-57500 Contract Engineer/Survey	0	0	0	75	0	0	0	0
TOTAL Contractual Services	900	900	900	975	900	900	0	900
Fixed Charges								
57100-05-11000 Transfer - Debt Service	8,075	7,925	7,775	7,775	7,775	7,625	(150)	7,625
TOTAL Fixed Charges	8,075	7,925	7,775	7,775	7,775	7,625	(150)	7,625
Capital Outlay								
57100-08-24000 Street Improvements	5,940	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	0	30,000	0	30,000	0	(30,000)	0
TOTAL Capital Outlay	5,940	0	30,000	0	30,000	0	(30,000)	0
57100-08-2575Streetlight Improvements	PERMANENT NOTES: Riverside Ave. (S. State St. to Tannery Rd.) - in 2023.							
TOTAL EXPENDITURES	15,606	9,520	41,250	8,958	41,000	9,232	(32,018)	9,232
REVENUE OVER/(UNDER) EXPENDITURES	4,789	13,989	(15,856)	16,436	(15,491)	16,162	32,018	16,162
FUND TOTAL REVENUES	20,395	23,509	25,394	25,394	25,509	25,394	0	25,394
FUND TOTAL EXPENDITURES	15,606	9,520	41,250	8,958	41,000	9,232	(32,018)	9,232
REVENUE OVER/(UNDER) EXPENDITURES	4,789	13,989	(15,856)	16,436	(15,491)	16,162	32,01	

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Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #3	968,674	1,014,953	991,440	991,440	991,440	991,440	0	991,440
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	968,674	1,014,953	991,440	991,440	991,440	991,440	0	991,440
Intergovernmental								
47100-43430 Exempt Computer Aid	12,673	12,673	12,673	12,673	12,673	12,673	(0)	12,673
47100-43435 State PP Aid	36,872	34,622	34,622	34,622	34,622	34,622	0	34,622
TOTAL Intergovernmental	49,545	47,294	47,295	47,294	47,295	47,294	(0)	47,294
TOTAL REVENUES	1,018,220	1,062,248	1,038,735	1,038,734	1,038,735	1,038,735	(0)	1,038,735
EXPENDITURES								
Personnel Services								
57100-01-51000 SS/Medicare	163	171	190	0	190	383	193	383
57100-01-52000 WRS - Retirement	144	145	160	0	160	345	185	345
57100-01-54000 Health Insurance	200	194	750	0	750	750	0	750
57100-01-55000 Life Insurance	31	35	700	0	700	65	(635)	65
57100-01-56000 Adm/Legal-City Wages	2,126	2,237	2,000	0	2,000	5,000	3,000	5,000
TOTAL Personnel Services	2,664	2,782	3,800	0	3,800	6,543	2,743	6,543
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	0	0	0	0	0
57100-02-11500 Outside Legal Expense	0	0	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	2,714	500	2,500	1,000	1,000	2,500	0	2,500
57100-02-56500 LC Econ Dev Corp	0	0	0	1,250	1,250	500	500	500
TOTAL Contractual Services	2,864	650	2,650	2,400	2,400	3,150	500	3,150
Special Services								
57100-04-50205 Mex Restaurant-Gateway N.	0	0	0	0	0	0	0	0
57100-04-50211 Gateway North-AmericInn	40,000	0	0	0	0	0	0	0
57100-04-50215 Cobblestone Inn & Suites	30,000	0	0	0	0	0	0	0
57100-04-55558 Zelich-2213 E Main St	0	0	0	0	0	0	0	0
57100-04-55562 TSI-PowerHouse (Lot 1)	25,000	25,000	25,000	0	25,000	25,000	0	25,000
57100-04-55565 One Way-Park City (Lot 2)	0	0	0	0	0	0	0	0
57100-04-55567 Golden Harvest (Lot 3)	50,000	0	0	0	0	0	0	0
57100-04-55577 United Dev-3201 E Main St	20,000	20,000	0	0	0	0	0	0
TOTAL Special Services	165,000	45,000	25,000	0	25,000	25,000	0	25,000

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer - Debt Service	797,060	792,215	792,982	792,982	792,982	798,924	5,942	798,924
57100-05-12000 Borrowing Expenses	0	0	0	0	0	0	0	0
TOTAL Fixed Charges	797,060	792,215	792,982	792,982	792,982	798,924	5,942	798,924
Capital Outlay								
57100-08-23888 Street Lawn Trees	0	0	0	0	0	0	0	0
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	0
57100-08-24011 Street Improvement-Hwy 64	0	0	0	0	0	0	0	0
57100-08-24575 RB Trail-South E. Main St	0	0	0	0	0	0	0	0
57100-08-24666 Sidewalks-South - E. Main	0	0	0	0	0	0	0	0
57100-08-25711 Traffic Controls-N Center	0	0	0	0	0	0	0	0
57100-08-25733 Crosswalk-Flashing Lights	0	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	0
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	0
57100-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	0
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	0	0	0	0	0	0	0	0
Transfers								
57100-51-41000 Transfer to Other TIDs	50,000	220,000	237,500	0	214,550	200,000	(37,500)	200,000
TOTAL Transfers	50,000	220,000	237,500	0	214,550	200,000	(37,500)	200,000
TOTAL EXPENDITURES	1,017,588	1,060,647	1,061,932	795,382	1,038,732	1,033,617	(28,315)	1,033,617
REVENUE OVER/(UNDER) EXPENDITURES	631	1,601	(23,197)	243,352	3	5,118	28,315	5,118
FUND TOTAL REVENUES	1,018,220	1,062,248	1,038,735	1,038,734	1,038,735	1,038,735	(0)	1,038,735
FUND TOTAL EXPENDITURES	1,017,588	1,060,647	1,061,932	795,382	1,038,732	1,033,617	(28,315)	1,033,617
REVENUE OVER/(UNDER) EXPENDITURES	631	1,601	(23,197)	243,352	3	5,118	28,315	5,118

*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #4	197,868	191,643	167,685	167,685	167,685	167,685	0	167,685
47100-41113 Proceeds - Long Term Debt	0	427,309	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	197,868	618,952	167,685	167,685	167,685	167,685	0	167,685
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: TID4 Revenue Bonds for Pine Ridge Plaza redevelopment: In 2022, former grocery store & Land Purchase							
Intergovernmental								
47100-43430 Exempt Computer Aid	13,161	13,161	13,161	13,161	13,161	13,161	0	13,161
47100-43435 State PP Aid	10,672	10,716	10,716	10,716	10,716	10,716	0	10,716
TOTAL Intergovernmental	23,833	23,878	23,878	23,878	23,877	23,878	0	23,878
TOTAL REVENUES	221,702	642,830	191,563	191,563	191,562	191,563	0	191,563
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp	401	3,946	0	0	0	0	0	0
57100-01-21000 Wages-Utility & Streets	0	0	500	0	500	500	0	500
57100-01-51000 SS/Medicare	400	6,512	775	0	775	775	0	775
57100-01-52000 WRS - Retirement	353	1,232	700	0	700	700	0	700
57100-01-54000 Health Insurance	600	1,888	1,750	0	1,750	1,750	0	1,750
57100-01-55000 Life Insurance	71	715	100	0	100	100	0	100
57100-01-56000 Adm/Legal-City Wages	4,826	8,883	2,500	0	2,500	2,500	0	2,500
TOTAL Personnel Services	6,651	23,176	6,325	0	6,325	6,325	0	6,325
Contractual Services								
57100-02-10000 Legal Notices/Letters	253	0	0	84	84	0	0	0
57100-02-11500 Outside Legal/Title Expen	0	710	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	7,500	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	1,250	500	1,250	1,000	1,000	1,250	0	1,250
57100-02-56500 LC Econ Dev Corp	1,500	1,500	1,000	750	750	1,000	0	1,000
57100-02-57500 Contract Engineer/Survey	0	4,758	0	0	0	0	0	0
TOTAL Contractual Services	10,653	7,618	2,400	1,984	1,984	2,400	0	2,400
57100-02-5750Contract Engineer/Survey	PERMANENT NOTES: Johnson St. CSM & Plat for residential lots							

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
Special Services								
57100-04-50525 Pine Ridge Plaza-Dev Ince	0	0	0	0	0	0	0	0
57100-04-50528 Land Purchase-Restaurant	0	305,462	0	0	0	0	0	0
57100-04-50533 MEND Dev Incentive (TSC)	0	125,000	0	0	0	0	0	0
TOTAL Special Services	0	430,462	0	0	0	0	0	0
Fixed Charges								
57100-05-11000 Transfer - Debt Service	92,683	92,434	96,559	96,636	96,636	123,081	26,522	123,081
57100-05-12000 Borrowing Expenses	0	2,309	0	0	0	10,000	10,000	10,000
TOTAL Fixed Charges	92,683	94,743	96,559	96,636	96,636	133,081	36,522	133,081
Capital Outlay								
57100-08-20022 Land Purchase-Johnson St	0	50,684	0	0	0	0	0	0
TOTAL Capital Outlay	0	50,684	0	0	0	0	0	0
Transfers								
57100-51-41000 Transfer to TID No. 9	20,000	30,000	115,000	0	85,000	50,000	(65,000)	50,000
57100-51-41006 Transfer to TID No. 6	0	0	0	0	0	0	0	0
57100-51-41007 Transfer to TID No. 7	0	0	0	0	0	0	0	0
57100-51-41008 Transfer to TID No. 8	90,000	0	0	0	0	0	0	0
57100-51-41010 Transfer to TID No. 10	0	0	0	0	0	0	0	0
TOTAL Transfers	110,000	30,000	115,000	0	85,000	50,000	(65,000)	50,000
TOTAL EXPENDITURES	219,988	636,683	220,284	98,620	189,945	191,806	(28,478)	191,806
REVENUE OVER/(UNDER) EXPENDITURES	1,714	6,147	(28,721)	92,943	1,617	(243)	28,478	(243)
FUND TOTAL REVENUES	221,702	642,830	191,563	191,563	191,562	191,563	0	191,563
FUND TOTAL EXPENDITURES	219,988	636,683	220,284	98,620	189,945	191,806	(28,478)	191,806
REVENUE OVER/(UNDER) EXPENDITURES	1,714	6,147	(28,721)	92,943	1,617	(243)	28,478	(243)

*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

10-23-2023 07:15 AM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #5	17,464	16,524	14,132	14,132	14,132	14,132	0	14,132
TOTAL Taxes (or Utility Rev.)	17,464	16,524	14,132	14,132	14,132	14,132	0	14,132
47100-41110 Property Tax - TID #5	PERMANENT NOTES: See also TID No. 11 - created May 2016.							
Intergovernmental								
47100-43430 Exempt Computer Aid	137	137	137	137	137	137	0	137
47100-43435 State PP Aid	(211)	0	0	0	0	0	0	0
TOTAL Intergovernmental	(73)	137	137	137	137	137	0	137
TOTAL REVENUES	17,391	16,661	14,269	14,269	14,269	14,269	0	14,269
EXPENDITURES								
Personnel Services								
57100-01-21000 Wages - Parks-Streets	160	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	29	21	19	0	19	40	21	40
57100-01-52000 WRS - Retirement	26	18	17	0	17	37	20	37
57100-01-54000 Health Insurance	68	48	75	0	75	98	23	98
57100-01-55000 Life Insurance	0	9	15	0	15	18	3	18
57100-01-56000 Adm/Legal-City Wages	219	280	250	0	250	500	250	500
TOTAL Personnel Services	502	376	376	0	376	693	317	693
Contractual Services								
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	500	500	250	500	500	500	250	500
TOTAL Contractual Services	650	650	400	650	650	650	250	650
Fixed Charges								
57100-05-11000 Transfer - Debt Service	2,406	2,362	2,317	2,317	2,317	2,272	(45)	2,272
TOTAL Fixed Charges	2,406	2,362	2,317	2,317	2,317	2,272	(45)	2,272
Capital Outlay								
57100-08-25750 Streetlight Improvements	5,940	22,243	0	0	0	0	0	0
TOTAL Capital Outlay	5,940	22,243	0	0	0	0	0	0
TOTAL EXPENDITURES	9,498	25,631	3,093	2,967	3,343	3,615	522	3,615
REVENUE OVER/(UNDER) EXPENDITURES	7,893	(8,970)	11,176	11,302	10,926	10,654	(522)	10,654
FUND TOTAL REVENUES	17,391	16,661	14,269	14,269	14,269	14,269	0	14,269
FUND TOTAL EXPENDITURES	9,498	25,631	3,093	2,967	3,343	3,615	522	3,615
REVENUE OVER/(UNDER) EXPENDITURES	7,893	(8,970)	11,176	11,302	10,926	10,654	(522)	10,654

T-11

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

10-23-2023 07:21 AM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #6	57,648	73,238	113,252	113,252	113,252	113,252	0	113,252
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	0	0	0
47100-41114 Debt Premium - TID6	0	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	57,648	73,238	113,252	113,252	113,252	113,252	0	113,252
Intergovernmental								
47100-43430 Exempt Computer Aid	2,844	2,844	2,844	2,844	2,844	2,844	0	2,844
TOTAL Intergovernmental	2,844	2,844	2,844	2,844	2,844	2,844	0	2,844
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	50,000	0	0	0	0	0	0	0
47100-48244 Transfer from TID No. 4	0	0	0	0	0	0	0	0
47100-48500 Donation-Bankers Square	0	0	0	0	0	0	0	0
47100-48750 Sale of Property	5,061	0	0	7,141	7,141	0	0	0
TOTAL Miscellaneous Revenues	55,061	0	0	7,141	7,141	0	0	0
TOTAL REVENUES	115,553	76,083	116,096	123,238	123,237	116,096	0	116,096
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets/Bldg-	0	421	500	0	500	500	0	500
57100-01-21000 Wages-Streets & Parks	0	0	0	0	0	0	0	0
57100-01-22000 Overtime	0	0	0	0	0	0	0	0
57100-01-25000 Wages-Temp-Reg	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	132	139	200	0	200	200	0	200
57100-01-52000 WRS - Retirement	117	118	175	0	175	175	0	175
57100-01-54000 Health Insurance	175	169	575	0	575	575	0	575
57100-01-55000 Life Insurance	23	26	35	0	35	35	0	35
57100-01-56000 Adm/Legal-City Wages	1,730	1,398	1,500	0	1,500	1,500	0	1,500
TOTAL Personnel Services	2,177	2,272	2,985	0	2,985	2,985	0	2,985
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	170	170	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	500	500	750	1,000	500	1,000	250	1,000
57100-02-40000 Architectural Design	0	0	0	0	0	0	0	0
57100-02-56500 LC Econ Dev Corp	750	1,500	1,500	1,500	1,500	1,500	0	1,500
TOTAL Contractual Services	1,400	2,150	2,400	2,820	2,320	2,650	250	2,650

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

10-23-2023 07:21 AM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
Special Services								
57100-04-52114 DJC-Cooper Ins Dev Incent	10,000	10,000	10,000	10,000	10,000	10,000	0	10,000
57100-04-52117 Tranquil Times Wellness	0	15,000	0	0	0	0	0	0
57100-04-52177 Wixson-RC-N-DI Investment	10,000	0	0	0	0	0	0	0
57100-04-75021 Del Tax - 202 E. 1st St.	12,953	0	0	0	0	0	0	0
57100-04-75022 Del Tax - 205 N Stuyvesan	12,830	0	0	0	0	0	0	0
57100-04-75023 Raze Order-1700 E 2nd St.	12,880	0	0	0	0	0	0	0
57100-04-75025 Blight - 104 Hendricks	172	0	0	0	0	0	0	0
57100-04-75027 Del Tax-1704 E 2nd St	0	5,314	0	1,827	1,827	0	0	0
57100-04-75580 Blight - 509 E 2nd St	0	67	0	12	12	0	0	0
57100-04-75583 Blight - 211 Cleveland St	319	0	0	0	0	0	0	0
57100-04-75584 Blight - 306 Cleveland St	14,048	8,561	0	206	206	0	0	0
57100-04-75585 Del Tax - 722 E 2nd St	0	0	0	0	0	0	0	0
TOTAL Special Services	73,201	38,943	10,000	12,045	12,045	10,000	0	10,000
Fixed Charges								
57100-05-11000 Transfer - Debt Service	33,468	32,919	32,271	32,361	1,000	31,808	(463)	31,808
57100-05-12000 Borrowing Expenses	0	0	0	0	0	0	0	0
TOTAL Fixed Charges	33,468	32,919	32,271	32,361	1,000	31,808	(463)	31,808
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	0
57100-08-27666 Parking Lot Improvements	0	0	0	0	0	0	0	0
57100-08-45000 Bankers Square -"Pocket"	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	110,246	76,284	47,656	47,226	18,350	47,443	(213)	47,443
REVENUE OVER/(UNDER) EXPENDITURES	5,307	(201)	68,440	76,012	104,887	68,653	213	68,653
FUND TOTAL REVENUES	115,553	76,083	116,096	123,238	123,237	116,096	0	116,096
FUND TOTAL EXPENDITURES	110,246	76,284	47,656	47,226	18,350	47,443	(213)	47,443
REVENUE OVER/(UNDER) EXPENDITURES	5,307	(201)	68,440	76,012	104,887	68,653	213	68,653

*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #7	116,594	130,909	152,656	152,656	152,656	152,656	0	152,656
47100-41113 Proceeds - Long Term Debt	0	807,798	400,000	0	0	600,000	200,000	600,000
47100-41115 Taxes-2019 PP Refund	6,764	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	123,358	938,707	552,656	152,656	152,656	752,656	200,000	752,656
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: For 2024, extension of Spruce St. (E 10th St to E 14th St)							
Intergovernmental								
47100-43430 Exempt Computer Aid	1,476	1,476	1,476	1,476	1,476	1,476	(0)	1,476
TOTAL Intergovernmental	1,476	1,476	1,476	1,476	1,476	1,476	(0)	1,476
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	30,000	0	0	0	0	0	0
47100-48588 Loan Repayment-FreMarq	0	0	60,000	0	30,000	60,000	0	60,000
47100-48750 Sale of Property	2,000	0	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	2,000	30,000	60,000	0	30,000	60,000	0	60,000
TOTAL REVENUES	126,834	970,183	614,132	154,131	184,132	814,131	200,000	814,131
EXPENDITURES								
Personnel Services								
57100-01-11000 Wages-PW Director/Enginee	401	45,886	2,500	0	2,500	25,000	22,500	25,000
57100-01-21000 Streets-Utility - Wages	75	5,265	3,500	705	750	5,500	2,000	5,500
57100-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	478	4,419	375	50	500	19,815	19,440	19,815
57100-01-52000 WRS - Retirement	429	3,765	350	48	475	17,600	17,250	17,600
57100-01-54000 Health Insurance	650	8,341	1,250	0	1,500	5,500	4,250	5,500
57100-01-55000 Life Insurance	89	533	100	2	100	350	250	350
57100-01-56000 Adm/Legal-City Wages	5,828	6,773	1,500	0	1,500	3,500	2,000	3,500
TOTAL Personnel Services	7,950	74,982	9,575	805	7,325	77,265	67,690	77,265
Contractual Services								
57100-02-10000 Legal Notices/Title Searc	105	195	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	7,500	0	0	7,500	0	7,500
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Expense	750	500	1,250	1,000	750	1,250	0	1,250
57100-02-56500 LC Econ Dev Corp	1,000	1,500	1,500	1,500	1,500	1,500	0	1,500
57100-02-57500 Contract Engineer/Survey	1,507	696	2,500	0	2,500	2,500	0	2,500
TOTAL Contractual Services	3,512	3,041	12,900	2,650	4,900	12,900	0	12,900

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

10-23-2023 07:15 AM

CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
Special Services								
57100-04-52520 Schiefelbein-903 Poplar S	0	10,000	0	0	0	0	0	0
57100-04-60024 Wendorf Housing Incentive	0	0	0	0	0	30,000	30,000	30,000
57100-04-75125 "Blight" - 405 E 7th St	16,629	1,347	0	0	0	0	0	0
57100-04-75203 "Blight" - 400 E 4th St	10,000	0	0	0	0	0	0	0
57100-04-75207 "Blight" - 700 E 4th St	5,615	0	0	0	0	0	0	0
57100-04-75211 "Blight"-607&1/2 Douglas	429	153	0	0	0	0	0	0
57100-04-75233 "Blight" - 609 Douglas St	559	153	0	0	0	0	0	0
57100-04-75237 "Blight" - 501 Blaine St.	1,226	0	0	0	0	0	0	0
TOTAL Special Services	34,457	11,653	0	0	0	30,000	30,000	30,000
Fixed Charges								
57100-05-11000 Transfer for Debt Service	93,093	14,725	54,425	49,704	49,704	52,495	(1,930)	52,495
57100-05-12000 Borrowing Expense	0	7,798	10,000	0	0	10,000	0	10,000
57100-05-25000 Repayment to Com. Develop	0	0	100,000	100,000	100,000	0	(100,000)	0
57100-05-25023 Interest-CD Loan (Fremarq	0	0	0	9,000	9,000	0	0	0
TOTAL Fixed Charges	93,093	22,523	164,425	158,704	158,704	62,495	(101,930)	62,495
Capital Outlay								
57100-08-23075 Property - Street ROW	34	0	0	0	0	0	0	0
57100-08-24000 Street Improvements	0	512,687	150,000	997	997	200,000	50,000	200,000
57100-08-26000 Water Improvements	0	218,442	140,000	0	0	225,000	85,000	225,000
57100-08-26500 Sanitary Sewer Improvemen	0	111,960	100,000	0	0	175,000	75,000	175,000
TOTAL Capital Outlay	34	843,090	390,000	997	997	600,000	210,000	600,000
57100-08-2400Street Improvements	PERMANENT NOTES: Utilities and gravel base for extension of Spruce St.							
TOTAL EXPENDITURES	139,046	955,290	576,900	163,156	171,926	782,660	205,760	782,660
REVENUE OVER/(UNDER) EXPENDITURES	(12,212)	14,893	37,232	(9,025)	12,206	31,471	(5,760)	31,471
FUND TOTAL REVENUES	126,834	970,183	614,132	154,131	184,132	814,131	200,000	814,131
FUND TOTAL EXPENDITURES	139,046	955,290	576,900	163,156	171,926	782,660	205,760	782,660
REVENUE OVER/(UNDER) EXPENDITURES	(12,212)	14,893	37,232	(9,025)	12,206	31,471	(5,760)	31,471

*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #8	58,260	75,290	128,440	128,440	128,440	128,440	0	128,440
47100-41113 Proceeds - Long Term Debt	985,000	883,529	500,000	0	350,000	0	(500,000)	0
47100-41114 Debt Premium-TID8	34,696	0	0	0	0	0	0	0
TOTAL Taxes (or Utility Rev.)	1,077,956	958,820	628,440	128,440	478,440	128,440	(500,000)	128,440
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: In 2023, for Webster St. curb, gutter, and paving and West Chippewa St. water main replacement.							
Intergovernmental								
47100-43430 Exempt Computer Aid	3,668	3,668	3,668	3,668	3,668	3,668	(0)	3,668
TOTAL Intergovernmental	3,668	3,668	3,668	3,668	3,668	3,668	(0)	3,668
Public Charges-Services								
47100-46100 Bid Spec Revenue	200	0	200	175	175	0	(200)	0
TOTAL Public Charges-Services	200	0	200	175	175	0	(200)	0
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	190,000	50,000	0	214,550	200,000	150,000	200,000
47100-48244 Transfer from TID No. 4	90,000	0	0	0	0	0	0	0
47100-48727 River Bend Foundation-Donati	6,555	42,655	0	0	0	0	0	0
47100-48750 Sale of Property	13,685	10,500	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	110,240	243,155	50,000	0	214,550	200,000	150,000	200,000
TOTAL REVENUES	1,192,065	1,205,643	682,308	132,283	696,833	332,108	(350,200)	332,108
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Superintenden	32,545	42,794	12,500	0	20,000	2,500	(10,000)	2,500
57100-01-21000 Utility-Streets Wages	5,911	19,589	3,500	39,528	40,500	2,500	(1,000)	2,500
57100-01-22000 Overtime	324	65	0	184	184	0	0	0
57100-01-25000 Wages-Temp-Reg	88	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	5,201	7,855	1,570	2,730	5,000	765	(805)	765
57100-01-52000 WRS - Retirement	4,610	8,538	1,360	2,595	4,400	690	(670)	690
57100-01-54000 Health Insurance	11,282	11,999	5,000	7,333	10,000	3,500	(1,500)	3,500
57100-01-55000 Life Insurance	691	882	100	65	250	150	50	150
57100-01-56000 Adm/Legal-City Wages	29,499	41,250	5,000	0	5,000	5,000	0	5,000
TOTAL Personnel Services	90,150	132,972	29,030	52,435	85,334	15,105	(13,925)	15,105

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	36	0	0	0	0	0	0	0
57100-02-11500 Outside Legal/Title	(95)	140	0	108	225	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	0	0	0	0	0	0
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	750	5,100	3,500	500	500	3,000	(500)	3,000
57100-02-56500 LC Econ Dev Corp	1,500	1,500	3,500	1,500	1,500	1,500	(2,000)	1,500
57100-02-57500 Contract Engineering/Surv	2,400	0	2,500	0	0	0	(2,500)	0
TOTAL Contractual Services	4,741	6,890	9,650	2,258	2,375	4,650	(5,000)	4,650
Special Services								
57100-04-50222 Weinbrenner Dev Incentive	300,000	0	0	0	0	0	0	0
57100-04-74023 House Incent-302 WillowB	0	0	0	10,000	10,000	0	0	0
57100-04-74025 House Incent-602 Eugene	0	0	0	10,000	10,000	0	0	0
57100-04-74027 House Incent-811 N State	0	0	0	0	0	0	0	0
57100-04-74755 S&S Bar - Dev Incentives	10,000	10,000	10,000	10,000	10,000	0	(10,000)	0
57100-04-74759 Brooke's School of Dance	0	0	0	0	30,000	0	0	0
57100-04-75001 Webster St Apart.-Dev Inc	0	0	200,000	100,000	100,000	100,000	(100,000)	100,000
57100-04-75002 Blight-405 N Genesee	3,149	169	0	0	0	0	0	0
57100-04-75009 Blight-601 N Genesse	173	0	0	0	0	0	0	0
57100-04-75010 Blight - 410 Prospect St.	20,820	694	0	0	0	0	0	0
57100-04-75022 Del Tax-305 East St.	0	1,952	0	490	490	0	0	0
57100-04-75025 Blight - 122 S Prospect	0	0	0	0	0	0	0	0
57100-04-75029 "Blight" - 403 East St.	197	0	0	0	0	0	0	0
57100-04-75030 "Blight" - 405 East St.	203	0	0	0	0	0	0	0
57100-04-75509 Blight - 612 Grand Ave.	0	0	0	0	0	0	0	0
57100-04-75520 "Blight"-903 Grand Ave	5,384	0	2,500	0	0	2,500	0	2,500
57100-04-75521 Del Tax - 809 Grand Ave	169	0	0	0	0	0	0	0
57100-04-75529 "Blight" - 120 N Foster	50	0	0	0	0	0	0	0
57100-04-75530 Del Tax - 1405 Mathews St	10,855	0	0	0	0	0	0	0
57100-04-75533 Del Tax - 811 N State St.	12,060	0	0	0	0	0	0	0
57100-04-75544 "Blight"-1905 Jackson St.	220	15,473	0	0	0	0	0	0
57100-04-75572 Del Tax-503 Wisconsin St.	0	3,799	0	1,241	1,241	0	0	0
TOTAL Special Services	363,279	32,087	212,500	131,731	161,731	102,500	(110,000)	102,500
57100-04-7552"Blight"-903 Grand Ave	PERMANENT NOTES: Petroleum environmental site - underground storage tank removed in 2021.							
Fixed Charges								
57100-05-11000 Transfer for Debt Service	98,474	157,191	300,595	165,157	165,157	197,188	(103,407)	197,188
57100-05-12000 Borrowing Expenses	63,872	8,529	10,000	0	0	10,000	0	10,000
TOTAL Fixed Charges	162,346	165,720	310,595	165,157	165,157	207,188	(103,407)	207,188

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
Capital Outlay								
57100-08-22575 Land - Alexander-Eugene	195,442	892	0	0	0	0	0	0
57100-08-23000 Parking Lot-W Main St	0	0	0	0	0	60,000	60,000	60,000
57100-08-24000 Street Improvements	55,831	424,963	190,000	138,159	140,000	0	(190,000)	0
57100-08-24600 Sidewalk Improvements	0	0	0	0	0	0	0	0
57100-08-25722 WPS - Webster St.	0	18,629	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	9,344	50,000	18,866	25,000	0	(50,000)	0
57100-08-26000 Water Improvements	132,475	311,783	35,000	52,201	52,201	0	(35,000)	0
57100-08-26500 Sanitary Sewer Improvemen	85,936	174,320	0	4,595	4,595	0	0	0
57100-08-27122 River Bend Trail-West	87,458	42,655	0	0	0	0	0	0
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	557,141	982,585	275,000	213,821	221,796	60,000	(215,000)	60,000

57100-08-2300Parking Lot-W Main St
PERMANENT NOTES:
Public parking lot - corner of W Main St/S Prospect St,

57100-08-2600Water Improvements
PERMANENT NOTES:
In 2022, about $9,500 for West Chippewa LLC (Lincoln Wood) fire line.
In 2023, about $75,000 for W. Chippewa St. water main to serve West Chippewa LLC (Lincoln Wood).

TOTAL EXPENDITURES	1,177,656	1,320,255	836,775	565,402	636,393	389,443	(447,332)	389,443
REVENUE OVER/(UNDER) EXPENDITURES	14,408	(114,612)	(154,467)	(433,119)	60,440	(57,335)	97,132	(57,335)

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Intergovernmental								
47500-43521 WEDC Idle Sites Grant	0	250,000	0	0	0	0	0	0
TOTAL Intergovernmental	0	250,000	0	0	0	0	0	0
TOTAL REVENUES	0	250,000	0	0	0	0	0	0
EXPENDITURES								
Special Services								
57500-04-50225 Weinbrenner - Idle Sites	0	250,000	0	0	0	0	0	0
TOTAL Special Services	0	250,000	0	0	0	0	0	0
TOTAL EXPENDITURES	0	250,000	0	0	0	0	0	0
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	0	0	0	0	0
FUND TOTAL REVENUES	1,192,065	1,455,643	682,308	132,283	696,833	332,108	(350,200)	332,108
FUND TOTAL EXPENDITURES	1,177,656	1,570,255	836,775	565,402	636,393	389,443	(447,332)	389,443
REVENUE OVER/(UNDER) EXPENDITURES	14,408	(114,612)	(154,467)	(433,119)	60,440	(57,335)	97,132	(57,335)

*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID#9	0	0	0	0	0	10,000	10,000	10,000
47100-41113 Proceeds - Long Term Debt	0	0	400,000	0	0	1,150,000	750,000	1,150,000
TOTAL Taxes (or Utility Rev.)	0	0	400,000	0	0	1,160,000	760,000	1,160,000
Intergovernmental								
47100-43430 Exempt Computer Aid	4,896	4,896	4,896	4,896	4,896	4,896	(0)	4,896
TOTAL Intergovernmental	4,896	4,896	4,896	4,896	4,896	4,896	(0)	4,896
Public Charges-Services								
47100-46100 Bid Spec Revenue	0	0	0	375	375	0	0	0
TOTAL Public Charges-Services	0	0	0	375	375	0	0	0
Miscellaneous Revenues								
47100-48244 Transfer from TID No. 4	20,000	30,000	37,500	0	85,000	50,000	12,500	50,000
47100-48588 Loan Repayment-Club Modern	2,820	27,582	0	0	0	0	0	0
47100-48750 Sale of Property	2,050	0	0	0	0	0	0	0
TOTAL Miscellaneous Revenues	24,870	57,582	37,500	0	85,000	50,000	12,500	50,000
TOTAL REVENUES	29,765	62,478	442,396	5,271	90,271	1,214,896	772,500	1,214,896
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp.	0	0	9,750	0	0	35,000	25,250	35,000
57100-01-21000 Streets/Utility - Labor	0	0	5,000	0	0	10,000	5,000	10,000
57100-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	133	220	1,300	0	270	3,710	2,410	3,710
57100-01-52000 WRS - Retirement	117	156	1,156	0	240	3,347	2,191	3,347
57100-01-54000 Health Insurance	225	257	1,750	0	550	2,500	750	2,500
57100-01-55000 Life Insurance	23	22	50	0	25	100	50	100
57100-01-56000 Adm/Legal-City Wages	1,738	2,880	3,500	0	3,500	3,500	0	3,500
TOTAL Personnel Services	2,236	3,534	22,506	0	4,585	58,157	35,651	58,157
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	0	0	0	0	0
57100-02-11500 Outside Legal-Title Searc	75	1,735	0	6,095	8,500	0	0	0
57100-02-11750 Plan Develop-Consultant	0	0	5,000	0	0	5,000	0	5,000
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	150
57100-02-13000 TIF Audit Fees	500	500	500	250	250	500	0	500
57100-02-41555 Grant Writing Consultant	0	0	0	0	0	10,000	10,000	10,000

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2024 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
57100-02-56500 LC Econ Dev Corp	1,500	750	750	1,000	1,000	1,000	250	1,000
57100-02-57500 Contract Engineer/Survey	0	1,200	0	0	0	0	0	0
TOTAL Contractual Services	2,225	4,335	6,400	7,495	9,900	16,650	10,250	16,650
57100-02-1150Outside Legal-Title Search	PERMANENT NOTES: In 2022, property appraisal and legal assistance related to obtaining IRS lien releases for former Page Milk property.							
57100-02-1150Outside Legal-Title Search	CURRENT YEAR NOTES: In 2023, delinquent tax foreclosure of 703 S Center Ave.							
57100-02-4155Grant Writing Consultant	PERMANENT NOTES: Cedar Corp. grant writing assistance for environmental-related evaluations (former Anson-Gilkey property).							
Special Services								
57100-04-50525 Plant Garden Center-Dev I	0	20,000	10,000	0	0	10,000	0	10,000
57100-04-52023 River St-Badger Portfolio	0	0	0	0	2,500	0	0	0
57100-04-75000 Page Milk-Tax Foreclosure	0	0	0	0	0	0	0	0
57100-04-75022 Del Tax-703 S Center	0	11,428	0	2,504	22,504	0	0	0
57100-04-75100 Del Tax - 307 Cooper St.	181	0	0	0	0	0	0	0
TOTAL Special Services	181	31,428	10,000	2,504	25,004	10,000	0	10,000
57100-04-7502Del Tax-703 S Center	PERMANENT NOTES: Pending demolition - former hotel (S. Center Ave./O'Day St.)							
Fixed Charges								
57100-05-11000 Transfer - Debt Service	23,350	22,900	22,450	22,450	22,450	22,000	(450)	22,000
57100-05-12000 Borrowing Expense	0	0	10,000	0	0	10,000	0	10,000
TOTAL Fixed Charges	23,350	22,900	32,450	22,450	22,450	32,000	(450)	32,000
Capital Outlay								
57100-08-24000 Street Improvements	0	0	210,000	61	61	800,000	590,000	800,000
57100-08-26000 Utility Improvements	0	0	160,000	0	0	350,000	190,000	350,000
TOTAL Capital Outlay	0	0	370,000	61	61	1,150,000	780,000	1,150,000
57100-08-2400Street Improvements	PERMANENT NOTES: In 2024, O'Day St. (S. Center Ave. into Riverside Park) and pavement replacement on S. Center Ave. (Burgener Carriers to Joe Snow Rd.).							
TOTAL EXPENDITURES	27,992	62,198	441,356	32,509	62,000	1,266,807	825,451	1,266,807
REVENUE OVER/(UNDER) EXPENDITURES	1,773	280	1,040	(27,239)	28,271	(51,911)	(52,951)	(51,911)
FUND TOTAL REVENUES	29,765	62,478	442,396	5,271	90,271	1,214,896	772,500	1,214,896
FUND TOTAL EXPENDITURES	27,992	62,198	441,356	32,509	62,000	1,266,807	825,451	1,266,807
REVENUE OVER/(UNDER) EXPENDITURES	1,773	280	1,040	(27,239)	28,271	(51,911)	(52,951)	(51,911)

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*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #13	0	0	208	208	208	208	0	208
TOTAL Taxes (or Utility Rev.)	0	0	208	208	208	208	0	208
TOTAL REVENUES	0	0	208	208	208	208	0	208
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/ST Superinten	0	0	0	0	500	500	500	500
57100-01-21000 Wages - Streets-Utility	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	81	0	150	0	150	200	50	200
57100-01-52000 WRS - Retirement	72	0	100	0	100	175	75	175
57100-01-54000 Heath Insurance	100	0	150	0	150	150	0	150
57100-01-55000 Life Insurance	16	0	10	0	10	25	15	25
57100-01-56000 Adm/Legal-City Wages	1,063	0	1,240	0	740	2,000	760	2,000
TOTAL Personnel Services	1,332	0	1,650	0	1,650	3,050	1,400	3,050
Contractual Services								
57100-02-10000 Legal Notices-Letters	253	0	0	0	0	0	0	0
57100-02-11750 Plan Develop-Consultant	8,500	0	0	0	0	0	0	0
57100-02-11900 TID Fee - Wis DOR	1,000	150	150	150	150	150	0	150
57100-02-13000 TID Audit	0	250	250	500	500	500	250	500
57100-02-56500 LC Econ Dev Corp	0	0	500	0	0	500	0	500
TOTAL Contractual Services	9,753	400	900	650	650	1,150	250	1,150
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	0
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	0
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	0
57100-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	0
57100-08-26500 Sanitary Sewer Improvemen	0	0	0	0	0	0	0	0
TOTAL Capital Outlay	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	11,085	400	2,550	650	2,300	4,200	1,650	4,200
REVENUE OVER/(UNDER) EXPENDITURES	(11,085)	(400)	(2,342)	(442)	(2,092)	(3,992)	(1,650)	(3,992)
FUND TOTAL REVENUES	0	0	208	208	208	208	0	208
FUND TOTAL EXPENDITURES	11,085	400	2,550	650	2,300	4,200	1,650	4,200
REVENUE OVER/(UNDER) EXPENDITURES	(11,085)	(400)	(2,342)	(442)	(2,092)	(3,992)	(1,650)	(3,992)

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*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)

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CITY OF MERRILL
APPROVED BUDGET REPORT
AS OF: OCTOBER 31ST, 2023

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

	2021 ACTUAL	2022 ACTUAL	2023 CURRENT BUDGET	2023 Y-T-D ACTUAL	2023 PROJECTED YEAR END	2024 REQUESTED BUDEGT	2024 BUDGET CHANGE	2024 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #14	0	0	13,358	13,358	13,358	13,358	0	13,358
TOTAL Taxes (or Utility Rev.)	0	0	13,358	13,358	13,358	13,358	0	13,358
TOTAL REVENUES	0	0	13,358	13,358	13,358	13,358	0	13,358
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/ST Superinten	0	0	250	0	0	0	(250)	0
57100-01-21000 Wages - Streets-Utility	0	0	0	0	0	0	0	0
57100-01-51000 SS/Medicare	81	86	175	0	175	175	0	175
57100-01-52000 WRS - Health Insurance	72	73	150	0	150	150	0	150
57100-01-54000 Health Insurance	100	97	500	0	500	490	(10)	490
57100-01-55000 Life Insurance	15	17	35	0	25	35	0	35
57100-01-56000 Adm/Legal - City Wages	1,063	1,118	740	0	1,000	1,000	260	1,000
TOTAL Personnel Services	1,332	1,391	1,850	0	1,850	1,850	0	1,850
Contractual Services								
57100-02-10000 Legal Notices/Letters	96	0	0	0	0	0	0	0
57100-02-11750 Plan Development-Consulta	8,500	0	0	0	0	0	0	0
57100-02-11900 TID Fee - Wis DOR	1,000	150	150	150	150	150	0	150
57100-02-13000 TIF Audit	0	250	250	250	250	250	0	250
57100-02-26000 Water Improvements	6,670	0	0	0	0	0	0	0
57100-02-56500 LC Econ Dev Corp	0	0	250	0	0	250	0	250
TOTAL Contractual Services	16,265	400	650	400	400	650	0	650
Special Services								
57100-04-50525 Rain Car Wash-Dev Incent	50,000	40,000	40,000	40,000	40,000	0	(40,000)	0
TOTAL Special Services	50,000	40,000	40,000	40,000	40,000	0	(40,000)	0
TOTAL EXPENDITURES	67,597	41,791	42,500	40,400	42,250	2,500	(40,000)	2,500
REVENUE OVER/(UNDER) EXPENDITURES	(67,597)	(41,791)	(29,142)	(27,042)	(28,892)	10,858	40,000	10,858
FUND TOTAL REVENUES	0	0	13,358	13,358	13,358	13,358	0	13,358
FUND TOTAL EXPENDITURES	67,597	41,791	42,500	40,400	42,250	2,500	(40,000)	2,500
REVENUE OVER/(UNDER) EXPENDITURES	(67,597)	(41,791)	(29,142)	(27,042)	(28,892)	10,858	40,000	10,858

*** END OF REPORT ***

Attachment: TIDs Budgets - 2024 (10534 : TID budget requests)