CITY OF MERRILL

REDEVELOPMENT AUTHORITY

AGENDA ● WEDNESDAY OCTOBER 7, 2020

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

I. Call to order

II. Consider approval of RDA meeting minutes from September 2nd

1. 2020-09-02 RDA

III. Consider approval of Joint RDA/Committee of Whole meeting minutes from September 23rd

1. 2020-09-23 RDA

IV. Public Comment

V. Follow-up information to Joint Meeting discussion on potential single-family development on Lot 3 (Edgewater Dr. - Tax Increment District No. 11 - State Highway 107)

1. TID - 11 Background Info

VI. Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and JJ Premier LLC (Tax Increment District No. 11 - State Highway 107)

1. TID - 11 JJ Premier LLC

VII. Consider a resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and RC-N-DI Investments LLC (Tax Increment District No. 6 - Downtown Area)

1. TID - 6 Wixson

VIII. Review redevelopment project status and consider TID payment request from Max Zelich (2213 E. Main St. - TID No. 3

1. TID No. 3 - Zelich Development Status

IX. Review Project Plan for the Project Plan Amendment of Tax Increment No. 3 in Order to Share Increment with Tax Incremental Districts No. 6, 7, & 8

1. TID - 3 Project Plan

X. Review and consider Finance Director's recommendation for Tax Increment Transfers in 2020 and 2021

XI. Review and consider 2021 Tax Increment Districts (TIDs) Budget Requests

1. TID Map
2. TID Budgets

XII. Next RDA meeting(s)

XIII. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, September 2nd, 2020 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Tony Kusserow, Steve Sabatke, Sheila Polak, Lori Anderson-Malm, and Derek Woellner (via phone)

RDA Excused: Val Mindak

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl (via phone), Public Works Director/City Engineer Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Heath Tappe of Denyon Homes and Ryan Ott of Ryan Ott Development & Construction, Jim Jaworski from JJ Premier Investments and Travis Carlson from CMO Building Services

Call to Order: Chair Nelson called the meeting to order at 8:00 a.m.

Consider approval of RDA meeting minutes from August 19th, 2020:

Motion (Sabatke/Kusserow) to approve the meeting minutes from August 19th. Carried.

Public Comment: None

Presentation on and discussion of potential options for single-family home development on former Kienitz parcel (Tax Increment District No. 11):

Denyon Homes and Ryan Ott Development & Construction, LLC:

Heath Tappe of Denyon Homes highlighted his firm's housing developments in central Wisconsin communities with a PowerPoint presentation. Tappe was involved in the Nicholaus Subdivision in Merrill. Denyon Homes will be the primary financing partner and has connections for building materials and construction contractors. Ryan Ott Development & Construction will be the primary building contractor.

Their plan is construction of three new homes on W. St. Paul St. starting in September 2020. Timing of Wisconsin Public Service utility installation was discussed, as well as need for high speed internet service. City of Merrill would plan for potential 2021 utility and Superior Street infrastructure construction in 2021 (i.e. extension between W. 10th St. and W. St. Paul St.).

Unertl reported that Merrill Common Council authorized the three single-family home development project with Ryan Ott Development & Construction LLC on 9/9/2019. City Attorney Tom Hayden concurred that just a revised development agreement would be needed with both Denyon Homes and Ryan Ott included.

Presentation on and discussion of potential options for single-family home development on former Kienitz parcel (Tax Increment District No. 11) - Continued:

JJ Premier Investments, LLC and CMO Building Services, LLC:

Bialecki introduced Jim Jaworski from JJ Premier Investments and Travis Carlson from CMO Building Services. JJ Premier has built new affordable housing on Sherman Street in Wausau.

There were building concept drawings in the RDA agenda packet. Typical homes are three bedrooms and two bathrooms (i.e. about 1,400 sq. ft.). JJ Premier Investments is interested in starting construction on up to three homes yet in Fall 2020. These would be stick built homes, so the recent building material pricing increases were mentioned as a concern.

RDA Commissioner Discussion and Motion:

Timing of City infrastructure improvements were discussed. Public Works Director/City Engineer Rod Akey suggested preliminary timeframe of July 31st, 2021 for curb, gutter, and paving of W. St. Paul St. Extension of Superior St. would involve both utility and street improvements.

Nelson verified that the transfer of three (3) City-owned lots was possible now. City Building Inspector/Zoning Administrator Darin Pagel advised that the Certified Survey Map (CSM) allows for transfer of three lots. A City Plan Commission public hearing and recommendation to the Common Council is still needed on the formal Plat to facilitate future development of the rest of the parcel. Anderson-Malm asked about right-of-first-refusal for the entire property if the three new homes constructed as Phase 1 in 2020. The right-of-first-refusal is in the draft revised development agreement included in the RDA agenda packet.

Motion (Woellner/Anderson-Malm) to continue finalizing a revised development agreement with Denyon Homes and Ryan Ott Construction and proceed with the platting approval process. Motion carried.

RDA Commissioners requested Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC) and City staff to work with JJ Premier Investments on potential other City-owned property that could be developed for single-family home development.

Update on redevelopment of former Hurd Windows & Doors parcels (Tax Increment District   No. 8):

Johnson reported that Merrill Area Development Corp. (MADC) has accepted an offer to sell the site and the two buildings to Weinbrenner Shoe Company. The sale closing will occur in early 2021. Weinbrenner plans to invest about $3 million in improvements. Bialecki commented that Weinbrenner Shoe Company plans to add new jobs to facilitate their business expansion.

Before end of 2020, City staff will be preparing draft Common Council resolution and development agreement for Weinbrenner Shoe Company redevelopment of the former Hurd Windows & Doors property and buildings.

Follow-up on FreMarq Innovations quarterly employee count information (Tax Increment District No. 7):

Renea Frederick has requested potentially restart the two-year fifty employee retention period as of mid-December 2020 due to the impacts of COVID-19 on their curtain wall manufacturing business. RDA Commissioner consensus to consider this request in closed session at the November RDA meeting.

Unertl also reported that the City of Merrill will not be extending water and sanitary sewer to the northern most building in 2020. This infrastructure project will be considered in the future.

Next RDA meetings: Joint meeting with Committee of Whole scheduled for 6:00 p.m. on Wednesday, September 23rd. Regular RDA meeting scheduled for Wednesday, October 7th at 8:00 a.m.

Adjournment: (Woellner/Sabatke) to adjourn at 9:15 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

City of Merrill
Joint meeting of Redevelopment Authority (RDA) and Committee of Whole

Wednesday, September 23rd, 2020 at 6:00 p.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Mayor Derek Woellner, Tony Kusserow, Sheila Polak, Alderperson Steve Sabatke, Lori Anderson-Malm, and Val Mindak

Additional Committee of Whole Present: Alderpersons Steve Hass, Rick Blake, Steve Osness, John Van Lieshout, Mike Rick, Mark Weix, and Paul Russell (via phone)

Others: City Clerk Bill Heideman, City Administrator Dave Johnson, City Attorney Tom Hayden, Finance Director Kathy Unertl, Bill Bialecki from Lincoln County Economic Development Corp. (LCEDC), Jim Jaworski from JJ Premier Investments and Travis Carlson from CMO Building Services, Brian Reilly from Ehlers & Associates, and Merrill Productions camera operator

Call to Order: Mayor Woellner called the joint meeting to order at 6:00 p.m.

Public Comment: None

RDA Chair Nelson facilitated the rest of the joint meeting.

Consider potential housing development concept for Lot 3 CSM 2554 of former Lokemoen Development parcel (Tax Increment District No. 11):

Bialecki and Johnson reported that JJ Premier Investments and CMO Building Service representatives remain interested in constructing single-family homes in Merrill. Per the September 2nd RDA direction, another potential City-owned development site was reviewed. Several potential concept layouts were prepared for the 5.3 acre Lot 3 of former Lokemoen Development parcel. The land option for Rock Ridge Apartments (potential Phase III) has expired. There has been no response from the developers when City representatives have called in recent months.

Johnson distributed Concept #2 map which would split the property and with a new City of Merrill street running between Rock Ridge Court and Edgewater Drive. There is potential for 15 lots. First priority is the three lots fronting on Edgewater Drive. Bialecki and Jim Jaworski expressed interest in construction of two to three single-family homes starting in Fall 2020.

Osness asked about costs of construction materials. Jaworski responded that CMO Building Services and JJ Premier Investments believe that prices will stabilize and their firms are looking for work over the winter months. Sabatke asked for clarification on potential Tax Increment District (TID) incentives. Johnson and Bialecki reported that requesting the same terms as the Denyon Homes/Ryan Ott Construction single-family home development (i.e. land for $1 per lot and $10,000 TID cash development incentive upon completion of each new home).

Sabatke asked about zoning. Since the former Planned Unit Development (PUD) concept from Rock Ridge Apartments isn't being constructed, Hayden and Johnson reported that City zoning reverted back to the original R-1 zoning (which allows for single-family home development). What is needed is a Certified Survey Map (CSM) to split off three lots on Edgewater Drive and then a future Plat. Sabatke requested cost information for the survey work.

Consider potential housing development concept for Lot 3 CSM 2554 of former Lokemoen Development parcel (Tax Increment District No. 11) - Continued:

Woellner expressed concerns about where the potential River Bend Trail crosses Lot 3. Johnson will follow-up and provide an update at future meetings regarding the proposed single-family home development project.

Motion (Woellner/Kusserow) to proceed with the development concept, contingent upon resolving potential location of River Bend trail easement and following the Denyon Homes/Ott Construction TID development incentive terms. Motion carried.

Unertl advised that a formal resolution and draft development agreement would be provided for consideration at the Wednesday, October 7th RDA meeting and then at the Tuesday, October 13th Common Council meeting.

Review and discussion of Tax Increment Districts (TIDs) status and future plans:

Unertl emphasized that fifteen years ago, Tax Increment District (TID) No. 3 had just been created and had zero tax increment and zero TID funds. The objectives of this joint RDA/COW meeting is to provide everyone with detail on fiscal status and planning future fiscal directions.

Unertl highlighted the significant equalized valuation growth within the City of Merrill and within Tax Increment Districts (TIDs). Total TID equalized valuation is $53,707,200 as of 1/1/2020. Reilly noted that City of Merrill TID equalized valuation is at 11.57% of the tax base. The State of Wisconsin TID limit restricting when new TIDs can be created is 12.0%.

The City has now had four straight years of Net New Construction of 1.0% or higher. The TID 2019 Annual Reports were provided, including a pie chart showing Revenues (such as Tax Increment, new borrowing, State Aids, and other). TID expenses in 2019 included investments of almost $2.5 million in utility and street infrastructure.

Unertl's background information also included fund balance comparison between 2018 and 2019 year-end from the CLA 2019 audit management communications report. Due to the timing of construction completion, there will be about $325,000 in reimbursements credited to the 2020 fiscal year related to 2019 infrastructure improvements.

Tax Increment District (TID) No. 3 has a TID Share Plan with TID No. 6 (Downtown), No. 7 (North Center Avenue Area), and TID No. 8 (West Side Area). During 2016 through 2018, $858,069 was transferred from TID No. 3 to "blighted area" TIDs. No transfer occurred in 2019,

Brian Reilly from Ehlers & Associates presented detailed information on the fiscal status of each of the Merrill TIDs. TID No. 3 can no longer make new expenditures as of 9/13/2020. The future TID No. 3 tax increment will be used for debt service and TID cash development incentives, per existing development agreements, over the next six years (i.e. 2021 through 2026 revenue years). It is possible for the City of Merrill to keep the TID open for one additional year for housing improvements throughout the community. Reilly noted that 75% of the TID increment amount needs to be dedicated for "affordable housing"

Review and discussion of Tax Increment Districts (TIDs) status and future plans (Continued):

Due to Wisconsin Statutes changes, TID No. 6 would have an additional revenue year than shown on Reilly's presentation materials. There are several TIDs that could donate tax increment to "blighted area" TIDs that have existing General Fund Advances. Minimizing additional General Fund Advances is one of the fiscal concerns of bond rating firms (such as Standard & Poor's).

Due to annual cash flow to support debt service, additional transfers from TID No. 3 to TID No. 8 (West Side Area) were recommended. With a new TID Share Plan, TID No. 4 could transfer positive tax increment balances to TID No. 9 (Wisconsin River frontage and South Center Avenue). Depending upon future developments, it is also possible to extend the life of a TID another three years. This might be a potential option for TID No. 9.

Unertl will bring TID Share recommendations and 2021 proposed TID budgets to the Wednesday, October 7th RDA meeting for consideration. Reilly recommended formal Common Council action on TID Sharing to address Standard & Poor's bond rating comments.

Adjournment: (Osness/Rick) to adjourn at 7:50 p.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

REQUEST TO INCLUDE ITEM ON AGENDA

Board or Committee: Redevelopment Authority (RDA)

Date of Meeting: Wednesday, October 7th, 2020

Request by: Finance Director/RDA Secretary Kathy Unertl

Describe below the item(s) you wish to have put on the agenda:
(please attach any pertinent information)

Follow-up information to Joint Meeting discussion on potential single-family home development on Lot 3 (Edgewater Dr. – TID No. 11):

Attached are the following:

- Survey Mapping – estimates of probable cost (CSM $1,500 - $2,000)
- River Bend Trail easement update (from City Administrator Dave Johnson's report to 9/29/2020 Personnel & Finance Committee)
- Proposed Certified Survey Map (CSM) – with three lots on Edgewater Dr.
- Request has been submitted to Public Works Director/City Engineer for probable cost estimates for future extension of utility and new street infrastructure (i.e. between Edgewater Dr. and Rock Ridge Ct.).

Prepared: 9/29/2020

Unertl, Kathy

From: Johnson, David
Sent: Thursday, September 24, 2020 2:24 PM
To: Sabatke, Steve
Cc: Unertl, Kathy
Subject: FW: Merrill subdivision

FYI

David Johnson, City Administrator
City of Merrill
1004 E. 1st St.
Merrill WI 54452
715-536-5594

From: Joshua Prentice [mailto:jprentice@reiengineering.com]
Sent: Thursday, September 24, 2020 11:40 AM
To: Johnson, David
Subject: RE: Merrill subdivision

Good morning Dave,
I would estimate the CSM in the range of $1500-2000 and the state plat would be in the estimated range of $6500 not including the application, recording and printing fees. Our fees are estimated on 3 trips to the site for topo and staking efforts and one CSM map, preliminary plat and final plat.

Thank you,

Josh Prentice - PLS
Land Surveying Department Manager

REI Engineering

City Administrator's Report - 8/30/2020 - 9/24/2020
River Bend Trail Easement

had 125 participants tested and on September 18 they brought 250 test kits and we had 248 participants tested.

Since Governor's mask mandate we still have not had real issues with people entering City Hall without masks, very few individuals have been entering the building without masks. The Governor has now renewed his mask mandate through November 21.

I continued sending information and updates to Aldermen and Department Heads on almost a daily basis, whenever the COVID-19 numbers change or other new information becomes available. We have seen a significant increase in confirmed COVID-19 cases in Lincoln County over the past month.

Probation & Parole on the second floor of City Hall still have not re-opened for full in-person services.

On September 18, I was interviewed by Channel 7 concerning the impact of COVID-19 on the City of Merrill.

On September 22, Merrill-Go-Round service was suspending pending the return to work of quarantined drivers after one ~~of them test positive for COVID-19~~ and the other full-time drivers were exposed to him.

At the combined RDA/COW meeting on September 23 the issue of the River Bend Trail easement came up. In researching the easement the next morning we found that the easement would impact the lots and reduce their number. As an alternative we can run the trail along the new street for the one block and still connect to the trail easement through Rock Ridge Apartments. As originally envisioned the trail was to follow the river to Council Grounds. It is now acknowledged that it will not be possible to get easements from all the individual property owners along the river so the trail will run from the Lincoln Wood property along the river then turn north up to Highway 107 and proceed on the wide sidewalk to Edgewater Dr. then turn west on the new street to Rock Ridge Court before proceeding west through the apartment property to the MARC. We spoke with John Krohn, President of the River Bend Trail Foundation and he has no problem with the trail using the new street through the new subdivision since there will be very limited traffic. We also spoke to Jim Jaworski and he has no problem with this concept. I spoke with the Mayor and he was OK with the change. REI is proceeding with the CSM on the three lots on Edgewater,

Dept. Head Meeting

Sept. 8 Dept. Head Meeting

- COVID-19
  - ✓ Status of events – basically all City events are cancelled through end of 2020.
  - ✓ LCHD recommendations – continuation of no events with more than 50 people.
  - ✓ We have seen a more rapid rise in confirmed cases in September.
  - ✓ After State mask mandate expires Sept. 30 – continue with Health Dept. recommendations
- Budget
  - ✓ Meeting schedule and structure
  - ✓ Council guidance – target
- By Department what services and amenities do we provide that justify our tax level over other cities? Provide for marketing effort.
  Examples:
  - ✓ Enrichment Center – building, programs, craft shop.
  - ✓ Merrill-Go-Round's door to door service is unique.

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

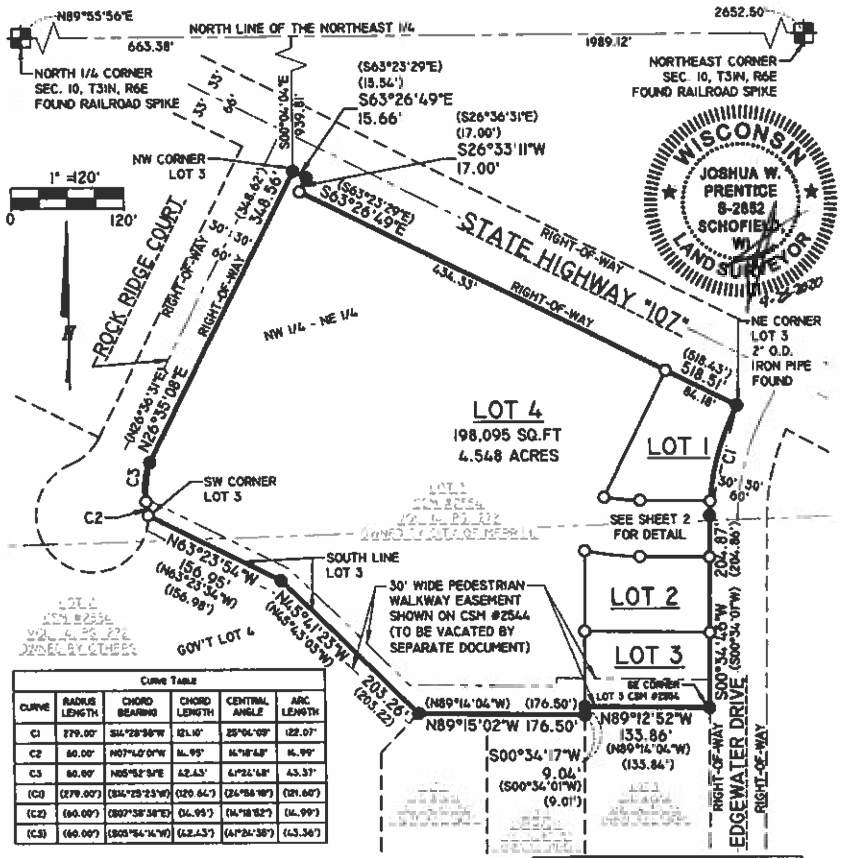
LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO.__________ VOLUME__________ PAGE__________

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2554, RECORDED IN VOLUME 14, ON PAGE 272, AS DOCUMENT NUMBER 519505, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.



Curve Table					
CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C1	279.00'	S14°28'38"W	121.10'	25°04'09"	122.07'
C2	60.00'	N07°40'01"W	16.95'	16°18'48"	16.99'
C3	60.00'	N05°52'51"E	42.43'	41°24'48"	43.37'
(C1)	(279.00')	(S14°25'23"W)	(120.64')	(24°58'10")	(121.60')
(C2)	(60.00')	(S07°38'38"E)	(16.95')	(16°18'52")	(16.99')
(C3)	(60.00')	(S05°54'16"W)	(42.43')	(41°24'38")	(43.36')

NOTES:
1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST. MEASURED TO BEAR NORTH 89°55'56" EAST.
2. FIELD WORK WAS COMPLETED ON 09-23-2020.
3. RIGHT-OF-WAY IS BASED ON MONUMENTS FOUND IN FIELD.
4. THE CURRENT PIN FOR THE PARCEL IS 251310610212
5. THE SUBJECT PARCEL IS CURRENTLY VACANT AND HAS NO ADDRESS.
6. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPTING PUBLIC DEDICATIONS.

LEGEND
- ● - 1-1/4 IN. O.D. IRON PIPE FOUND UNLESS NOTED
- ○ - 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
- (126') - RECORDED BEARING/LENGTH
- 126.00' - MEASURED BEARING/LENGTH

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SHEET 1 OF 3

REI
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

LINCOLN COUNTY CERTIFIED SURVEY MAP

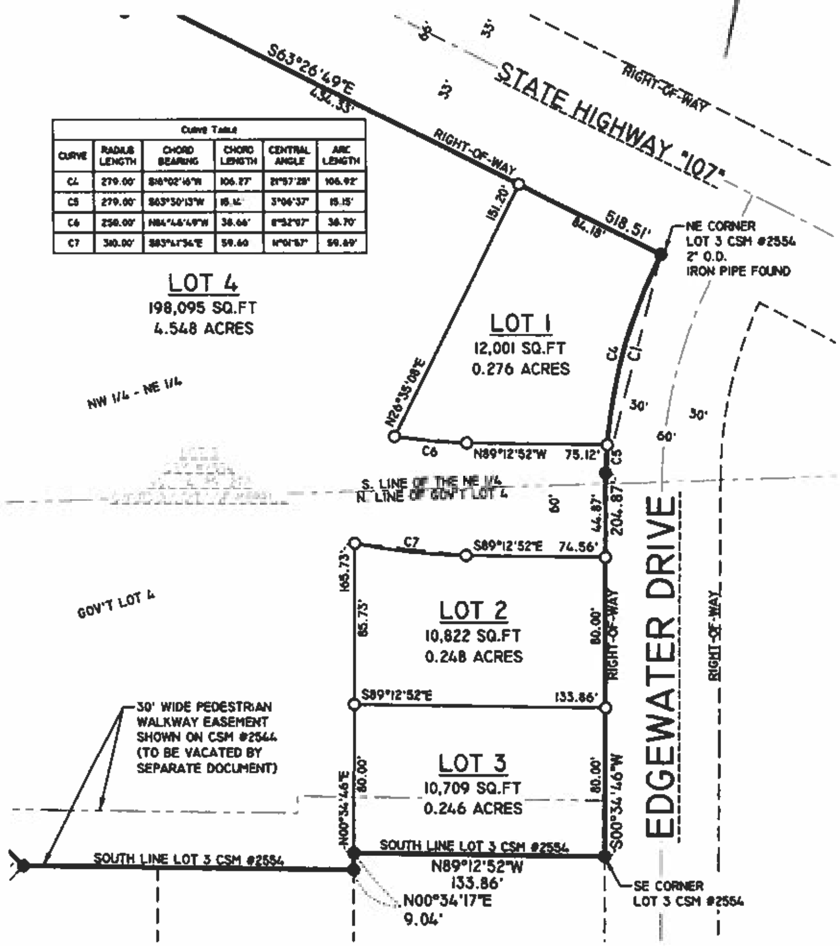
MAP NO.________ VOLUME________ PAGE________

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2554, RECORDED IN VOLUME 14, ON PAGE 272, AS DOCUMENT NUMBER 519505, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

WISCONSIN
JOSHUA W. PRENTICE
S-2852
SCHOFIELD
WI
LAND SURVEYOR



Curve Table

CURVE	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH
C4	279.00'	S18°02'16"W	106.27'	21°57'28"	106.92'
C5	279.00'	S03°30'13"W	15.14'	3°06'37"	15.15'
C6	250.00'	N84°46'49"W	38.66'	8°52'07"	38.70'
C7	340.00'	S83°41'34"E	59.60	10°03'[illegible]"	59.69'

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SHEET 2 OF 3

Attachment: TID11-Background Info (5331 : TID - 11 Background Info)

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CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
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(715) 675-9784

LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO.__________VOLUME__________PAGE_________

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CITY OF MERRILL

OF ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2554, RECORDED IN VOLUME 14, ON PAGE 272, AS DOCUMENT NUMBER 519605, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED AND DIVIDED ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2554, RECORDED IN VOLUME 14, ON PAGE 272, AS DOCUMENT NUMBER 519606, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 231,627 SQUARE FEET, 5.318 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF CITY OF MERRILL, OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF MERRILL.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 25TH DAY OF SEPTEMBER 2020

____

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852

I,________________________(CITY CLERK) BEING DULY APPOINTED BY THE CITY OF MERRILL, HEREBY CERTIFY THAT THE ABOVE CERTIFIED SURVEY WAS APPROVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN AT ITS REGULAR

MEETING ON ____________________BY RESOLUTION NO.____________________.

____

CITY CLERK DATE

WISCONSIN
JOSHUA W.
PRENTICE
S-2852
SCHOFIELD,
WI
LAND SURVEYOR
9-25-2020

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND JJ PREMIER LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 11 on May 10, 2016 and the development site is within TID No. 11; and,

WHEREAS, JJ Premier LLC has proposed construction of up to fifteen new single-family homes through a phased construction timeframe; 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, additional property tax will be generated and new residential homes created from this development project; and,

WHEREAS, JJ Premier LLC has negotiated the development agreement to provide for transfer of property ownership of three lots on Edgewater Drive and an incentive payment not to exceed $30,000 to facilitate Phase 1 of the single-family home development project;.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 13th day of October, 2020, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and JJ Premier LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

Moved: ______________________________

Passed: ______________________________

CITY OF MERRILL, WISCONSIN

____
Derek Woellner
Mayor

____
William N. Heideman
City Clerk

TAX INCREMENT DISTRICT (TID) No. 11 – Rock Ridge Lot 3

Through TID No. 11, the former Lokemoen Development property (17.8 acres) was acquired by the City of Merrill in 2016 for $200,000. Phases I and II of Rock Ridge Apartments were constructed with total of six apartment buildings (i.e. 72 units) with total assessed valuation of $4,125,100 as of 1/1/2020.

Undeveloped Lot 3 is about 5.314 acres and is adjacent to the Edgewater Drive single-family home neighborhood.

Key development background:

- Existing City utility services (i.e. water and sanitary sewer) are available on Edgewater Drive and Rock Ridge Court frontage. Three new lots will be created through Certified Survey Map (CSM) process for Phase 1 housing development on Edgewater Drive.
- A Plat is needed for the rest of the development site. City has contracted with REI for the survey and Plat development work (i.e. Concept #2 discussed at 9/23/2020 Joint RDA-Committee of Whole meeting)
- There will need to be extension of City water and sanitary sewer to service the interior of the site and curb/gutter & paving of proposed new City street between Edgewater Dr. and Rock Ridge Ct.

Phased Development:

Phase 1 – three new homes on Edgewater Dr. (Certified Survey Map – CSM pending)

City utility and street infrastructure improvements would be planned for 2022 construction to facilitate future housing phases. Public Works Director/City Engineer probable cost estimates are pending.

Conceptual Development Fiscal – Phase 1:

Preliminary development fiscal spreadsheet is provided on following spreadsheet.

Overall development project of fifteen (15) new single-family homes cash flows and would allow for the proposed TID No. 11 infrastructure investments debt service payments. There potentially could be tax increment transfers to "blighted area" TIDs after additional single-family housing phases constructed.

City of Merrill - TID No. 11 (Hwy 107/MARC Area)

Projected Tax Increment for single-family home development — Phase 1

PIN 251-3106-101-0212 - City-owned property (former Lokemoen Development)
- between Edgewater Dr. and Rock Ridge Ct. along State Highway 107 (5.314 acres - Lot 3)

Projected assessments for new single-family home:

Land Valuation	Improved Valuation	Total RE Valuation
$5,000	$150,000	$155,000

Projected Tax Increment and TID No. 11 Cash Flow:

Const. Year	Value Year	Revenue Year	TID Value Increment	Tax Rate	1 new home Projected Tax Increment		If three (3) new homes on Edgewater Dr. frontage TID Value Increment	Projected Tax Increment
2020	2021	2022		$30.00	$777	Footings		$2,331
2021	2022	2023	$155,000	$30.00	$4,650		$465,000	$13,950
2022	2023	2024	$155,000	$30.00	$4,650		$465,000	$13,950
2023	2024	2025	$155,000	$30.00	$4,650		$465,000	$13,950
2024	2025	2026	$155,000	$30.00	$4,650		$465,000	$13,950
2025	2026	2027	$155,000	$30.00	$4,650		$465,000	$13,950
2026	2027	2028	$155,000	$30.00	$4,650		$465,000	$13,950
2027	2028	2029	$155,000	$30.00	$4,650		$465,000	$13,950
2028	2029	2030	$155,000	$30.00	$4,650		$465,000	$13,950
2029	2030	2031	$155,000	$30.00	$4,650		$465,000	$13,950
2030	2031	2032	$155,000	$30.00	$4,650		$465,000	$13,950
2031	2032	2033	$155,000	$30.00	$4,650		$465,000	$13,950
2032	2033	2034	$155,000	$30.00	$4,650		$465,000	$13,950
2033	2034	2035	$155,000	$30.00	$4,650		$465,000	$13,950
2034	2035	2036	$155,000	$30.00	$4,650		$465,000	$13,950
2035	2036	2037	$155,000	$30.00	$4,650		$465,000	$13,950
				Total	$70,527		Total	$211,581

TID11 - Edgewater Dr Homes

Revised: 9/25/2020

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND JJ PREMIER, LLC (PHASE 1)

THE DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of ______ ___, 2020 by and between the City of Merrill, Wisconsin, (the "City") a political subdivision of the State of Wisconsin and JJ Premier, 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 City of Merrill has acquired and will be selling to the Developer land described below for $1 per lot.

Edgewater Drive:

Lots 1, 2 and 3 of Certified Survey Map No. 2554, recorded in Volume 14, on Page 272, as Document No. 519505, being part of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) and part of Government Lot Four (4), located in Section Ten (10), Township Thirty-one (31) North, Range Six (6) East, City of Merrill, Lincoln County, Wisconsin.

City may grant the Developer an option for land purchase for future phases after verification by the City Engineer or Building Inspector that construction of 3 homes is substantially completed. This option shall continue for a period of one hundred eighty (180) days.

E. As an inducement to Developer to undertake the Development in TID 11 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 three single-family homes within TID 11.

F. The City will construct, at City's sole cost and expense, a new City 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 redevelopment 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 jobs and causing the redevelopment of underutilized property thereby serving a public purpose in accordance with state and local law.

I. If the development construction is not underway by June 1, 2021, lot ownership shall revert to the City of Merrill and Developer agrees to sign the necessary documents therefore.

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 #11, which was created by the Merrill Common Council on May 10, 2016.

b. Purchased the property and arranged for necessary survey services and preparation of certified survey maps and future plat.

c. Will hold a City Plan Commission Public hearing on the future plat.

d. Will begin engineering design work for construction of new City Street and extension of municipal water and sanitary sewer service to serve the Development Area.

e. Will plan for 2022 extension of City utilities and new street construction.

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

Section 1.02 Initial Undertakings of the Developer

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

b. File site plan and permit applications with the City and/or State.

c. Contract for construction of three single-family home and related infrastructure improvements with occupancy planned by August 31, 2021. The new tax increment would be generated beginning with 2021 (to the extent of improvements completed as of January 1, 2021) property tax (2022 collection).

d. Shall pay all Real Estate Taxes when due.

ARTICLE II
INCENTIVE PAYMENT TO DEVELOPER

This development incentive is to facilitate development of the Project, three (3) single-family homes in Phase 1.

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.

Section 2.03 Warranties and Representations of the City. The City hereby warrants and represents that until all incentive payments have been made to Developer pursuant to Article III of this Agreement: (i) the assessment ratio generally applicable to property within the City (and therefore applicable to the Development and the Development Area) shall be no less than ninety percent (90%) and (ii) the tax rate generally applicable to property within the City (and therefore applicable to the Development and the Development Area) shall be no less than Thirty and 00/100 Dollars ($30.00) per Thousand Dollars ($1,000) of assessed valuation.

Section 2.04 Warranties and Representations of JJ Premier, LLC. JJ Premier, LLC hereby warrants and represents the following: JJ Premier, LLC will expend at least One Hundred Fifty Thousand Dollars ($150,000) for each new single-family home relating to the construction of the Development within the Development Area. Further, the Developer hereby agrees that, so long as the warranties and representations of the City in Section 2.03 above remain true and correct, the City shall receive a minimum of

Four Thousand and 00/100 Dollars ($4,000) in incremental taxes from each house in the Development and the Development Area, commencing with the first calendar year occurring after Developer's substantial completion of the Development.

ARTICLE III
MISCELLANEOUS

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2037 or the date TID #11 is dissolved, JJ Premier, 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.

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

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

Section 3.03 No City Obligations.

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

Section 3.04 Default.

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

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.

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: JJ Premier, LLC
Attn: Jim Jaworski
140390 Lincoln Dr.
Athens, WI 54411

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

Section 3.08 Amendment.

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

Section 3.09 Governing Law.

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

Section 3.10 Severability.

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

Section 3.11 Compliance with Law.

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

Section 3.12 City Authorization.

The execution of this Agreement was authorized by Resolution No   adopted on October 13, 2020, by the Common Council

IN WITNESS WHEREOF:

The parties have executed this Agreement as of ___________________, 2020

CITY OF MERRILL, WISCONSIN

_________________________	_________________________
Derek Woellner, Mayor	William N. Heideman, 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 _______, 2020, the above named Derek Woellner, Mayor and William N. Heideman, Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
Notary Public, State of Wisconsin
My commission__________________

JJ PREMIER, LLC

By______________________________
Jim Jaworski, ______________

STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally appeared before me this ____ day of _______, 2020, the above named Jim Jaworski of JJ Premier, LLC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

____
Notary Public, State of Wisconsin
My commission__________________

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND RC-N-DI-INVESTMENTS LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 6 on May 12th, 2009 and the development site is within TID No. 6; and,

WHEREAS, RC-N-DI-Investments LLC has proposed rehabilitation of an existing vacant commercial building and construction of two new storage unit buildings; 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, additional property tax will be generated and new residential homes created from this development project; and,

WHEREAS, RC-N-DI-Investments LLC has negotiated the development agreement to provide for an incentive payment not to exceed $10,000 for the commercial redevelopment and new storage unit building development project;.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 13th day of October, 2020, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and RC-N-DI-Investments LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

Moved: ______________________

Passed: ______________________

CITY OF MERRILL, WISCONSIN

____
Derek Woellner
Mayor

____
William N. Heideman
City Clerk

City of Merrill – TIF Development Incentive Overview

TID No. 6 (Downtown Area)

Property Owner: DC-N-DI-Investments LLC will be purchasing the existing building and development site from Fastenal Company if Conditional Use Permit (CUP) approved.

There is CUP public hearing before the Merrill City Plan Commission – Wednesday, 10/7th at 6:00 p.m.

Location: 305 E. 1st St. (0.551acre site west of City Street Garage)

Development: Rehab and expansion of existing building (i.e. retail and six storage units) and proposed construction of two new storage unit buildings. Removal and replacement of paved surfaces.

Investment: In addition to site acquisition, developer estimating $265,000 to $280,000 for rehabilitation of existing building and for new storage building construction.

Infrastructure: None

TID Development Incentive:

City staff recommendation:

Total of $10,000 with the following payment schedule:

- Upon completion of existing building improvements $5,000
- Upon completion of new storage building #1 $2,500
- Upon completion of new storage building #2 $2,500

TID Lifespan Tax Increment:

Spreadsheet provided – projected at over $81,000 and likely to be higher than conservative estimates.

Previous rehabilitation and new construction project:

RC-N-DI-Investments LLC (i.e. Randy and Diane Wixson) purchased 1106 W. Main St. (TID No. 8) in 2012.

The Lighthouse Storage development project over the next several years\ included:

- Rehabilitation of existing vacant building
- Construction of three (3) new storage unit buildings

The TID No. 8 development incentive included:

- $10,000 for rehabilitation of the existing building
- $ 7,500 for each of the first two (2) storage unit buildings

Total TID No. 8 cash development incentive of $25,000

The tax increment generated from the Lighthouse Storage development:

As of 1/1st	Land	Improved	Total	Tax Bill
2012	$20,000	$24,500	$44,500	$1,194
2019	$27,700	$333,000	$360,700	$11,080
Change	$7,700	$308,500	**$316,200**	**$9,886**

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

Projected Tax Increment for Existing Building Rehabilitation & Future Storage Buildings

RI-N-DI-Investments LLC (Randal and Diane Wixson)

PIN 251-3106-114-0137 **305 E. 1st St. (Former Fastenal)**

Real Estate		Valuations 1/1/2020
	Land	$35,100
	Improved	$76,100
	Total	**$111,200**

		Projected Valuation	
	Land	$35,100	
	Rehab - 2020	$131,100	Upon planned improvements to existing building
	Storage #1	$80,000	
	Storage #2	$80,000	
	New Total	**$326,200**	

Projected Tax Increment: This analysis uses phased timeframe for new construction.

Const. Year	Value Year	Revenue Year	Existing - Rehab.	Future Storage #1	Future Storage #2	Total Tax Increment	Tax Rate	Existing Building	Future Storage #1	Future Storage #2	Total New Increment
2020	2021	2022	$15,000			$15,000	$30.00	$450			$450
2021	2022	2023	$55,000			$55,000	$30.00	$1,650			$1,650
2022	2023	2024	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400		$4,050
2023	2024	2025	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400		$4,050
2024	2025	2026	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2026	2027	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2027	2028	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2028	2029	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2029	2030	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2030	2031	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2031	2032	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2032	2033	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2033	2034	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2034	2035	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
	2035	2036	$55,000	$80,000	$80,000	$215,000	$30.00	$1,650	$2,400	$2,400	$6,450
						Projected Tax Increment		**$23,550**	**$31,200**	**$26,400**	**$81,150**
								Rehab	**New #2**	**New #2**	**Total**

TID6-Wixson Storage 2020-09-26

Revised: 9/29/2020

Lincoln County Public Access Land Records Viewer

Author: Public
Date Printed: 9/26/2020

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. Map may be reproduced with permission of the Lincoln County Land Services Department. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phone (715) 539-1049.

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

CITY OF MERRILL
1004 EAST FIRST STREET
MERRILL, WI 54452

NOTICE OF PUBLIC HEARING

All persons interested will be given an opportunity to be heard at a public hearing to be held by and before the City Plan Commission of the City of Merrill, Wisconsin, commencing at **6:00 p.m., on Wednesday, October 7, 2020**, in the City Hall Council Chambers, 1004 East First Street, Merrill, Wisconsin, on the following proposed matter, to wit;

1.) Randy Wixson, requesting a Conditional Use per M.M.C. Sec. 113-97 through 113-106 for the development of storage buildings at 305 E 1st Street within the City of Merrill. Pin# 251-3106-114-0137.

Anyone having any questions regarding the hearing should contact Zoning Administrator, Darin Pagel at 536-4880.

Dated: September 15, 2020

CITY OF MERRILL, WISCONSIN

By: ____________________________
William N. Heideman
City Clerk

APPLICATION FOR CONDITIONAL USE PERMIT
CITY OF MERRILL

DATE 9-15-20

APPLICANT'S NAME: Randy & Diane Wixson

BUSINESS NAME: RC-N-DI Investments

PHONE #: 715-536-6394 EMAIL: Randallc@3@TDS.NET

PROPERTY ADDRESS: 305 E 1st St, Merrill

PROPERTY OWNER'S NAME: Fastenal Co.

TAX ROLL#: 34- PIN #: 251-

EXISTING USE: Empty

PROPOSED USE: Retail & add Self Storage

REASON FOR REQUESTING A USE PERMIT CHANGE: To comply with City Zoning

PLEASE PROVIDE A SEPARATE ATTACHMENT WITH A RESPONSE TO EACH OF THE FOLLOWING ITEMS
(Required per Section 113-100 of the Zoning Code)

1. A statement, in writing by applicant, that describes how the proposed conditional use(s) shall conform to the standards set forth in Section 113-103 hereinafter.

   a) The establishment, maintenance or operation of the conditional use will not be detrimental or endanger public health, safety, morals, comfort or general welfare.

   b) That the uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with use of adjacent land (describe mitigating features to be part of the operations of the proposed use).

   c) Describe how the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the Zoning District.

   d) Describe if adequate utilities, access roads, drainage, and other required site improvements have been or will be provided.

   e) Describe what adequate measures have been taken to provide ingress and egress and how designed as to minimize traffic congestion in public streets.

Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

f) Explain how the conditional use shall conform to all applicable regulations of the district in which it is located.

g) Explain how the conditional use will not violate flood plain regulations governing the site.

h) That when applying the above standards to any new construction or placing an addition on an existing building, the Plan Commission and Common Council shall bear in mind the statement of purposes for the zoning district such that the proposed building or addition at the proposed location, does not defeat the purpose and objective or the Zoning District.

i) In addition to passing the Conditional use Permit, the Plan Commission and Common Council shall also evaluate the effect of the proposed use upon:

I) The maintenance of safe and healthful conditions;

II) The prevention of water pollution including sedimentation;

III) Existing topography, drainage features and vegetative cover on the site;

IV) The location of the site with respect to floodplains and floodways of rivers and streams;

V) The erosion potential of the site based upon the degree and direction of slope, soil type, and vegetative cover;

VI) The location of the site with respect to existing or future access roads;

VII) The need of the proposed use for a shoreline location;

VIII) The compatibility with uses on adjacent land;

IX) The amount of liquid waste to be generated and the adequacy of the proposed disposal system.

2. Include the Names and Addresses of the architect, professional engineer, and contractor (if appropriate), and all property owners of record within 100 feet of the applicant. Note: Zoning Administrator will provide list of property owners to be included in the submittal.

3. Description of the subject site by lot, block, and recorded subdivision or by metes and bounds description address of the subject site; type of structure; proposed operation or use of the structure of site; number of employees and the Zoning District within which the subject site lies.

4. Plat of Survey prepared by a registered land surveyor showing property lines, buildings, improvements, landscaping, and all of the information required for a building permit.

5. Additional information as may be required by the Plan Commission of Common Council, or Officers of the City.

6. **A fee of $175.00 must accompany the application.**

7. **A copy of Deed is required of proposed property.**

The information submitted with this application is true and accurate to the best of my knowledge and belief.

Randy W

Signature of Applicant

9-15-20

Steven L Wixson

Signature of Applicant

Central City Lighthouse

Sub: Application for conditional use.

Scope of the project: At the address of 305 E 1st street, Merrill, WI. Add 25 self-storage units. 20 10x20 and 5 10x24. Obtain state plans to convert a portion of existing building to cold storage, adding 6 10x24 units. Re pave the entire lot.

Randy and Diane Wixson

RC-N-DI Investments

715-536-6394 Randallc03@tds.net

Parcel ID. 251-25131061140137   Document # 424534

Retail

Retail and self storage

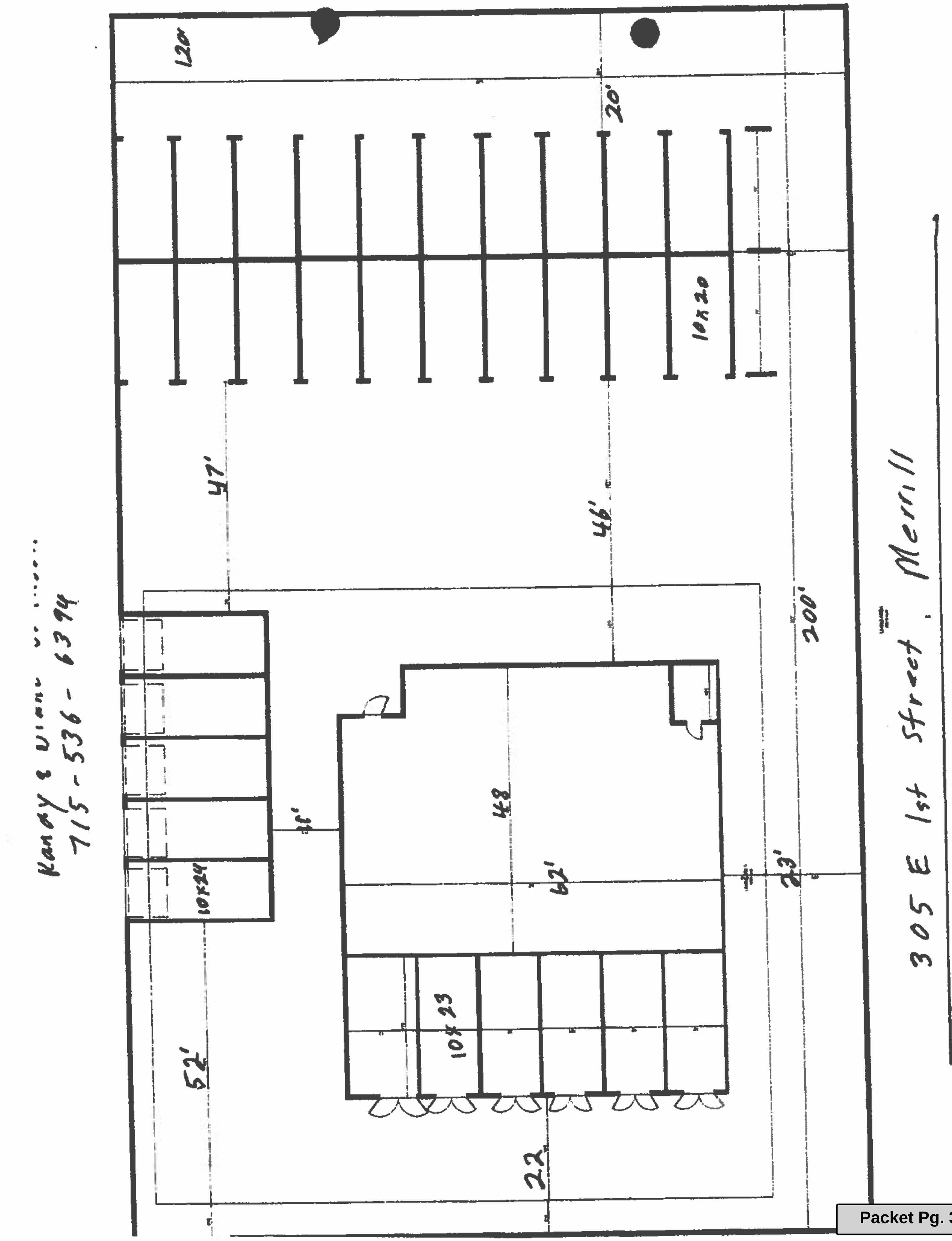
Existing property is zoned commercial and we need conditional use to add self-storage units.

(a) Adding more storage units in the downtown area will make it easier for people to store items with less travel.
(b) The property all ready backs up to the city garage and City storage area and we have position the new building to create the least impact on the neighbor to the West.
(c) Adding the storage building will not impede other commercial properties uses.
(d) We will continue to use existing drainage pattern and no additional utilities are required
(e) There are two existing drive way entrances and we are requesting that you allow us to egress from the property too the alley directly to the south.
(f) The property is already zoned commercial and self-storage is allowed with a conditional use.
(g) We will not change the existing drainage from the property.
(h) The property to the east and south is the city of Merrill and the property owner to the west is Heather J Karaba at 303 E 1st street, Merrill

There are no Architects at this time. We are in the process of making and offer. Obtaining the conditional use is required by us to make this a viable investment.

Randall C Wixson ____________ Diane L Wixson ____________

9-15-20



Attachment: TID6-Wixson Storage (5333 : TID - 6 Wixson)

DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
AND RC-N-DI INVESTMENTS, LLC

THE DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of _________, 2020 by and between the City of Merrill, Wisconsin, (the "City") a political subdivision of the State of Wisconsin and RC-N-DI Investments, 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. RC-N-DI Investments, LLC owns a development area described as:

TB Scott Lbr Co Add'n Lts 3-4-5-6 Blk 9

Located at: 305 E. 1st Street, Merrill, Wisconsin

E. The Developer proposes to remodel existing building and construct two new storage unit buildings located within the Development Area.

F. As an inducement to Developer to undertake the Development in TID 6 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 remodel existing building and construct two new storage unit buildings within TID 6.

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 redevelopment 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 jobs and causing the redevelopment of underutilized property thereby serving a public purpose in accordance with state and local law.

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:

a. Included the Development Area within TID #6, created May 12, 2009 and amended the district boundary and plan on September 22, 2015.
b. Reviewed the Business Plans of the Developers.

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

Section 1.02 Initial Undertakings of the Developers

a. Acquired all necessary real estate interests.
b. Raised equity and financing necessary for the development.
c. File site plan and permit applications with the City and/or State.
d. Contract for remodeling of existing building and construction of two new storage unit buildings.
e. Developer will commence construction, with occupancy planned by September 30, 2021. The new tax increment would be generated beginning with 2021 property tax (2022 collection).
f. This development incentive is to facilitate remodeling of existing building and construction of two new storage unit buildings.
g. Shall pay all Real Estate Taxes when due.

ARTICLE II
INCENTIVE PAYMENTS TO DEVELOPER

The City shall pay a pay-as-you-go development incentive to the Developer in the aggregate amount of Ten Thousand Dollars ($10,000). This incentive shall be paid to RC-N-DI Investments, LLC per the following schedule as new property tax increment is generated and property taxes paid:

PAYMENT TIME FRAME	DEVELOPMENT INCENTIVES RC-N-DI Investments, LLC
Upon completion of existing building improvements	$5,000
Upon completion of new storage building #1	$2,500
Upon completion of new storage building #2	$2,500

Section 2.03 Warranties and Representations of the City. The City hereby warrants and represents that until all incentive payments have been made to Developer pursuant to Article III of this Agreement: (i) the assessment ratio generally applicable to property within the City (and therefore applicable to the Development and the Development Area) shall be no less than ninety percent (90%) and (ii) the tax rate generally applicable to property within the City (and therefore applicable to the Development and the Development Area) shall be no less than Thirty and 00/100 Dollars ($30.00) per Thousand Dollars ($1,000) of assessed valuation.

Section 2.04 Warranties and Representations of RC-N-DI Investments, LLC. RC-N-DI Investments, LLC hereby warrants and represents the following: RC-N-DI Investments, LLC will expend at least Two Hundred Thousand Dollars ($200,000) for existing building remodeling and construction of two new storage unit buildings relating to the construction of the Development within the Development Area. Further, the Developer hereby agrees that, so long as the warranties and representations of the City in Section 2.03 above remain true and correct, the City shall receive a minimum of Five Thousand and 00/100 Dollars ($5,000) in incremental taxes from the new construction in the Development and the Development Area, commencing with the first calendar year occurring after Developer's substantial completion of the Development.

ARTICLE III
MISCELLANEOUS

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2036 or the date TID #6 is dissolved, RC-N-DI Investments, LLC shall 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.

RC-N-DI Investments, LLC., its successors and assigns shall indemnify and save harmless and defend the other party 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 other party'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 Developers in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developers specifically agrees that no representation, statements, assurances or guarantees will be made by Developers to any third party contrary to this provision.

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.

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 to the City Attorney.

To the Developers:

RC-N-DI Investments, LLC
Attention: Randall C. Wixson
N31260 Tesch Rd.
Merrill, WI 54452

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

Section 3.08 Amendment.

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

Section 3.09 Governing Law.

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

Section 3.10 Severability.

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

Section 3.11 Compliance with Law.

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

Section 3.12 City Authorization.

The execution of this Agreement was authorized by Resolution No adopted on October 13, 2020, by the Common Council.

IN WITNESS WHEREOF:

The parties have executed this Agreement as of ________________, 2020

CITY OF MERRILL, WISCONSIN

______________________	______________________
Derek Woellner, Mayor	William N. Heideman, 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 _______, 2020, the above named Derek Woellner, Mayor and William N. Heideman, Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
Notary Public, State of Wisconsin
My commission________________

RC-N-DI Investments, LLC

By________________________
Randall C. Wixson, President

STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally appeared before me this ____ day of _______, 2020, the above named Randall C. Wixson of RC-N-DI Investments, LLC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

____
Notary Public, State of Wisconsin
My commission________________

RESULT:	**APPROVED**

2. Consider alley improvements for alley between East Eighth Street and East Ninth Street, between Cedar Street and Elm Street.

Public Works Director/City Engineer Akey reported that consideration of these improvements has been delayed by the COVID-19 pandemic.

The improvements would change the alley surface from grass to granite. This would make it easier for the Street Department to maintain the alley, especially in the winter.

Public Works Director/City Engineer Akey reported that he personally delivered a notice of the meeting to all landowners in the vicinity of the alley.

Candace Fechtner, 1309 East Ninth St., made comments and asked questions. She asked whether the property owners would have to pay for the improvements. She was told that they would not be required to pay for them via special assessment.

Rob and Julie Bucknell, 1308 East Eighth St., remarked that the alley has been grass since 1995. They stated that they have frequently has access problems and they are in favor of the improvements.

Mayor Woellner referenced an e-mail received from Joanne Drew, 1305 East Ninth St. She is opposed to the improvements for the following reasons:

Granite will cause dust when vehicles drive through.
Granite surface will likely attract more traffic.
When plowed, granite will lead to gravel on her lawn & landscaping.
Plowing salt-laden snow onto her property will cause damage.

Joanne Drew's e-mail also asked two questions, as follows:
Will property owners receive a special assessment for the improvements? (NO).
Was a "poll" taken of property owners to get their opinion? (NO, but as noted earlier, they were informed of the meeting).

Motion (Van Lieshout/Rick) to recommend approving the improvements, and send this recommendation to the Common Council.

RESULT:	**APPROVED & SENT TO COUNCIL**	**Next: 9/8/2020 6:00 PM**

3. Hard surfacing of Zelich Custom parking lot

Building Inspector/Zoning Administrator Pagel reported that, in 2018, Max Zelich requested funding from the Redevelopment Authority for improvements, including parking lot hard-surfacing, at Zelich Customs, 2213 East Main Street. The funding was approved but the funds have not yet been released. City policy dictates that hard-surfacing must be completed by one year after the permit expires. In this case, that deadline is October 1st, 2020.

Building Inspector/Zoning Administrator Pagel is seeking input from the Board as to whether they would consider a deadline extension. Although Max Zelich was mailed an agenda for this meeting, he did not appear and did not submit an extension request.

The Board agreed to delay consideration of this until the September meeting. Max Zelich will be notified to appear at the September meeting to provide an extension request and/or his hard-surfacing timeline.

4. Consider survey exhibit map for the property on Riverside Avenue

Public Works Director/City Engineer Akey reported that the cost of the map would be $2,500. The City would pay $1,500, and the other property owners would be charged the remaining $1,000. Public Works Director/City Engineer is looking for a fair and consistent way to divide these charges among the property owners. He suggested the square footage method.

Without objection, Public Works Director/City Engineer Akey will proceed on this. No formal action was taken.

5. Bids on contracting for garbage/recycling services

Information on the bids and other related information were in the meeting packet.

Street Superintendent Bonack noted that four bids were received. He then distributed information related to the costs associated with providing garbage/recycling services.

David Hayes, Brenton Vruwink and Geoff Hoock then made comments and asked questions related to the possibility of contracting for garbage/recycling services.

Motion (Van Lieshout/Sabatke) to recommend approving the low bid ($10.36 per property) from Eagle Waste & Recycling, Inc., and send this recommendation to the 2021 Budget process.

RESULT:	**CARRIED**

6. Consider potential sales of City property in Aldermanic Districts 1 and 2:

Street Superintendent Bonack reported on seven properties in Aldermanic Districts 1 and 2 that could potentially be sold by the City. The seven properties are listed in the minutes that follow.

Alley between Cedar/Center/8th/9th

Street Superintendent Bonack reported.

DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
AND
U BUILD, LLC D/B/A
ZELICH CUSTOMS LLC

THE DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of __________, 2019 by and between the City of Merrill, Wisconsin, (the "City") a political subdivision of the State of Wisconsin, and U Build, LLC d/b/a Zelich Customs LLC (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 owns a development area described as:

> Lots Seven (7) and Eight (8), of Block Two (2), Cady Land Company's Addition to the City of Merrill, Lincoln County, Wisconsin.
>
> a/k/a 2211 E. Main Street, Merrill, WI

E. The Developer proposes rehabilitation and improvements to their commercial building, to be situated within the Development Area.

F. As an inducement to Developer to undertake the redevelopment in the Development Area, the City and the RDA intend to provide an incentive to the Developer by making an incentive payment for the rehabilitation and improvement project.

G. The City and RDA find such incentive to be necessary to encourage the redevelopment 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 of the Development Area 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, retaining jobs and causing the redevelopment of underutilized property, thereby serving a public purpose in accordance with state and local law.

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:

a. Included the Development Area within TID #3

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

Section 1.02 Initial Undertakings of the Developer

a. Owns all necessary real estate interests
b. Will obtain required City building permits
c. Will raise equity and financing necessary for the redevelopment.
d. Contract for redevelopment construction.
e. Developer will commence construction of the rehabilitation and improvements by December 1, 2018 and work will be completed by June 30, 2019.
f. This development incentive is for financial assistance for rehabilitation and improvements.

ARTICLE II
INCENTIVE PAYMENT TO DEVELOPER

The City shall pay a development incentive to Developer in the aggregate amount of Four Thousand, Five Hundred and no/100 Dollars ($4,500). This incentive shall be paid to U Build LLC d/b/a Zelich Customs LLC within 30 days after completion of the project.

ARTICLE III
MISCELLANEOUS

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2026 or the date TID #3 is dissolved, the Developer shall 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.

U Build LLC d/b/a Zelich Customs LLC and the City, its successors and assigns shall indemnify and same harmless and defend the other party 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 other party'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 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 Developer to any third party contrary to this provision.

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.

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 to the City Attorney.

To the Developer: U Build LLC d/b/a Zelich Customs LLC
Maxwell Zelich
W5966 North Star Drive
Merrill, WI 54452

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

Section 3.08 Amendment.

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

Section 3.09 Governing Law.

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

Section 3.10 Severability.

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

Section 3.11 Compliance with Law.

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

Section 3.12 City Authorization.

The execution of this Agreement was authorized by Resolution No. 2590 adopted on December 11, 2018, by the Common Council

IN WITNESS WHEREOF:

The parties have executed this Agreement as of ________________, 2019

CITY OF MERRILL, WISCONSIN

______________________	______________________
Derek Woellner, Mayor	William N. Heideman, 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 _______, 2019, the above named Derek Woellner, Mayor and William N. Heideman, Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____

Notary Public, State of Wisconsin   My commission________________

U BUILD LLC D/B/A ZELICH CUSTOMS LLC

By______________________   By______________________

Maxwell Zelich, Owner

STATE OF WISCONSIN)
) ss.
COUNTY OF LINCOLN)

Personally appeared before me this ____ day of ______, 2019, the above named Maxwell Zelich to me known to be the persons who executed the foregoing instrument and acknowledged the same.

____

Notary Public, State of Wisconsin   My commission________________

RESOLUTION NO. 2590

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MERRILL, WISCONSIN AND ZELICH CUSTOMS LLC

WHEREAS, the Common Council of the City of Merrill created Tax Increment District (TID) No. 3 on September 13, 2005 and the redevelopment site is within TID No. 3; and,

WHEREAS, Zelich Customs LLC has purchased the existing building at 2213 East Main Street and proposes rehabilitation and improvements; 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, additional property tax will be generated from this redevelopment project and an existing job retained; and,

WHEREAS, Zelich Customs LLC has negotiated the development agreement to provide an incentive payment not to exceed $4,500 to facilitate the commercial redevelopment project.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MERRILL, WISCONSIN this 11th day of December, 2018, that the Mayor and City Clerk are authorized to sign the development agreement by and between the City of Merrill and Zelich Customs LLC and to facilitate the implementation thereof.

Recommended by:
Redevelopment Authority (RDA)

Moved: Alderman Meehean

Passed: December 11, 2018

CITY OF MERRILL, WISCONSIN

Derek Woellner
Mayor

William N. Heideman
City Clerk

<u>Consider time extension amendments to the development agreement between the City of Merrill and DJC, LLC (i.e. Cooper Insurance) at 900 E. 1st St. (TID No. 6)</u>:

RDA Commissioners emphasized need to hold deed-in-trust if development does not proceed and title to the vacant site reverts back to City of Merrill. Consensus to use occupiable instead of substantially complete by the new September 30th, 2019 deadline. Since this property is commercial zone, no off-street parking spots are required.

Consensus to proceed with amended development agreement with DJC LLC.

<u>Consider resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Zelich Customs, LLC for rehabilitation of 2213 E. Main St. (TID No. 3)</u>:

Unertl advised that new address for the garage is 2213 E. Main St. since this building is on a separate tax parcel from the adjacent house. Pagel advised that there are exterior maintenance orders on both the house and garage which were issued to the former property owner. Maxwell Zelich will need to request a time extension into 2019 when additional exterior painting is possible.

Pagel reported that the front façade had been painted and signs installed per City sign permit application. Water and sanitary sewer laterals have been installed. Unertl advised that it looked like new windows have been installed. RDA Commissioners suggested using potential June 30th, 2019 completion date. Zelich will be contacted to discuss his proposed completion timeframes.

Motion (Meehean/Haight) to recommend the resolution authorizing a development agreement by and between the City of Merrill, Wisconsin and Zelich Customs LLC for rehabilitation of 2213 E. Main St. (TID No. 3). Carried. The TID cash development incentive of $4,500 would be paid after work is completed and the exterior maintenance orders resolved.

<u>Next RDA meetings</u>: Tentatively on Thursday, January 3rd, 2019 at 8:00 a.m. (if needed) and Tuesday, February 5th, 2019 at 8:00 a.m.

<u>Closed Session</u>:

Chair Meehean read the following notice: 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:

a. Consider approval of closed session RDA meeting minutes from October 30th

b. Review status of proposed Nelson's Power House new development - Lot 1 (TID No. 3) and consider potential amendments to TID development agreement

City of Merrill - Projected Tax Increment
2211 E. Main St. - Potential rehab for auto repair shop (with parts sales)

PIN 251-3107-073-0011 **East Side - TID No. 3**

Proposed developer: Zelich Customs LLC

Acquisition of existing block building followed by improvements to both interior and exterior. Please see following Zelich 10/12/2018 e-mail.

City Building Inspector has issued exterior maintenance orders on the property. Needs new roof, windows, garage and entryway doors, etc.

Real Estate		Existing Valuation		Projected Valuation
Land		$5,100	Land	$5,500
Improved		$26,500	Improved	$51,100
Total		$31,600	Total	$56,600

Projected RE Tax Increment **$25,000**

Projected Tax Increment (TID No. 3 - East Side)

Const. Year	Value Year	Revenue Year	Real Estate Increment	Tax Rate	Real Estate Tax Increment
2019	2020	2021	$25,000	$30.93	$773
	2021	2022	$25,000	$30.93	$773
	2022	2023	$25,000	$30.93	$773
	2023	2024	$25,000	$30.93	$773
	2024	2025	$25,000	$30.93	$773
	2025	2026	$25,000	$30.93	$773
			Projected Tax Increment		$4,640
					TID Increment

Attachment: Zelich 2211 E Main St (3841 : Consider resolution authorizing development agreement - Zelich Customs LLC)
Attachment: TID3-Zelich Development Status (5350 : TID No. 3 - Zelich Development Status)

Johnson, David

To: zelichcustoms
Subject: RE: TIF Request

From: Zelich Customs LLC [mailto:zelichcustoms@gmail.com]
Sent: Friday, October 12, 2018 5:55 PM
To: Johnson, David
Subject: TIF Request

Hello, here is our info regarding our request for $12,500 of TIF money for the property at 2211 E Main St.

- The building will be used as a auto repair shop with parts sales.

- There will be one immediate job created with more to follow.

- The assesed value is currently sitting at $31,600 and with all of our property improvments we feel we will easily hit the $100,000 Mark.

- Our total project cost has been esimated at $91,950.

Improved Assessment
$26,500

- The new additions to the property will be:

Hvac $6,200

nsulation $4,000

Electrical $5,600

Plumbing and bathroom $11,150

Signage $1,900

Showroom/interior finishes $2,700

Concrete approach and parking lot $19,900 — (Minimum Land Assessment)

TOTAL- $51,450

The remaining amount of $40,500 is considered to be due to deffered maintainance so we are not including that in our request

Thank you for considering our request.

Bryan Hoffman and Maxwell Zelich

MERRILL
CITY OF PARKS

Inspection Department
1004 East First Street • Merrill, Wisconsin • 54452
Phone: 715.536.4880 • Fax: 715.539.2668

*New property owner - Zelich Customs, LLC will need to apply for time extension

May 25, 2018

Diane Dettmering
Box 48
515 Park Ave
Brokaw, WI 54417

Re: 2211 E Main Street, Merrill, WI

Dear Ms. Dettmering :

The City of Merrill is continuing to do exterior maintenance inspections under **Merrill Municipal Code Section 105-244**. Upon inspection of your property I found you need to complete the following items checked below. Failure to do so will result in a daily citation until this has been completed.

☒ **(b) (5), (7), Exterior Surfaces / Roofs**: Exterior surfaces of buildings and structures not inherently resistant to deterioration shall be treated with a protective coating of paint or other suitable preservative which will provide adequate resistance to weathering and maintain an attractive appearance. Any exterior surface treated with paint or other preservative shall be maintained so as to prevent chipping, cracking, or other deterioration of the exterior surface or the surface treatment and to present an attractive appearance. All paint or other preservative shall be applied in a workmanlike fashion. All roofs shall be kept weathertight and in proper repair. **Please replace siding on your entire garage and paint all areas of house and accessory buildings including building east of the house by no later than September 1, 2018. Failure to complete will result in a daily citation until this is completed.** *

☐ **(b) (6) Yard areas:** Yard areas shall be kept in a clean and sanitary condition, free from any accumulation of combustible or noncombustible materials, debris, refuse, rubbish or garbage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed within 24 hours. Yards shall not be used to store appliances, furnaces, water heaters, water softeners, or building materials not used within ten days, or any unsightly bulk items. Please complete. Failure to do so will result in a daily citation until this is completed.

An equal opportunity/affirmative action employer.

MERRILL CITY OF PARKS

Inspection Department

1004 East First Street • Merrill, Wisconsin • 54452
Phone: 715.536.4880 • Fax: 715.539.2668

☐ **(b) (4) Fences, walks, parking areas:** Fences, other minor construction, walks, driveways, parking areas, and similar paved areas shall be properly maintained in a safe, sanitary and substantial condition. Please complete. Failure to do so will result in a daily citation until this is completed.

☐ **(b) (3) Debris:** All exterior property areas shall be properly maintained in a clean and sanitary condition free from debris, rubbish or garage, physical hazards, rodent harborage and infestation, and animal feces. All animal feces shall be removed within 24 hours. Please complete. Failure to do so will result in a daily citation until this is completed.

☐ **Parking on yard Areas:** Per Merrill Municipal Code Section 113-168 parking is only permitted on improved surfaces of gravel, asphalt, rotten granite or concrete in residential areas. Improved parking area shall not exceed 10% of the total lot area. Please complete. Failure to do so will result in a daily citation until this is completed.

If you have any questions please call 715-536-4880. Thank you in advance for your cooperation.

Sincerely,

Darin Pagel, Zoning & Building Inspector

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COPY

CITY OF MERRILL

SIGN PERMIT

If this permit has been issued for **Remodeling, Renovation, or Demolition**, you may be subject to Federal and State asbestos inspection and abatement requirements. You must contact the Wisconsin Department of Natural Resources (Tony Gansluckner at 715-684-2914 x132) to verify your project requirements prior to beginning any work.

PERMIT #: 18218

DATE ISSUED: 11/07/2018
DATE EXPIRED: 11/07/2019

PROJECT ADDRESS:	2211 MAIN ST E	**TAX NUMBER:**	
PROJECT:	SIGN	**STATE SEAL NUMBER:**	
ISSUED TO:	ZELICH CUSTOMS LLC	**CONTRACTOR:**	ZELICH CUSTOMS LLC
ADDRESS	2211 E. MAIN STREET	**ADDRESS:**	2211 E. MAIN STREET
CITY	MERRILL	**CITY:**	MERRILL
STATE	WI	**ST:**	WI
ZIP:	54452	**ZIP:**	54452
PHONE:		**PHONE:**	
SQ FT:	0.00	**ZONE ORD:**	
FRONT YARD SETBACK:		**BACK YARD SETBACK:**	
LEFT SIDE SETBACK:		**ALLEY SETBACK:**	
RIGHT SIDE SETBACK:			

CONDITIONS ON APPROVAL:

**** ALL SETBACKS ARE MEASURED FROM THE PROPERTY LINE****

FEE CODE	DESCRIPTION	AMOUNT
01A	ZONING REVIEW FEE	$ 50.00
12	SIGNS	$ 20.00
	TOTAL	$ 70.00

REQUIRED INSPECTIONS
SETBACK & BUILDING INSPECTIONS CALL 536-4880

____**LOCATION:** Inspection to determine setback compliance. Call Zoning Administrator before proceeding.

____**FOOTING:** Confirmation of soil types, footing size, and drain tile. Please call Inspector to confirm before pouring footings. Soil erosion in place.

____**FOUNDATION:** Inspection to determine footings and foundation construction, insulation, drain tile installation, and maintenance of soil erosion practices. Call for inspection before backfilling.

____**STRUCTURAL:** Inspection of wall, floor, and roof framing including all applicable code requirements. Maintenance of soil erosion practices. Call for inspection before any framing is concealed.

____**ELECTRICAL:** Inspection of all roughed-in electrical wiring before insulation is installed and walls and ceilings are closed in. May be performed at time of structural inspection.

____**PLUMBING:** Inspection of all rough-in plumbing before insulation is installed and walls and ceilings are closed in. Under floor plumbing must be inspected prior to concrete floor installation. May be preformed at time of structural and electrical inspection.

____**HVAC:** Inspection of all rough-in heating and ventilating equipment, duct locations, gas piping, etc. May be preformed at time of structural, electrical, and plumbing inspections.

____**INSULATION:** Inspection of insulation, draft stopping, and vapor barrier before interior finish is applied.

____**OCCUPANCY:** Inspection to determine substantial compliance with all aspects of the code and conditions of the building permit. The Building Inspector must issue an occupancy permit before the dwelling may be occupied. Call for inspection when dwelling is completed.

____**HARD SURFACING OF DRIVEWAY APPROACH:**

______________________ (APPROVED BY ZONING) ____/____/____ DATE

______________________ (APPROVED BY BUILDING) 11/7/18 DATE

ADDRESS 2211 E. Main
TAX NO. 251-3107-073-0011

APPLICATION NO. 18218
FEE 70.00

COPY

SIGN PERMIT APPLICATION - CITY OF MERRILL

The hereby undersigned applies for a sign permit and is aware of and agrees to comply with all ordinances of the City of Merrill. Failure to comply with ordinances or call the Zoning Office at 536-4880 for required inspections will result in issuance of citations.

OWNER Maxwell Zelich
ADDRESS 2213 E Main St
Merrill, WI 54452
PHONE NO. 715-218-5400

SIGNATURE [signature]
DATE 10-17-18
CONTRACTOR ________
LICENSE NO. ________

Lot No. ________ Block No. ________ Subdivision ________

Describe Proposed Sign Project and Type of Sign Type to be Erected One two post, stand alone sign. Multiple building signs.
(Submit sign prints, pictures, site plan, elevations, specifications, etc. with permit application)

Does Sign List the Business Name? Yes ✓ No__

Front and Side Length of Building at Site Address: Front 33' Side 47.5'

Will Sign be Permanently Installed? Yes ✓ No__

Will Sign Extend Out from Building? No ✓ Yes__ If Yes, How Far? ______

Sign's Outside Dimensions 5' x 5' Sign's Square Footage 25 sq. ft.

Square Footage Total of ALL OTHER Signs that will remain on the Property 70 sq. ft.

Exact Height from Ground to: Bottom of Sign 7'-13' Top of Sign 12'-18'

Building Face Sign is Lighted ✓ List Hours When Lighted Dusk till Dawn

Estimated Sign Cost $1900 List any property easements ________

Complete Site Plan and Elevation Drawings on Reverse Side

Do not write below the dotted line. Follow "Conditions" listed below when permit is issued.

Zoning District T.C. Floodplain Y__ N ✓ Fire Zone Y__ N ✓

Sign Permit Approved D Pagel Date 11/7/18

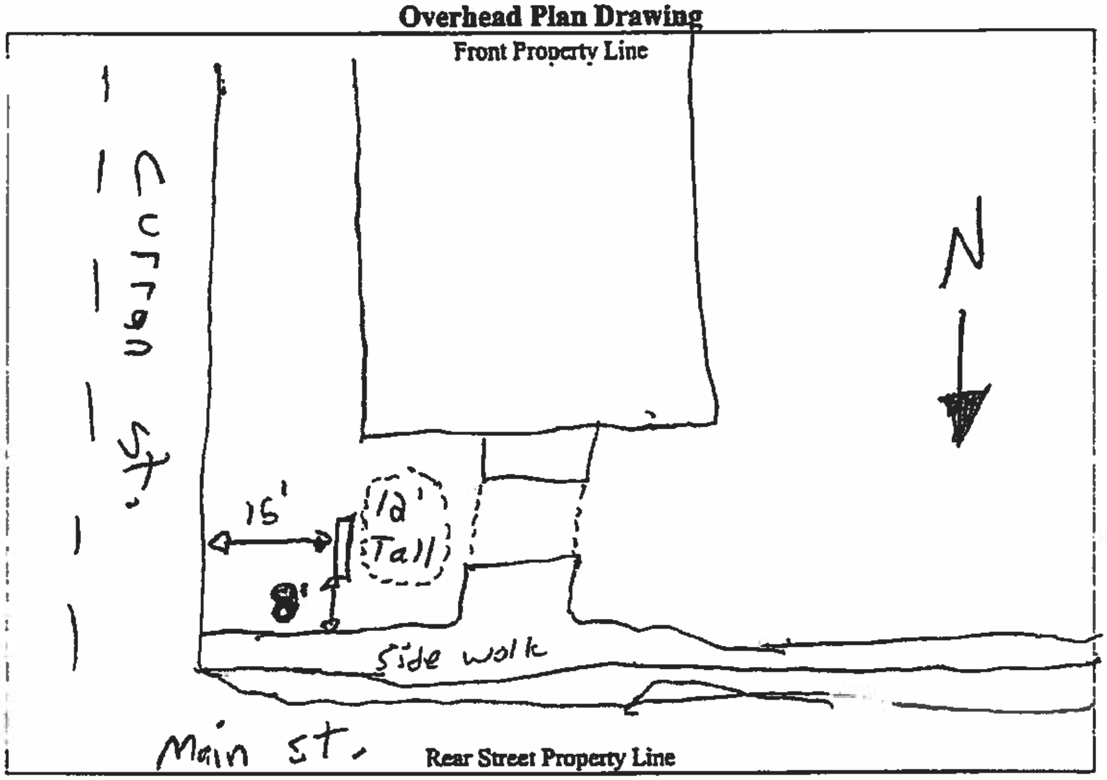
Conditions of Approval ________

Instructions:

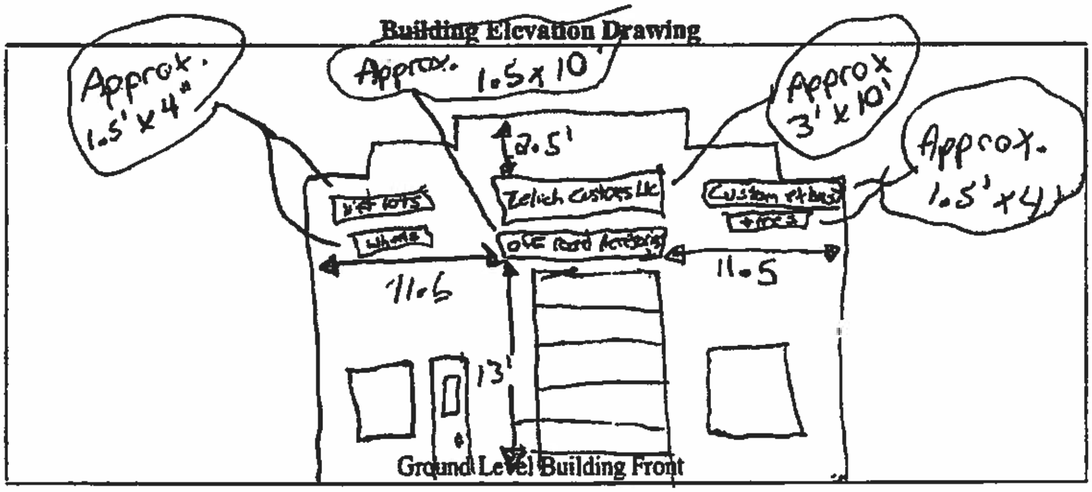
For ground signs do an **Overhead** site plan view showing the sign's location with the exact distances (e.g. ← 10' →) it will be from property lines and include a sign elevation drawing with the application that includes all sign measurements including heights. For signs on buildings, do a **Building Elevation** drawing showing building length, sign placement location on building with distance shown from sign in all four directions. Show sign dimensions (example 24' x 30'). Enter dimensions and distances (e.g.← 21' 8" →). Be clear and precise in showing measurements.

(OWNER OF PROPERTY IS RESPONSIBLE TO KNOW WHERE THEIR PROPERTY LINES ARE)

Overhead Plan Drawing



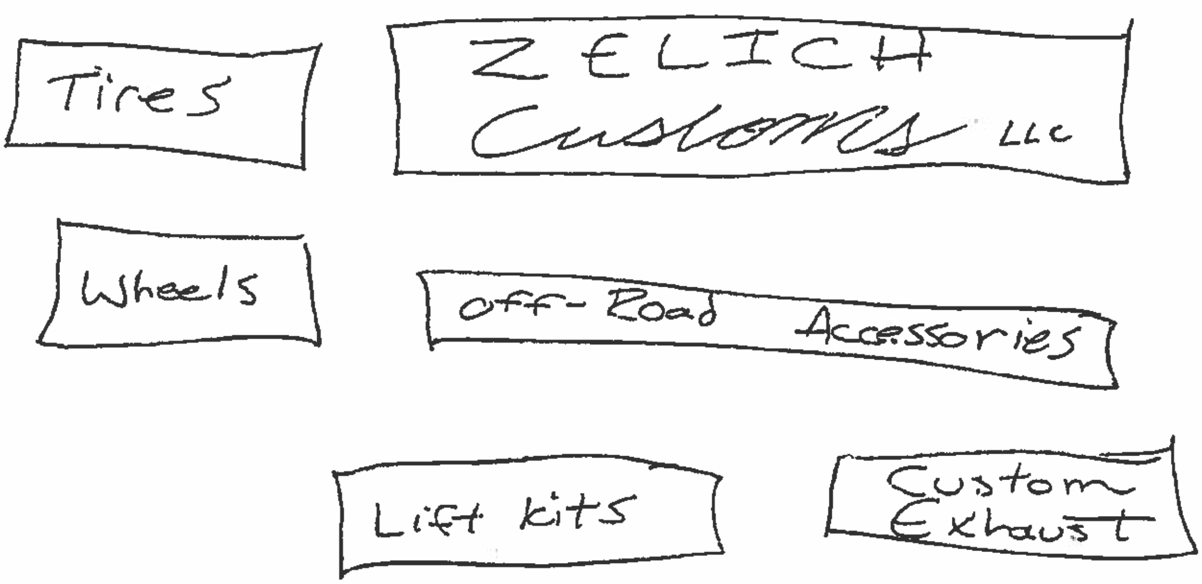
Building Elevation Drawing



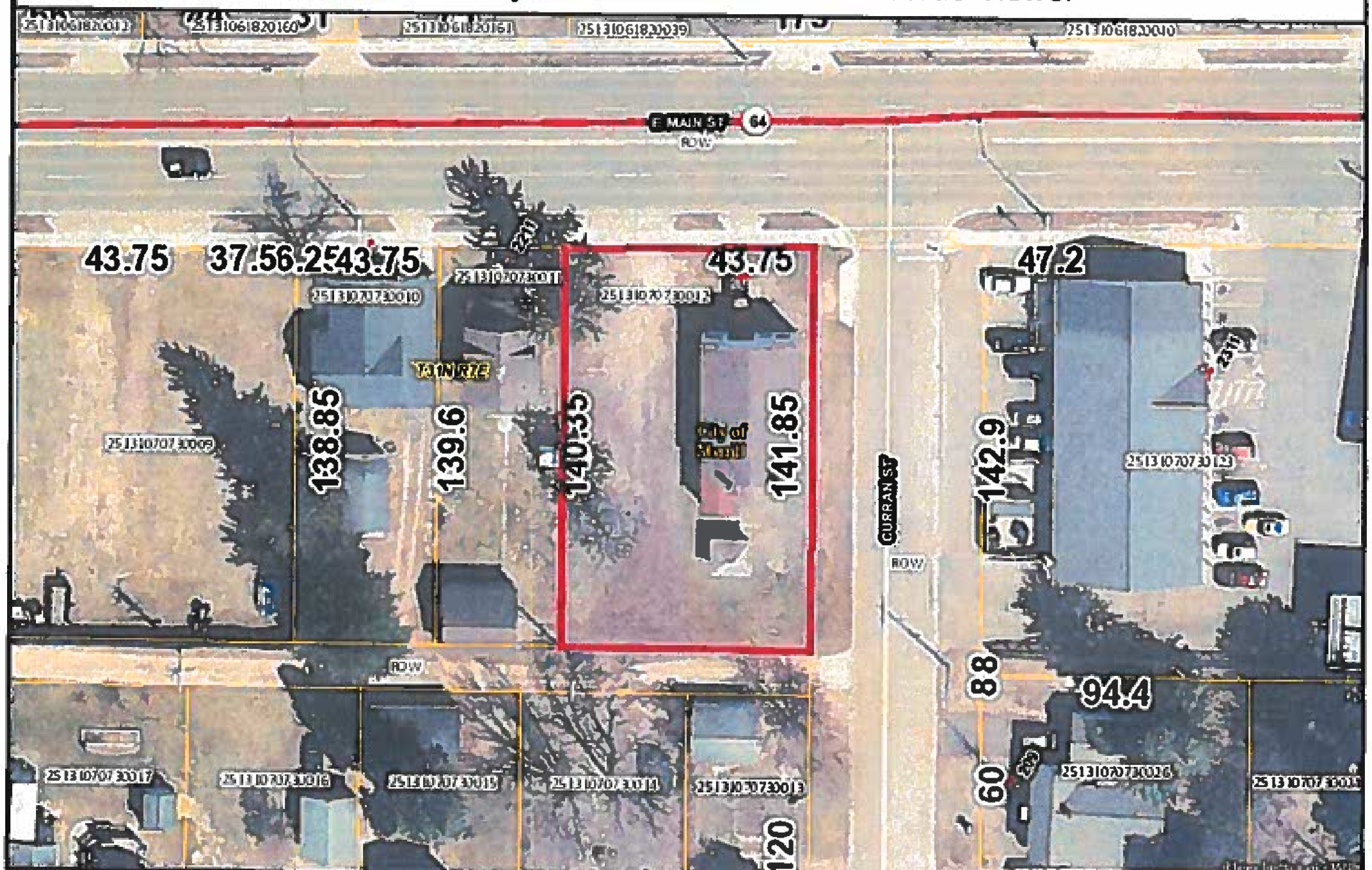
sign property site address 2213 E Main
Lot Width 60'
Lot Depth 100'

Stand Alone Sign

Building face



Lincoln County Public Access Land Records Viewer



Author: Public
Date Printed: 10/22/2018

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Tax Increment Districts
City of Merrill

1 inch = 670 feet

CITY OF MERRILL

TAX INCREMENT DISTRICTS (TIDs)

2021 PRELIMINARY BUDGET REQUESTS

Debt Service Transfers for 2021 need to be updated

Revised: 9/30/2020

City of Merrill

Tax Incremental Districts (TIDs)

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

Future TIDs:

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

City of Merrill - Tax Increment Districts (TIDs) **TID Cash Development Incentives - 2021**

EXPENDITURES

		TID No. 3	TID No. 6	TID No. 8	TID No. 10	TID No. 11	2021 Total	Final Year	Total TID Dev. Inc.
43 57100-04-50211	Gateway North - AmericInn	$40,000					$40,000	2021	$200,000
43 57100-04-50215	Cobblestone Inn & Suites	$30,000					$30,000	2021	$150,000
43 57100-04-55562	Nelson's Power House (Lot 1)	$25,000					$25,000	2024	$125,000
43 57100-04-55567	Golden Harvest (Lot 3)	$50,000					$50,000	2021	$200,000
43 57100-04-55577	United Dev. - 3201 E. Main St.	$20,000					$20,000	2022	$90,000
46 57100-04-52114	DJC, LLC (Dave Cooper Ins.)		$10,000				$10,000	2024	$60,000
48 57100-04-50222	Weinbrenner (Former Hurd)			$300,000			$300,000	2021	$300,000
40 57100-04-52333	S.C. Swiderski (Fox Point)				$100,000		$100,000	2022	$250,000
41 57100-04-52577	Premier Apartments - Phase II					$100,000	$100,000	2023	$500,000
41 57100-04-52588	Ryan Ott Homes - Phase I					$30,000	$30,000	Completion	$30,000
41 57100-04-52593	JJ Premier Homes - Phase I					$30,000	$30,000	Completion	$30,000
	TOTAL EXPENDITURES	**$165,000**	**$10,000**	**$300,000**	**$100,000**	**$160,000**	**$735,000**		**$1,935,000**

Total - 8/2021 (or completion)	**$735,000**

T-2

9-30-2020 08:08 PM

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #3	487,269	681,185	889,641	889,641	889,641	986,594	96,953	
47100-41113 Proceeds - Long Term Debt	1,724,000	1,425,000	0	0	0	0	0	
47100-41114 Interest Income - TID #3	5,715	8,402	0	100	115	0	0	
TOTAL Taxes (or Utility Rev.)	2,216,983	2,114,588	889,641	889,741	889,756	986,594	96,953	
Specials (Utility Rev.)								
47100-42400 Special Assessments	74,252	0	0	0	0	0	0	
TOTAL Specials (Utility Rev.)	74,252	0	0	0	0	0	0	
Intergovernmental								
47100-43430 Exempt Computer Aid	12,373	12,673	12,775	12,673	12,673	12,673	(102)	
47100-43435 State PP Aid	0	32,371	34,622	34,622	34,622	39,500	4,878	
47100-43534 Local Road Imp Fund	0	0	40,414	40,414	40,414	0	(40,414)	
TOTAL Intergovernmental	12,373	45,044	87,811	87,709	87,709	52,173	(35,638)	
TOTAL REVENUES	2,303,609	2,159,631	977,452	977,450	977,465	1,038,767	61,315	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets/Bldg	29,342	42,030	7,500	1,359	1,359	0	(7,500)	
57100-01-21000 Wages - Streets-GIS	21,028	20,585	3,500	1,180	1,180	0	(3,500)	
57100-01-22000 Overtime	148	57	0	0	0	0	0	
57100-01-25000 Wages - Temp - Streets	198	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	5,312	6,891	1,500	1,954	1,954	190	(1,310)	
57100-01-52000 WRS - Retirement	4,733	6,023	1,375	1,817	1,817	160	(1,215)	
57100-01-54000 Health Insurance	15,210	18,815	7,500	8,436	8,436	750	(6,750)	
57100-01-55000 Life Insurance	350	1,028	100	404	404	700	600	
57100-01-56000 Adm/Legal-City Wages	17,347	26,980	3,500	10,431	10,431	2,000	(1,500)	
TOTAL Personnel Services	93,666	122,408	24,975	25,580	25,580	3,800	(21,175)	
Contractual Services								
57100-02-10000 Legal Notices/Letters	13	0	0	0	0	0	0	
57100-02-11500 Outside Legal Expense	0	75	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	150	0	5,000	0	0	0	(5,000)	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	1,250	1,750	1,500	2,750	2,750	2,750	1,250	
57100-02-56500 LC Econ Dev Corp	1,500	1,690	1,750	1,500	1,500	0	(1,750)	
57100-02-57500 Contract Engineer/Survey	0	0	10,000	0	0	0	(10,000)	
TOTAL Contractual Services	3,063	3,665	18,400	4,400	4,400	2,900	(15,500)	

T-3

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Special Services								
57100-04-11546 Transfer - TID No. 6	0	0	0	0	0	0	0	
57100-04-11547 Transfer - TID No. 7	28,069	0	0	0	0	0	0	
57100-04-11548 Transfer - TID No. 8	45,000	0	0	0	0	0	0	
57100-04-50205 Mex Restaurant-Gateway N.	6,423	20,000	0	0	0	0	0	
57100-04-50211 Gateway North-AmericInn	40,000	40,000	40,000	40,000	40,000	40,000	0	
57100-04-50215 Cobblestone Inn & Suites	30,000	30,000	30,000	30,000	30,000	30,000	0	
57100-04-50503 Land Purchase	30	0	0	0	0	0	0	
57100-04-52000 Potential Dev Incentives	0	0	0	0	0	0	0	
57100-04-55558 Zelich-2213 E Main St	0	0	4,500	0	4,500	0	(4,500)	
57100-04-55562 Nelson's Power House	0	0	25,000	0	25,000	25,000	0	
57100-04-55565 One Way-Park City (Lot 2)	25,000	25,000	25,000	25,000	25,000	0	(25,000)	
57100-04-55567 Golden Harvest (Lot 3)	0	2,599	150,000	150,000	150,000	50,000	(100,000)	
57100-04-55577 United Dev-3201 E Main St	0	30,000	20,000	20,000	20,000	20,000	0	
57100-04-75000 Blight Acquisition/Demo	0	0	0	0	0	0	0	
TOTAL Special Services	174,522	147,599	294,500	265,000	294,500	165,000	(129,500)	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	266,607	512,876	542,555	511,601	542,555	797,088	254,533	
57100-05-12000 Borrowing Expenses	24,102	33,885	0	0	10,000	0	0	
TOTAL Fixed Charges	290,709	546,761	542,555	511,601	552,555	797,088	254,533	
Capital Outlay								
57100-08-23888 Street Lawn Trees	6,483	0	0	0	0	0	0	
57100-08-24000 Street Improvements	1,069,233	64,745	13,122	10,622	10,522	0	(13,122)	
57100-08-24011 Street Improvement-Hwy 64	0	884,161	0	0	0	0	0	
57100-08-24575 RR Trail-South E. Main St	0	137,535	0	0	0	0	0	
57100-08-24666 Sidewalks-South - E. Main	0	32,830	0	0	0	0	0	
57100-08-25711 Traffic Controls-N Center	11,414	2,807	0	0	0	0	0	
57100-08-25733 Crosswalk-Flashing Lights	0	6,433	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	83,443	39,922	0	0	0	0	0	
57100-08-26000 Water Improvements	6,090	14,506	0	150	150	0	0	
57100-08-26100 Stormwater Improvements	11,417	749	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	425	0	0	0	0	0	0	
TOTAL Capital Outlay	1,188,505	1,183,689	13,122	10,773	10,673	0	(13,122)	
Transfers								
57100-51-41000 Transfer to Other TIDs	0	0	110,000	0	0	45,000	(65,000)	
TOTAL Transfers	0	0	110,000	0	0	45,000	(65,000)	
TOTAL EXPENDITURES	1,750,466	2,004,123	1,003,552	817,353	887,707	1,013,788	10,236	
REVENUE OVER/(UNDER) EXPENDITURES	553,143	155,509	(26,100)	160,097	89,757	24,979	51,079	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47200-41113 Proceeds-Long Term Debt	0	75,000	150,000	0	0	0	(150,000)	
TOTAL Taxes (or Utility Rev.)	0	75,000	150,000	0	0	0	(150,000)	

47200-41113 Proceeds-Long Term Debt PERMANENT NOTES:
There was no 2020 borrowing for paving at MFG.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL REVENUES	0	75,000	150,000	0	0	0	(150,000)	
EXPENDITURES								
Personnel Services								
57200-01-11000 PW Director-Engineer	0	0	1,500	4,556	4,556	0	(1,500)	
57200-01-21000 Wages - Water-Streets	3,710	2,524	3,500	19,418	19,418	0	(3,500)	
57200-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	
57200-01-51000 SS/Medicare	284	182	500	742	742	0	(500)	
57200-01-52000 WRS - Retirement	289	162	425	606	606	0	(425)	
57200-01-54000 Health Insurance	674	93	1,250	2,415	2,415	0	(1,250)	
57200-01-55000 Life Insurance	0	21	50	30	30	0	(50)	
TOTAL Personnel Services	4,957	2,981	7,225	27,765	27,765	0	(7,225)	
Capital Outlay								
57200-08-23000 Electrical Improvements	1,135	0	0	0	0	0	0	
57200-08-23500 Parking Lots-Public	0	0	0	0	0	0	0	
57200-08-24000 Street Improvements	361	73,615	150,000	117,847	117,847	0	(150,000)	
57200-08-24025 MEG Improvements	0	0	0	0	0	0	0	
57200-08-25750 Streetlight Improvements	2,709	0	0	0	0	0	0	
57200-08-26000 Water Improvements	4,306	0	0	6,279	6,279	0	0	
57200-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	
57200-08-26500 Sanitary Sewer Improve	711	0	0	0	0	0	0	
TOTAL Capital Outlay	9,222	73,615	150,000	124,126	124,126	0	(150,000)	
TOTAL EXPENDITURES	14,179	76,597	157,225	151,891	151,891	0	(157,225)	
REVENUE OVER/(UNDER) EXPENDITURES	(14,179)	(1,597)	(7,225)	(151,891)	(151,891)	0	7,225	

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47350-41113 Proceeds-Long Term Debt	0	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	0	0	
Miscellaneous Revenues								
47350-48500 Idle Sites Grant-WEDC	0	0	266,436	0	250,000	0	(266,436)	
TOTAL Miscellaneous Revenues	0	0	266,436	0	250,000	0	(266,436)	
TOTAL REVENUES	0	0	266,436	0	250,000	0	(266,436)	
EXPENDITURES								
Capital Outlay								
57350-08-24000 Street Improvements	0	775,795	0	0	0	0	0	
57350-08-24777 End of S. Park St.	0	0	0	0	0	0	0	
57350-08-26000 Water Improvements	0	31,588	0	0	0	0	0	
57350-08-52500 RB Trail East-Lighting	0	0	0	0	0	0	0	
TOTAL Capital Outlay	0	807,383	0	0	0	0	0	
TOTAL EXPENDITURES	0	807,383	0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	0	(807,383)	266,436	0	250,000	0	(266,436)	

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Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

43 -TID #3 - East Side
TID #3 - Wal-Mart Dev.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Miscellaneous Revenues								
47500-48775 Reimb-Inspections Wal-Mart	0	0	89,409	89,409	89,409	0	(89,409)	
TOTAL Miscellaneous Revenues	0	0	89,409	89,409	89,409	0	(89,409)	
TOTAL REVENUES	0	0	89,409	89,409	89,409	0	(89,409)	
EXPENDITURES								
Capital Outlay								
57500-08-23500 Walmart Dev-Intersection	0	0	89,409	89,409	89,409	0	(89,409)	
TOTAL Capital Outlay	0	0	89,409	89,409	89,409	0	(89,409)	
TOTAL EXPENDITURES	0	0	89,409	89,409	89,409	0	(89,409)	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	0	0	0	0	
FUND TOTAL REVENUES	2,303,609	2,234,631	1,483,298	1,066,859	1,316,874	1,038,767	(444,531)	
FUND TOTAL EXPENDITURES	1,764,644	2,888,102	1,250,186	1,058,654	1,129,008	1,013,788	(236,398)	
REVENUE OVER/(UNDER) EXPENDITURES	538,965	(653,470)	233,111	8,205	187,866	24,979	(208,132)	

*** END OF REPORT ***

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #4	219,256	221,852	208,267	208,267	208,267	201,267	(7,000)	______
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	0	0	______
TOTAL Taxes (or Utility Rev.)	219,256	221,852	208,267	208,267	208,267	201,267	(7,000)	
Intergovernmental								
47100-43430 Exempt Computer Aid	12,850	13,161	13,200	13,161	13,161	13,161	(39)	______
47100-43435 State PP Aid	0	10,760	10,716	10,716	10,716	10,716	0	______
TOTAL Intergovernmental	12,850	23,922	23,916	23,878	23,878	23,877	(39)	
TOTAL REVENUES	232,106	245,774	232,183	232,144	232,144	225,144	(7,039)	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp	2,497	4,190	5,000	0	500	750	(4,250)	______
57100-01-21000 Wages-City Streets	24	1,025	1,500	0	0	0	(1,500)	______
57100-01-51000 SS/Medicare	702	933	900	0	775	775	(125)	______
57100-01-52000 WRS - Retirement	615	799	775	0	700	700	(75)	______
57100-01-54000 Health Insurance	1,365	2,003	1,750	0	1,500	1,750	0	______
57100-01-55000 Life Insurance	94	222	48	0	100	100	52	______
57100-01-56000 Adm/Legal-City Wages	6,663	6,982	1,000	0	1,500	2,500	1,500	______
TOTAL Personnel Services	11,961	16,154	10,973	0	5,075	6,575	(4,398)	
Contractual Services								
57100-02-10000 Legal Notices/Letters	30	0	0	0	0	0	0	______
57100-02-11750 Plan Develop-Consultant	125	0	0	0	0	0	0	______
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	______
57100-02-13000 TIF Audit Fees	750	750	750	750	750	750	0	______
57100-02-56500 LC Econ Dev Corp	1,350	1,500	1,500	1,500	1,500	1,500	0	______
57100-02-57500 Contract Engineer/Survey	0	0	7,500	0	0	5,000	(2,500)	______
TOTAL Contractual Services	2,405	2,400	9,900	2,400	2,400	7,400	(2,500)	

57100-02-5750Contract Engineer/Survey PERMANENT NOTES:
N. Pine Ridge Ave. - potential survey work for future street right-of-way.

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Special Services								
57100-04-50511 ROW-N. Pine Ridge Ave.	0	0	25,000	0	0	0	(25,000)	
TOTAL Special Services	0	0	25,000	0	0	0	(25,000)	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	89,974	88,910	93,902	93,902	93,902	93,902	0	
57100-05-12000 Borrowing Expenses	0	0	0	0	0	0	0	
TOTAL Fixed Charges	89,974	88,910	93,902	93,902	93,902	93,902	0	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-24666 Sidewalk-Johnson St.	0	2,338	30,000	25,700	25,700	0	(30,000)	
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	
57100-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	
57100-08-26500 Sanitary Sewer Improve	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	425	0	0	0	0	0	0	
TOTAL Capital Outlay	425	2,338	30,000	25,700	25,700	0	(30,000)	
Transfers								
57100-51-41000 Transfers to Other TIDs	0	0	50,000	0	200,000	100,000	50,000	
TOTAL Transfers	0	0	50,000	0	200,000	100,000	50,000	

57100-51-4100Transfers to Other TIDs PERMANENT NOTES:
After Tax Increment Share Plan preparation and adoption.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL EXPENDITURES	104,765	109,802	219,775	122,003	327,077	207,877	(11,898)	
REVENUE OVER/(UNDER) EXPENDITURES	127,341	135,972	12,408	110,142	(94,933)	17,267	4,859	
FUND TOTAL REVENUES	232,106	245,774	232,183	232,144	232,144	225,144	(7,039)	
FUND TOTAL EXPENDITURES	104,765	109,802	219,775	122,003	327,077	207,877	(11,898)	
REVENUE OVER/(UNDER) EXPENDITURES	127,341	135,972	12,408	110,142	(94,933)	17,267	4,859	

*** END OF REPORT ***

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #5	16,645	17,645	17,322	17,322	17,322	17,787	465	
TOTAL Taxes (or Utility Rev.)	16,645	17,645	17,322	17,322	17,322	17,787	465	
47100-41110 Property Tax - TID #5	PERMANENT NOTES: See also TID No. 11 - created May 2016.							
Intergovernmental								
47100-43430 Exempt Computer Aid	134	137	135	137	137	137	2	
47100-43435 State PP Aid	0	211	425	0	0	0	(425)	
TOTAL Intergovernmental	134	348	560	137	137	137	(423)	
TOTAL REVENUES	16,779	17,992	17,882	17,460	17,459	17,924	42	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets Wages	1,750	0	250	0	2,000	250	0	
57100-01-21000 Wages - Parks-Streets	0	0	500	203	500	250	(250)	
57100-01-51000 SS/Medicare	151	17	135	16	150	135	0	
57100-01-52000 WRS - Retirement	132	15	105	14	125	105	0	
57100-01-54000 Health Insurance	112	61	125	0	150	125	0	
57100-01-55000 Life Insurance	7	7	30	0	35	30	0	
57100-01-56000 Adm/Legal-City Wages	219	219	500	0	500	500	0	
TOTAL Personnel Services	2,371	319	1,645	232	3,460	1,395	(250)	
Contractual Services								
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	500	500	500	500	500	0	
TOTAL Contractual Services	650	650	650	650	650	650	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	2,522	2,485	2,448	479	2,448	2,400	(48)	
TOTAL Fixed Charges	2,522	2,485	2,448	479	2,448	2,400	(48)	
Capital Outlay								
57100-08-25737 Fencing - Street ROW	3,340	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	3,295	0	35,000	8,420	35,000	0	(35,000)	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	2,500	2,500	
57100-08-92000 Trees - Street Lawn	0	0	0	0	0	2,500	2,500	
TOTAL Capital Outlay	6,635	0	35,000	8,420	35,000	5,000	(30,000)	

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
57100-08-2575Streetlight Improvements	PERMANENT NOTES: In 2020 - MARC Drive to City-owned LED streetlights							
57100-08-3100Marketing - Advertising	PERMANENT NOTES: Including welcome banners and wayfinder signage.							
TOTAL EXPENDITURES	12,178	3,453	39,743	9,781	41,558	9,445	(30,298)	
REVENUE OVER/(UNDER) EXPENDITURES	4,600	14,539	(21,861)	7,678	(24,099)	8,479	30,340	
FUND TOTAL REVENUES	16,779	17,992	17,882	17,460	17,459	17,924	42	
FUND TOTAL EXPENDITURES	12,178	3,453	39,743	9,781	41,558	9,445	(30,298)	
REVENUE OVER/(UNDER) EXPENDITURES	4,600	14,539	(21,861)	7,678	(24,099)	8,479	30,340	

*** END OF REPORT ***

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #6	0	32,863	41,797	41,797	41,797	58,714	16,917	
47100-41113 Proceeds - Long Term Debt	104,265	0	0	0	0	0	0	
47100-41114 Debt Premium - TID6	735	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	105,000	32,863	41,797	41,797	41,797	58,714	16,917	
Intergovernmental								
47100-43430 Exempt Computer Aid	2,777	2,844	2,845	2,844	2,844	2,844	(1)	
TOTAL Intergovernmental	2,777	2,844	2,845	2,844	2,844	2,844	(1)	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	0	36,895	0	0	0	(36,895)	
47100-48500 Donation-Bankers Square	0	0	0	5,000	5,000	0	0	
47100-48750 Sale of Property	3,138	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	3,138	0	36,895	5,000	5,000	0	(36,895)	
TOTAL REVENUES	110,915	35,707	81,537	49,641	49,641	61,558	(19,979)	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets/Bldg-	2,782	0	500	0	250	500	0	
57100-01-21000 Wages-Streets & Parks	17,716	2,382	0	0	1,250	0	0	
57100-01-22000 Overtime	574	42	0	0	0	0	0	
57100-01-25000 Wages-Temp-Reg	591	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	1,821	481	200	0	275	200	0	
57100-01-52000 WRS - Retirement	1,650	507	175	0	250	175	0	
57100-01-54000 Health Insurance	6,096	514	575	0	565	575	0	
57100-01-55000 Life Insurance	86	929	35	0	75	35	0	
57100-01-56000 Adm/Legal-City Wages	3,278	3,183	1,500	0	1,500	1,500	0	
TOTAL Personnel Services	34,593	8,038	2,985	0	4,165	2,985	0	
Contractual Services								
57100-02-11750 Plan Develop-Consultant	50	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	500	500	500	500	500	0	
57100-02-40000 Architectural Design	0	0	5,000	0	0	5,000	0	
57100-02-56500 LC Econ Dev Corp	500	500	500	500	500	500	0	
TOTAL Contractual Services	1,200	1,150	6,150	1,150	1,150	6,150	0	

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Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Special Services								
57100-04-52100 One Way Collision Dev	4,000	0	0	0	0	0	0	
57100-04-52113 Alamsa - Kindhearted	25,000	25,000	0	0	0	0	0	
57100-04-52114 DJC-Cooper Ins Dev Incent	0	0	20,000	20,000	20,000	10,000	(10,000)	
57100-04-75000 Blight Acquisition/Demo	0	0	0	0	0	0	0	
57100-04-75580 Blight - 509 E 2nd St	173	0	0	0	0	0	0	
57100-04-75582 Blight - 108 Hendricks	184	0	0	0	0	0	0	
57100-04-75583 Blight - 211 Cleveland St	26,957	0	0	0	0	0	0	
57100-04-75585 Del Tax - 722 E 2nd St	1,602	0	0	0	0	0	0	
57100-04-75818 818 E 1st St-Bakery Site	55	0	0	0	0	0	0	
TOTAL Special Services	57,971	25,000	20,000	20,000	20,000	10,000	(10,000)	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	26,736	34,515	33,985	22,737	33,985	33,985	0	
57100-05-12000 Borrowing Expenses	3,367	0	0	0	0	0	0	
TOTAL Fixed Charges	30,103	34,515	33,985	22,737	33,985	33,985	0	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-27666 Parking Lot Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	2,500	0	
57100-08-45000 Bankers Square -"Pocket"	73,650	26,776	0	3,276	9,000	0	0	
TOTAL Capital Outlay	73,650	26,776	2,500	3,276	9,000	2,500	0	

57100-08-3100Marketing - Advertising PERMANENT NOTES:
Including welcome banners and wayfinder signage.

57100-08-4500Bankers Square -"Pocket" PERMANENT NOTES:
In 2020, landscaping between FotoNews and Merrill Community Savings with $5,000 offsetting donation.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL EXPENDITURES	197,518	95,479	65,620	47,163	68,300	55,620	(10,000)	
REVENUE OVER/(UNDER) EXPENDITURES	(86,603)	(59,772)	15,917	2,478	(18,659)	5,938	(9,979)	
FUND TOTAL REVENUES	110,915	35,707	81,537	49,641	49,641	61,558	(19,979)	
FUND TOTAL EXPENDITURES	197,518	95,479	65,620	47,163	68,300	55,620	(10,000)	
REVENUE OVER/(UNDER) EXPENDITURES	(86,603)	(59,772)	15,917	2,478	(18,659)	5,938	(9,979)	

*** END OF REPORT ***

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #7	0	0	18,501	18,501	18,501	118,751	100,250	
TOTAL Taxes (or Utility Rev.)	0	0	18,501	18,501	18,501	118,751	100,250	
Intergovernmental								
47100-43430 Exempt Computer Aid	1,441	1,476	1,475	1,476	1,476	1,476	1	
47100-43750 WI DNR - DERF Reimb.	0	35,248	0	0	0	0	0	
TOTAL Intergovernmental	1,441	36,724	1,475	1,476	1,476	1,476	1	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	28,069	0	2,028	0	0	0	(2,028)	
47100-48750 Sale of Property	8,013	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	36,082	0	2,028	0	0	0	(2,028)	
TOTAL REVENUES	37,523	36,724	22,004	19,977	19,977	120,227	98,223	
EXPENDITURES								
Personnel Services								
57100-01-11000 Wages- Bldg Insp/PW Direc	0	914	500	0	250	1,000	500	
57100-01-21000 Streets - Wages - Perm	0	2,585	0	0	0	3,500	3,500	
57100-01-51000 SS/Medicare	96	420	200	0	200	375	175	
57100-01-52000 WRS - Retirement	84	371	175	0	175	350	175	
57100-01-54000 Health Insurance	157	1,369	750	0	750	1,250	500	
57100-01-55000 Life Insurance	582	65	49	0	55	100	51	
57100-01-56000 Adm/Legal-City Wages	688	2,153	1,000	0	1,000	1,500	500	
TOTAL Personnel Services	1,607	7,876	2,674	0	2,430	8,075	5,401	
Contractual Services								
57100-02-10000 Legal Notices/Letters	50	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	50	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Expense	750	750	250	750	750	750	500	
57100-02-56500 LC Econ Dev Corp	500	500	500	500	500	500	0	
TOTAL Contractual Services	1,500	1,400	900	1,400	1,400	1,400	500	

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Special Services								
57100-04-50522 PP Tax Refund-FM Graham	0	0	6,764	6,764	6,764	0	(6,764)	
57100-04-52544 FreMarq Loan-Dev Incentiv	0	100,000	0	0	0	0	0	
57100-04-75203 "Blight" - 400 E 4th St	964	0	0	0	0	0	0	
57100-04-75236 "Blight" - 402 Mill St.	0	3,473	0	0	0	0	0	
57100-04-75237 "Blight" - 501 Blaine St.	0	1,463	22,182	22,182	22,182	0	(22,182)	
TOTAL Special Services	964	104,936	28,946	28,946	28,946	0	(28,946)	
Fixed Charges								
57100-05-11000 Transfer for Debt Service	13,192	13,411	13,261	13,279	13,261	96,000	82,739	
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	
TOTAL Fixed Charges	13,192	13,411	13,261	13,279	13,261	96,000	82,739	

57100-05-1100Transfer for Debt Service PERMANENT NOTES:
In 2021, payoff of $80,000 Series 2016C NAN (Note Anticipation Note)

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Capital Outlay								
57100-08-25000 Environ - 806 N Center	55	0	0	0	0	0	0	
57100-08-25711 Traffic Controls-Center/G	8,047	3,493	0	0	0	0	0	
57100-08-25737 Fencing - Street ROW	12,103	0	0	0	0	0	0	
57100-08-26000 Water Improvements	0	0	15,000	0	0	15,000	0	
57100-08-26500 Sanitary Sewer Improvemen	0	0	15,000	0	0	15,000	0	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	2,500	2,500	
57100-08-45000 Street Improvements	0	0	0	0	0	0	0	
TOTAL Capital Outlay	20,205	3,493	30,000	0	0	32,500	2,500	

57100-08-2571Traffic Controls-Center/G PERMANENT NOTES:
In 2018 & 2019 - Modernize LEDs - N. Center Ave./Hwy G

57100-08-2600Water Improvements PERMANENT NOTES:
Extension of Water & Sanitary Sewer to northern former mill building to faciliate expanded use by FreMarq Innovations.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL EXPENDITURES	37,468	131,116	75,781	43,625	46,037	137,975	62,194	
REVENUE OVER/(UNDER) EXPENDITURES	55	(94,392)	(53,777)	(23,648)	(26,060)	(17,748)	36,029	
FUND TOTAL REVENUES	37,523	36,724	22,004	19,977	19,977	120,227	98,223	
FUND TOTAL EXPENDITURES	37,468	131,116	75,781	43,625	46,037	137,975	62,194	
REVENUE OVER/(UNDER) EXPENDITURES	55	(94,392)	(53,777)	(23,648)	(26,060)	(17,748)	36,029	

*** END OF REPORT ***

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #8	0	20,221	40,348	40,348	40,348	59,338	18,990	
47100-41113 Proceeds - Long Term Debt	477,205	0	610,000	0	610,000	403,400	(206,600)	
47100-41114 Debt Premium-TID8	(2,205)	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	475,000	20,221	650,348	40,348	650,348	462,738	(187,610)	

47100-41113 Proceeds - Long Term Debt PERMANENT NOTES:
Potential $300,000 TID cash development incentive for Weinbrenner Shoe Company - former Hurd buildings. Also, $103,400 for River Bend Trail - West paving (City fiscal obligation for Anson-Gilkey property).

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Intergovernmental								
47100-43430 Exempt Computer Aid	3,581	3,668	3,675	3,668	3,668	3,668	(7)	
TOTAL Intergovernmental	3,581	3,668	3,675	3,668	3,668	3,668	(7)	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	45,000	0	36,688	0	125,000	125,000	88,312	
47100-48750 Sale of Property	600	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	45,600	0	36,688	0	125,000	125,000	88,312	
TOTAL REVENUES	524,181	23,889	690,711	44,015	779,016	591,406	(99,305)	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/GIS Mapping	30,147	0	10,000	0	15,000	2,500	(7,500)	
57100-01-21000 City Utility-Streets Wage	327	0	5,000	6,032	6,500	1,500	(3,500)	
57100-01-25000 Wages-Temp-Reg	0	0	0	66	66	0	0	
57100-01-51000 SS/Medicare	2,655	340	650	451	1,000	500	(150)	
57100-01-52000 WRS - Retirement	4,213	291	600	407	950	450	(150)	
57100-01-54000 Health Insurance	4,055	510	1,740	1,908	3,250	2,000	260	
57100-01-55000 Life Insurance	138	96	72	2	100	100	28	
57100-01-56000 Adm/Legal-City Wages	4,246	4,448	1,500	0	2,500	3,500	2,000	
TOTAL Personnel Services	45,781	5,685	19,562	8,866	29,366	10,550	(9,012)	

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	2	0	0	144	144	0	0	
57100-02-11500 Outside Legal Expense	0	150	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	50	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	750	750	750	750	750	750	0	
57100-02-56500 LC Econ Dev Corp	750	1,000	1,500	1,500	1,500	3,500	2,000	
TOTAL Contractual Services	1,702	2,050	2,400	2,544	2,544	4,400	2,000	
Special Services								
57100-04-50222 Weinbrenner Dev Incentive	0	0	0	0	0	300,000	300,000	
57100-04-75000 Blight Acquisition/Demo	55	0	0	0	0	0	0	
57100-04-75002 Blight-405 N Genesee	0	71	0	1,957	22,500	0	0	
57100-04-75025 Blight - 122 S Prospect	0	9,077	0	75	75	0	0	
57100-04-75029 "Blight" - 403 East St.	0	21,955	0	0	0	0	0	
57100-04-75030 "Blight" - 405 East St.	0	20,020	0	0	0	0	0	
57100-04-75033 "Blight" - 206 N Thomas	11,062	0	0	0	0	0	0	
57100-04-75500 Blight - 416 Grand	86	0	0	0	0	0	0	
57100-04-75507 Blight - 418 Grand	0	62	0	0	0	0	0	
57100-04-75509 Blight - 612 Grand Ave.	0	0	0	116	116	0	0	
57100-04-75520 "Blight"-903 Grand Ave	0	6,470	0	75	75	0	0	
57100-04-75522 "Blight" - 508 Grand Ave	2,937	0	0	0	0	0	0	
57100-04-75527 "Blight" - 220 Grand Ave	23,446	0	0	0	0	0	0	
57100-04-75529 120 N Foster-Del Tax Demo	0	26,943	0	0	0	0	0	
TOTAL Special Services	37,587	84,597	0	2,223	22,766	300,000	300,000	

57100-04-5022Weinbrenner Dev IncentivesPERMANENT NOTES:
Potential cash development incentive for rehabiliation of former Hurd Windows & Doors vacant buildings (after purchaxe from Merrill Area Development Corp.).

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer for Debt Service	10,857	50,674	49,863	49,863	49,863	49,863	0	
57100-05-12000 Borrowing Expenses	15,231	0	0	0	15,000	10,000	10,000	
TOTAL Fixed Charges	26,088	50,674	49,863	49,863	64,863	59,863	10,000	
Capital Outlay								
57100-08-22500 401 W Main St-Purchase	140,751	0	0	0	0	0	0	
57100-08-24000 Street Improvements	164,961	508	540,000	540,000	540,000	0	(540,000)	
57100-08-24600 Sidewalk Improvements	0	3,250	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	0	70,000	62,738	70,000	0	(70,000)	
57100-08-26000 Water Improvements	129,814	0	0	0	0	0	0	
57100-08-26500 Sanitary Sewer Improvemen	98,338	0	0	0	0	0	0	
57100-08-27122 River Bend Trail-West	0	0	0	0	0	103,400	103,400	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	
TOTAL Capital Outlay	533,864	3,758	610,000	602,738	610,000	103,400	(506,600)	

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
57100-08-2400Street Improvements	PERMANENT NOTES: In 2020, Grand Ave., N. Prospect St., and S. Genessee St. as part of major utility and street improvement project.							
57100-08-2712River Bend Trail-West	PERMANENT NOTES: In 2021, paving of River Bend - West trail.							
TOTAL EXPENDITURES	645,021	146,764	681,825	666,233	729,539	478,213	(203,612)	
REVENUE OVER/(UNDER) EXPENDITURES	(120,840)	(122,875)	8,886	(622,218)	49,477	113,193	104,307	
FUND TOTAL REVENUES	524,181	23,889	690,711	44,015	779,016	591,406	(99,305)	
FUND TOTAL EXPENDITURES	645,021	146,764	681,825	666,233	729,539	478,213	(203,612)	
REVENUE OVER/(UNDER) EXPENDITURES	(120,840)	(122,875)	8,886	(622,218)	49,477	113,193	104,307	

*** END OF REPORT ***

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)

2021 Projects

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1 inch = 235 feet

Legend

Future Tr

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

	2018 ACTUAL	2019 ACTUAL	(2020) CURRENT BUDGET	(2020) Y-T-D ACTUAL	(2020) PROJECTED YEAR END	(2021) REQUESTED BUDEGT	(2021) BUDGET CHANGE	(2021) PROPOSED BUDGET
REVENUES								
Intergovernmental								
47100-43430 Exempt Computer Aid	4,780	4,896	4,775	4,896	4,896	4,896	121	
TOTAL Intergovernmental	4,780	4,896	4,775	4,896	4,896	4,896	121	
Miscellaneous Revenues								
47100-48244 Transfer from TID No. 4	0	0	45,340	0	300,000	45,340	0	
47100-48588 Loan Repayment-Club Modern	1,625	2,820	2,500	2,115	2,500	2,500	0	
TOTAL Miscellaneous Revenues	1,625	2,820	47,840	2,115	302,500	47,840	0	
TOTAL REVENUES	6,405	7,715	52,615	7,010	307,396	52,736	121	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp.	0	0	0	0	0	0	0	
57100-01-21000 Streets/Utility - Labor	0	0	0	0	0	0	0	
57100-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	118	123	125	0	125	125	0	
57100-01-52000 WRS - Retirement	103	106	115	0	110	115	0	
57100-01-54000 Health Insurance	202	220	550	0	225	550	0	
57100-01-55000 Life Insurance	20	49	25	0	20	25	0	
57100-01-56000 Adm/Legal-City Wages	1,537	1,611	1,500	0	1,500	1,500	0	
TOTAL Personnel Services	1,980	2,109	2,315	0	1,980	2,315	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	75	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	125	0	5,000	0	0	5,000	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	1,000	1,000	1,000	250	1,000	1,000	0	
57100-02-41555 Grant Writing Consultant	0	0	25,000	0	0	25,000	0	
57100-02-56500 LC Econ Dev Corp	750	500	500	500	500	500	0	
TOTAL Contractual Services	2,025	1,725	31,650	900	1,650	31,650	0	

57100-02-4155Grant Writing Consultant PERMANENT NOTES:
Potential grant writing assistance for Wisconsin Economic Development Corp. (WEDC) Idle Sites and Federal EPA Brownfields applications.

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Special Services								
57100-04-50500 Neumann Lot2-Dev Incent	15,000	0	0	0	0	0	0	
57100-04-75000 Page Milk-Tax Foreclosure	0	7,511	0	0	0	0	0	
TOTAL Special Services	15,000	7,511	0	0	0	0	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	18,608	18,950	18,650	18,650	18,650	18,650	0	
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	
TOTAL Fixed Charges	18,608	18,950	18,650	18,650	18,650	18,650	0	
Capital Outlay								
57100-08-23775 Pier-S. Park St.	0	0	0	311	311	0	0	
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-26000 Utility Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	
TOTAL Capital Outlay	0	0	0	311	311	0	0	

57100-08-3100Marketing - Advertising PERMANENT NOTES:
Including welcome banners & wayfinder signage.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL EXPENDITURES	37,613	30,295	52,615	19,861	22,591	52,615	0	
REVENUE OVER/(UNDER) EXPENDITURES	(31,208)	(22,580)	0	(12,850)	284,805	121	121	

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Miscellaneous Revenues								
47300-48500 Idle Sites Grant - WEDC	0	0	0	0	75,000	0	0	
TOTAL Miscellaneous Revenues	0	0	0	0	75,000	0	0	
TOTAL REVENUES	0	0	0	0	75,000	0	0	
EXPENDITURES								
Capital Outlay								
57300-08-52500 River Bend Trail-East	5,286	0	0	0	0	0	0	
TOTAL Capital Outlay	5,286	0	0	0	0	0	0	

57300-08-5250River Bend Trail-East PERMANENT NOTES:
See TID No. 3 for River Bend Trail extension from S. Park St. east to Cooper St.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL EXPENDITURES	5,286	0	0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	(5,286)	0	0	0	75,000	0	0	
FUND TOTAL REVENUES	6,405	7,715	52,615	7,010	382,396	52,736	121	
FUND TOTAL EXPENDITURES	42,899	30,295	52,615	19,861	22,591	52,615	0	
REVENUE OVER/(UNDER) EXPENDITURES	(36,494)	(22,580)	0	(12,850)	359,805	121	121	

*** END OF REPORT ***

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #10	0	0	0	0	0	0	0	
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	100,000	100,000	
TOTAL Taxes (or Utility Rev.)	0	0	0	0	0	100,000	100,000	

47100-41113 Proceeds - Long Term Debt PERMANENT NOTES:
Potential for two $50,000 cash development incentives for S.C. Swiderski (i.e. upon occupancy).

47100-41113 Proceeds - Long Term Debt CURRENT YEAR NOTES:
Also, refinancing of Series 2016C - Note Anticipation Note (NAN) of $495,000. Ballon payment due 10/1/2021.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Miscellaneous Revenues								
47100-48243 Land Sale	0	25,000	1	0	0	1	0	
TOTAL Miscellaneous Revenues	0	25,000	1	0	0	1	0	
TOTAL REVENUES	0	25,000	1	0	0	100,001	100,000	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp	0	0	0	0	0	0	0	
57100-01-21000 City Streets - Wages	0	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	165	271	275	0	275	275	0	
57100-01-52000 WRS - Retirement	145	232	250	0	250	250	0	
57100-01-54000 Health Insurance	314	557	500	0	500	500	0	
57100-01-55000 Life Insurance	29	105	50	0	50	50	0	
57100-01-56000 Adm/Legal-City Wages	2,157	3,540	3,500	0	3,500	3,500	0	
TOTAL Personnel Services	2,810	4,706	4,575	0	4,575	4,575	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	143	0	0	336	336	0	0	
57100-02-11750 Plan Develop-Consultant	50	0	10,000	0	0	0	(10,000)	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	250	250	250	0	250	250	0	
57100-02-15500 Mowing Services	0	0	0	595	750	0	0	
TOTAL Contractual Services	593	400	10,400	1,081	1,486	400	(10,000)	

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Special Services								
57100-04-52333 Swiderski Dev Incentives	0	0	0	0	0	100,000	100,000	
TOTAL Special Services	0	0	0	0	0	100,000	100,000	

57100-04-5233Swiderski Dev Incentives PERMANENT NOTES:
Cash development incentive payments anticipated (upon occupancy permits for new apartment buildings).

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer for Debt Service	20,025	20,025	20,132	20,132	20,132	20,025	(108)	
57100-05-12000 Borrowing Expense	0	0	0	0	0	10,000	10,000	
TOTAL Fixed Charges	20,025	20,025	20,132	20,132	20,132	30,025	9,893	

57100-05-1200Borrowing Expense PERMANENT NOTES:
Planned refinancing of 2016C Note Anticipation Note (NAN) and new borrowing for Swiderski cash development incentives.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Capital Outlay								
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	425	0	0	0	0	0	0	
TOTAL Capital Outlay	425	0	0	0	0	0	0	
TOTAL EXPENDITURES	23,852	25,130	35,107	21,213	26,193	135,000	99,893	
REVENUE OVER/(UNDER) EXPENDITURES	(23,852)	(130)	(35,106)	(21,213)	(26,193)	(34,999)	108	
FUND TOTAL REVENUES	0	25,000	1	0	0	100,001	100,000	
FUND TOTAL EXPENDITURES	23,852	25,130	35,107	21,213	26,193	135,000	99,893	
REVENUE OVER/(UNDER) EXPENDITURES	(23,852)	(130)	(35,106)	(21,213)	(26,193)	(34,999)	108	

*** END OF REPORT ***

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #11	12,611	69,961	113,060	113,060	113,060	147,759	34,699	
47100-41113 Proceeds - Long Term Debt	0	0	200,000	0	200,000	535,000	335,000	
47100-41114 Debt Premium-TID11	0	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	12,611	69,961	313,060	113,060	313,060	682,759	369,699	

47100-41113 Proceeds - Long Term Debt PERMANENT NOTES:
For 2020, Rock Ridge Apartments Phase II cash development incentives (for 2019 & 2020).

47100-41113 Proceeds - Long Term Debt CURRENT YEAR NOTES:
For 2021, potential $150,000 for curb, gutter, & paving of W. St. Paul St.; $40,000 for potential streetlighting; potential $245,000 for utility and street extension of Superior St.; and the third $100,000 Rock Ridge Apartments Phase II cash development incentive.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Intergovernmental								
47100-43435 State PP Aid	0	12,568	16,305	16,305	16,305	16,305	0	
TOTAL Intergovernmental	0	12,568	16,305	16,305	16,305	16,305	0	
Public Charges-Services								
47100-46100 Bid Spec Revenue	0	0	0	0	0	0	0	
TOTAL Public Charges-Services	0	0	0	0	0	0	0	
Miscellaneous Revenues								
47100-48750 Sale of Property	0	0	0	0	2	2	2	
47100-48999 Focus on Energy-LEDs	640	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	640	0	0	0	2	2	2	

47100-48750 Sale of Property PERMANENT NOTES:
Denyon Homes/Ryan Ott - for phased single-family home development (former Kienitz parcel). JJ Premier - for phased single-family home development (Lot 3 Rock Ridge).

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL REVENUES	13,251	82,528	329,365	129,365	329,367	699,066	369,701	

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Engineer	0	2,619	750	0	1,000	1,250	500	
57100-01-21000 Wages - Streets-Utility	0	0	0	0	0	750	750	
57100-01-51000 SS/Medicare	361	828	175	0	175	275	100	
57100-01-52000 WRS - Retirement	316	709	150	0	150	250	100	
57100-01-54000 Health Insurance	696	1,692	575	0	600	775	200	
57100-01-55000 Life Insurance	61	204	35	0	55	100	65	
57100-01-56000 Adm/Legal - City Wages	4,723	8,199	1,750	0	1,750	1,750	0	
TOTAL Personnel Services	6,157	14,251	3,435	0	3,730	5,150	1,715	
Contractual Services								
57100-02-11500 Outside Legal Expenses	240	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	150	0	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fee	1,000	1,000	1,000	1,000	1,000	1,000	0	
57100-02-56500 LC Econ Dev Corp	1,250	1,500	1,500	1,250	1,250	1,500	0	
57100-02-57500 Contract Engineer/Survey	0	9,534	5,500	33	4,000	2,500	(3,000)	
TOTAL Contractual Services	2,790	12,184	8,150	2,433	6,400	5,150	(3,000)	

57100-02-5750Contract Engineer/Survey PERMANENT NOTES:
Certified Survey Map and Plat for former Kienitz parcel (between W. 10th St. and W. St. Paul St.) in 2019 & 2020.

57100-02-5750Contract Engineer/Survey CURRENT YEAR NOTES:
Certified Survey Map and Plat for undeveloped lot at corner of State Highway 107 & Highland Dr. in 2020 & 2021.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Special Services								
57100-04-52577 Apartments-Rock Ridge	0	0	200,000	200,000	200,000	100,000	(100,000)	
57100-04-52588 Denyon-Ott Homes-Phase 1	0	0	30,000	0	0	30,000	0	
57100-04-52599 JJ Premier Homes-Phase 1	0	0	0	0	0	30,000	30,000	
TOTAL Special Services	0	0	230,000	200,000	200,000	160,000	(70,000)	

57100-04-5257Apartments-Rock Ridge PERMANENT NOTES:
Rock Ridge Apartments Phase II - for 2020 for first two years and then $100,000 annually from 2021 through 2023.

57100-04-5258Denyon-Ott Homes-Phase 1 PERMANENT NOTES:
$10,000 per new single-family home upon completion.

57100-04-5259JJ Premier Homes-Phase 1 PERMANENT NOTES:
$10,000 per new single-family home upon completion.

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
Fixed Charges								
57100-05-11000 Transfer - Debt Service	63,343	63,929	63,179	63,289	63,179	75,000	11,821	
57100-05-12000 Borrowing Expenses	0	0	7,500	0	7,500	15,000	7,500	
TOTAL Fixed Charges	63,343	63,929	70,679	63,289	70,679	90,000	19,321	
Capital Outlay								
57100-08-24033 Street Improvement-St. Pa	0	0	0	0	0	395,000	395,000	
57100-08-24127 WI St. Sewer Lift Station	6,145	0	8,500	0	6,500	0	(8,500)	
57100-08-25750 Streetlight Improvements	0	0	0	0	0	40,000	40,000	
57100-08-26000 Water Improvements	0	0	0	0	0	0	0	
57100-08-26500 Sanitary Sewer Improvemen	0	0	0	0	0	0	0	
57100-08-27122 River Bend Trail-West	0	0	0	0	0	0	0	
TOTAL Capital Outlay	6,145	0	8,500	0	6,500	435,000	426,500	

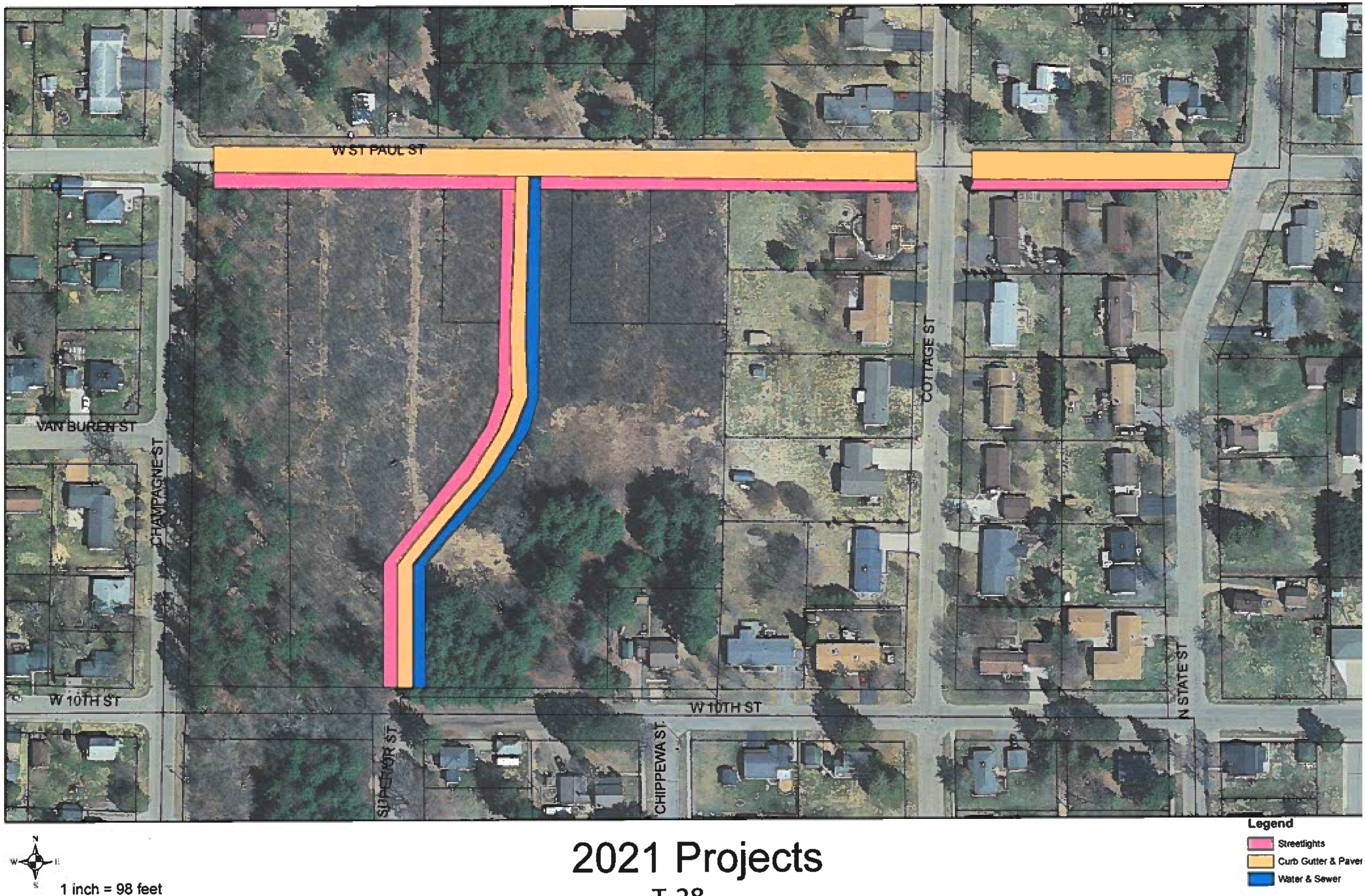
57100-08-2403Street Improvement-St. PauPERMANENT NOTES:
For 2021, potential curb, gutter, & paving of W. St. Paul St. of $150,000 and potential utility/street extension of Superior St. for $250,000.

57100-08-2412WI St. Sewer Lift Station PERMANENT NOTES:
Portion of new generator in 2018 and portion of new pumps in 2020.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL EXPENDITURES	78,435	90,364	320,764	265,722	287,309	695,300	374,536	
REVENUE OVER/(UNDER) EXPENDITURES	(65,184)	(7,836)	8,601	(136,357)	42,058	3,766	(4,835)	
FUND TOTAL REVENUES	13,251	82,528	329,365	129,365	329,367	699,066	369,701	
FUND TOTAL EXPENDITURES	78,435	90,364	320,764	265,722	287,309	695,300	374,536	
REVENUE OVER/(UNDER) EXPENDITURES	(65,184)	(7,836)	8,601	(136,357)	42,058	3,766	(4,835)	

*** END OF REPORT ***

Attachment: TID 2021 Budget Requests (5336 : TID Budgets)



2021 Projects

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2020

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

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #12	0	22,005	20,970	20,970	20,970	20,772	(198)	
47100-41113 Proceeds - Long Term Debt	0	125,000	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	0	147,005	20,970	20,970	20,970	20,772	(198)	
TOTAL REVENUES	0	147,005	20,970	20,970	20,970	20,772	(198)	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/St Superinten	0	293	1,000	0	1,000	500	(500)	
57100-01-21000 Wages - Streets-Utility	0	995	4,000	3,464	4,000	0	(4,000)	
57100-01-22000 Overtime	0	1,457	0	0	0	0	0	
57100-01-51000 SS/Medicare	35	546	175	245	175	150	(25)	
57100-01-52000 WRS - Retirement	31	450	150	234	150	125	(25)	
57100-01-54000 Health Insurance	45	2,515	750	2,082	750	750	0	
57100-01-55000 Life Insurance	6	19	50	0	50	50	0	
57100-01-56000 Adm/Legal-City Wages	459	720	500	0	500	500	0	
TOTAL Personnel Services	575	6,996	6,625	6,025	6,625	2,075	(4,550)	
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	35	0	0	0	0	0	
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit	250	250	250	250	250	250	0	
57100-02-56500 LC Econ Dev Corp	0	0	0	500	500	500	500	
TOTAL Contractual Services	400	435	400	900	900	900	500	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	0	0	7,920	7,920	7,920	8,075	155	
57100-05-12000 Borrowing Expense	0	1,888	0	0	0	0	0	
TOTAL Fixed Charges	0	1,888	7,920	7,920	7,920	8,075	155	
Capital Outlay								
57100-08-24000 Street Improvements	0	1,656	100,000	3,745	100,000	0	(100,000)	
57100-08-25750 Streetlight Improvements	0	0	25,000	0	25,000	0	(25,000)	
57100-08-26000 Water Improvements	0	9,093	0	0	0	0	0	
TOTAL Capital Outlay	0	10,748	125,000	3,745	125,000	0	(125,000)	

57100-08-2400Street Improvements

PERMANENT NOTES:
Logan St. and E. 6th St. by Athletic Park. In conjunction with paving the Athletic Park parking lot.

	2018 ACTUAL	2019 ACTUAL	2020 CURRENT BUDGET	2020 Y-T-D ACTUAL	2020 PROJECTED YEAR END	2021 REQUESTED BUDEGT	2021 BUDGET CHANGE	2021 PROPOSED BUDGET
TOTAL EXPENDITURES	975	20,066	139,945	18,590	140,445	11,050	(128,895)	
REVENUE OVER/(UNDER) EXPENDITURES	(975)	126,939	(118,975)	2,380	(119,475)	9,722	128,697	