CITY OF MERRILL

REDEVELOPMENT AUTHORITY

AGENDA ● WEDNESDAY OCTOBER 6, 2021

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

To attend remotely, call 724-400-3065 and PIN 434 424 762#

I. Call to order

II. Consider approval of RDA meeting minutes from September 1st

1. RDA meeting minutes from September 1st, 2021

III. Public Comment

IV. Update on 2021 infrastructure projects and financing

1. TID Project Status & Financing

V. Items for Consideration and Review

1. Review and discussion of 2021 S&P Global Rating Report (Requested by RDA Commissioner Anderson-Malm) & General Fund Advances
2. 2022 Tax Increment District budget requests

VI. Next RDA meeting

VII. 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 September 1st

b. Consider potential negotiation terms for development incentive(s) to facilitate redevelopment of Pine Ridge Plaza (TID No. 4)

VIII. The RDA may reconvene in open session to take action on above session items

IX. Adjournment

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, September 1, 2021 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Clyde Nelson, Derek Woellner, Steve Sabatke, Tony Kusserow (Remote), Lori Anderson-Malm, and Val Mindak (Remote)

RDA Excused: Sheila Polak

Others: Alderperson Rick Blake, City Clerk Bill Heideman, Finance Director Kathy Unertl, City Administrator Dave Johnson, City Attorney Tom Hayden, Public Works Director/City Engineer Rod Akey, City Building Inspector/Zoning Administrator Darin Pagel, Bill Bialecki from Lincoln County Economic Corp. (LCEC), and Merrill Productions video operator

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

Consider approval of RDA meeting minutes from August 4th:

Motion (Sabatke/Anderson-Malm) to approve the meeting minutes from August 4th. Carried.

Public Comment: None

Consider resolution authorizing development agreement by and between the City of Merrill, Wisconsin and S.C. Swiderski LLC for duplexes and single-family homes (TID No. 8):

Mindak recommended that the development agreement include reference to the number of duplexes and single-family homes consistent with the Request for Proposal development proposal (i.e. about eight duplexes and fifteen single-family homes). Johnson noted that there still needed to be final location of stormwater drainage pond which reduced at least one single-family home site.

Additional development planning steps include Plan Unit Development (PUD) for the duplexes and formal plat for the single-family home lots. Webster Street utility and gravel base are needed in 2021 for both the Nicolet Lumber apartments and the S.C. Swiderski development. Unertl emphasized that the apartment development tax increment should be adequate to cash flow debt service for land purchase and Webster Street infrastructure.

Motion (Woellner/Sabatke) to recommend approval of the resolution authorizing development agreement by and between the City of Merrill, Wisconsin and S.C. Swiderski LLC for duplexes and single-family homes (TID No. 8). Carried.

Attachment: 2021-09-01 RDA Minutes (8338 : RDA meeting minutes from September 1st, 2021)

Review and discuss historic Tax Incremental District (TID) revenues, expenses, current fiscal status, and future fiscal projections:

Anderson-Malm advised that she continues review of the historical TID information, as well as City of Merrill audit reports.

Next RDA meeting: Wednesday, October 6th at 8 a.m. There will be review of the draft 2022 TID budget requests.

Closed Session:

Nelson read the following: The RDA may convene in closed session per Wis. Stats. Sec. 19.85(1)(e) – deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session to consider:

a. Consider closed session meeting minutes from August 4th

b. Consider potential negotiation terms for cash development incentive(s) to facilitate redevelopment of Pine Ridge Plaza (TID No. 4)

Motion (Woellner/Sabatke) to move into Closed Session at 8:13 a.m. Carried 6-0 on roll call vote.

Motion (Woellner/Anderson-Malm) to approve the closed session meeting minutes from August 4th. Carried.

There was an update on potential redevelopment opportunities for Pine Ridge Plaza; fiscal request from the property ownership; and discussion of potential negotiation terms. Church Mutual Insurance will be vacating their leased space at end of March 2022.

The strategic location of the property and easy on & off of U.S. Highway 51 were emphasized for supporting continued commercial use of the property. Unertl reported that the site is among the ten highest assessed properties in the City of Merrill.

Per policy direction of RDA Commissioners, City Administrator Dave Johnson will negotiate with the property owner/developer with follow-up at the next RDA meeting.

Adjournment: (Sabatke/Woellner to adjourn at 9:00 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

Attachment: 2021-09-01 RDA Minutes (8338 : RDA meeting minutes from September 1st, 2021)

City of Merrill - TID-Financed

Infrastructure Projects - 2021 Status

TID No. 8 Webster St. (Eugene to Alexander) Utilities and gravel base
Bids were higher than anticipated (see following bid overview)
Awarded to Merrill Gravel & Construction
Work will be begin in early October

TID No.11 Parkview Dr. (Edgewater to Rock Ridge) Utilities and street construction
Curb & gutter will be proceeding soon,
followed by asphalt paving

TID No.11 Superior St. (W. 10th to W. St. Paul) and W. St. Paul St.
Final asphalt paving layer proceeding soon.

TID No. 10 E. 10th St. (Mill to Spruce) Utilities and gravel base
Deferred until 2022 due to availability of
contractors and upcoming winter season.
Will also be expanded S. Mill St. stormwater and street improvements.

Grant Funding Awarded

TID No. 8 WI Economic Development Corp. (WEDC) **$250,000**
For Weinbrenner improvements at former Hurd Windows
& Doors facility along S. Genessee St.

Attachment: TID Project Status & Financing (8339 : TID Project Status & Financing)

WEBSTER STREET BID RESULTS

M2021-06

BIDDER	BID AMOUNT
MERRILL GRAVEL AND CONST.	**$338,731.52**
RUOTSALA CONST.	$377,588.00
KRUCZEK CONST.	$391,000.00

Attachment: TID Project Status & Financing (8339 : TID Project Status & Financing)

City of Merrill - 2021 Borrowing

Borrowing Procedudes Scheduled for 10/5/2021		Term	Interest Rate	Principal Amount	Principal by Type: Tax Levy	Water Fund	TID No. 8
Series 2021A	General Obligation Bonds	20 Years	1.4794%	$1,680,000	$735,000	$115,000	$830,000
Series 2021B	General Obligation Notes	10 Years	2.2039%	$1,130,000	$975,000	$0	$155,000
			Total	**$2,810,000**	**$1,710,000**	**$115,000**	**$985,000**
				100.0%	60.9%	4.1%	35.1%

Tax Increment District No. 8 Borrowing Purpose:

Weinbrenner Shoe (Development Incentive)	$300,000	
River Bend Trail (from W. Main St. to Chippewa St.)	$91,885	
Land Purchase (Alexander - Heldt - Eugene)	$200,000	
Webster St. Extension (for Housing Developments)	$200,000	in Bonds
Webster St. Extension (for Housing Developments)	$155,000	in Notes

Borrowing Proceeds Received on 9/30/2021 Tax Increment Districts (TIDs)		Term	Interest Rate	Principal Amount	Financing Type: New Borrowing	Refinancing
Series 2021C	TID No. 11 Revenue Bonds (Series 2016C Note Anticipation Note (NAN) was at 3.9514% Interest)	17 Years	2.0700%	$1,195,000	$690,000	$505,000
Series 2021D	TID No. 10 TID Bond Anticipation Notes (Series 2016C Note Anticipation Note (NAN) was at 3.9514% Interest)	5 Years	2.5000%	$565,000	$70,000	$495,000
			Total	**$1,760,000**	**$760,000**	**$1,000,000**
				100.0%	43.2%	56.8%

Attachment: TID Project Status & Financing (8339 : TID Project Status & Financing)

S&P Global
Ratings

RatingsDirect®

Summary:

Merrill, Wisconsin; General Obligation

Primary Credit Analyst:
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Attachment: SP Rating Report - 2021-09-14 (8340 : 2021 S&P Global Rating Report & General Fund Advances)

Summary:

Merrill, Wisconsin; General Obligation

Credit Profile		
US$1.68 mil GO corporate purp bnds ser 2021A dtd 10/05/2021 due 10/01/2041		
Long Term Rating	BBB+/Stable	New
US$1.13 mil GO prom notes ser 2021B dtd 10/05/2021 due 10/01/2031		
Long Term Rating	BBB+/Stable	New
Merrill GO prom nts		
Long Term Rating	BBB+/Stable	Downgraded
Merrill GO (AGM)		
Unenhanced Rating	BBB+(SPUR)/Stable	Downgraded
Merrill GO (BAM)		
Unenhanced Rating	BBB+(SPUR)/Stable	Downgraded
Merrill GO (MAC)		
Unenhanced Rating	BBB+(SPUR)/Stable	Downgraded
Merrill GO (MAC)		
Unenhanced Rating	BBB+(SPUR)/Stable	Downgraded

Many issues are enhanced by bond insurance.

Rating Action

S&P Global Ratings lowered its long-term rating to 'BBB+' from 'A-' on the City of Merrill, Wis.' general obligation (GO) debt. The outlook is stable.

At the same time, S&P Global Ratings assigned its 'BBB+' long-term rating and stable outlook to the city's anticipated $1.68 million series 2021A general obligation (GO) corporate purpose bonds and $1.13 million series 2021B GO promissory notes.

The bonds and notes are secured by Merrill's full faith and credit pledge and ability to levy unlimited ad valorem property taxes. Series 2021A bond proceeds will finance improvements to the city's parks, library, water system, and community development projects in tax increment district (TID) 8. Series 2021B note proceeds will finance capital projects and equipment acquisition.

Credit overview

The downgrade reflects our view that Merrill's TID funds will continue to put significant pressure on general fund reserves over the two-year outlook horizon. The rating is capped based on our view of the city's very weak budgetary flexibility. The general fund has routinely subsidized underperforming TID funds, creating a sizable general fund receivable that is larger than the total unassigned general fund balance. In our view, the city's practice of subsidizing underperforming TIDs with operating funds reflects elevated governance risk relating to risk management and oversight under our environmental, social, and governance (ESG) risk factor analysis.

Attachment: SP Rating Report - 2021-09-14 (8340 : 2021 S&P Global Rating Report & General Fund Advances)

With negative fund balances in several of the TID funds, the city has regularly advanced a significant amount of money to the TIDs from the general fund to finance TID expenses, including capital project costs and debt service. These receivables, larger than the available general fund reserves, result in an adjusted general fund balance of negative $188,000 (1.3%) in fiscal 2020. In our view, this negative balance is a significant credit vulnerability and creates budgetary pressure. Merrill has established a plan for the better-performing TIDs 3 and 4 to support those with negative fund balances over the next six to seven years. Officials expect this TID sharing plan, coupled with projected growth in tax increment, will support repayment of the general fund advances while also funding regular TID expenses. While we view this plan as a positive step toward restoring general fund reserves over the long term, we do not expect the advances to materially decrease over the two-year outlook period and we believe there is still a risk that the TID funds will continue to rely heavily on the general fund. Nevertheless, we base the stable outlook on our expectation that the city will maintain a very strong cash position across all funds. Although the adjusted general fund balance is negative, this cash allows Merrill to meet all obligations without the use of external short-term borrowing.

The 'BBB+' rating and stable outlook reflect our view of the following credit factors:

- Weak budgetary performance and very weak budgetary flexibility, with ongoing risk that the underperforming TID funds will pressure the general fund over the two-year outlook horizon.
- Very weak economy, with below-average income and wealth metrics and development concentrated in TIDs.
- Very strong cash and liquidity position, with total government available cash of $4.2 million (22.3% of total governmental fund expenditures) in fiscal 2020.
- Adequate debt and contingent liability profile with a fully funded pension system.

Environmental, social, and governance (ESG) factors

Based on Merrill's routine and sizable general fund advances to underperforming TID funds, we view the city's governance risks relating to risk management and oversight as elevated and a driving factor of this rating action. Although we do not expect the advances to materially decrease over the two-year outlook period, we view Merrill's recent planning efforts to stabilize underperforming TIDs and repay the large receivable as a mitigant to this risk over the longer term. We also consider the city's social and environmental risks to be in line with our view of the sector as a whole.

Stable Outlook

Downside scenario

We could lower the rating if the general fund receivables from the TID funds were to materially increase, further weakening the negative general fund balance. We could also lower the rating if the city is unable to sustain balanced operations in the general fund, resulting in further weakened budgetary performance and reserves.

Upside scenario

We could raise the rating if Merrill makes significant progress on reducing the general fund receivables from the TID funds, resulting in material improvement in general fund reserves, while the general fund maintains operational balance.

Attachment: SP Rating Report - 2021-09-14 (8340 : 2021 S&P Global Rating Report & General Fund Advances)

Credit Opinion

Advances to TID funds result in negative general fund reserves, although total cash available for liquidity remains very strong

The general fund has regularly subsidized capital expenditures for various TID projects. As a result, Merrill's budgetary flexibility is very weak, in our view, with a vulnerably low available general fund balance in fiscal 2020 of negative $188,000 (1.3% of operating expenditures). The general fund balance reflects the removal of the amount owed by the TID funds to the general fund. This amount, totaling $1.7 million, improved marginally compared with 2019.

The city has established a plan for the better-performing TID funds 3 and 4 to support those with a negative fund balance over the next six to seven years, signifying incremental progress toward repaying the advances while also funding TID expenses, including capital projects costs and debt service. While we view this plan as a positive step toward restoring general fund reserves in the long term, we do not expect the advances to decrease materially in upcoming years. In our view, there is still a risk that the TID funds will continue to rely heavily on the general fund over the two-year outlook period.

The fiscal 2021 budget calls for a $2.2 million (14.2%) deficit, before any transfers or bond proceeds. Management expects operations will end close to break-even. The city will receive up to $947,000 of funding under the American Rescue Plan, which management indicates will likely be used for community development and capital expenses in upcoming years. Despite management's expectation for a breakeven result, we believe that overall budgetary performance will remain weak, as the TID funds' negative balances are not expected to significantly improve.

After adjustments for spent bond proceeds and recurring transfers, the fiscal 2020 (year-end Dec. 31) general fund posted a deficit of $166,000 (1.1%). Merrill's general fund benefits from a revenue structure that has been stable over the past year. State aid represents the largest general fund revenue source at 46%, followed by property taxes at 31% in fiscal 2020.

Despite a negative general fund balance, the city's liquidity remains very strong, with $4.2 million (22.3% of total governmental expenditures) in unrestricted cash and investments in fiscal 2020. Merrill has two direct-purchase loans outstanding, and two more in progress. The city issued each through a resolution that does not contain acceleration or what we consider other permissive provisions. We do not view these as a liquidity risk. Overall, we expect liquidity will remain very strong.

Very weak economy, with below-average income and wealth metrics and development concentrated in TIDs

Merrill is the county seat and business center of Lincoln County in northcentral Wisconsin. Historically, the economy was primarily based on logging and wood manufacturing, but has since diversified into the insurance, government services, health care, and manufacturing sectors. Many city residents commute to employment in the nearby Wausau area. Despite the area's relative employment diversity, Merrill's economic indicators are below average.

To assist the local economy, the city established a redevelopment authority in 2004, which has created an increasing number of TIDs. TID 3 has been successful and houses a Walmart, while TIDs 10 and 11 have continuing residential development, with both apartments and single-family homes under construction, and TID 8 will facilitate new housing

Attachment: SP Rating Report - 2021-09-14 (8340 : 2021 S&P Global Rating Report & General Fund Advances)

and expansion of Weinbrenner Shoe Co.'s manufacturing facility. Although new development continues at a steady pace, we anticipate Merrill's key economic metrics will likely remain below average over the medium term.

(For our latest U.S. economic forecast, see "Economic Outlook U.S. Q3 2021: Sun, Sun, Sun, Here It Comes," published June 24, 2021, on RatingsDirect.)

Adequate management, with long-term planning for capital improvements

Highlights to Merrill's financial management assessment include:

- Use of historical and outside information to project revenue and expenditures for the yearly budget.
- The council reviews a monthly budget-to-actual report, with frequent budget amendments.
- A detailed five-year capital plan that includes project funding sources, updated annually.
- Management follows state policy when investing funds and reports holdings and earnings to the council monthly.
- The city has a general fund unassigned fund balance policy of 12%-15% of expenditures but has not historically achieved this goal.

Merrill does not perform long-term planning for operations and does not have a debt management policy. We note the city has implemented policies and practices to help mitigate its exposure to cybersecurity risks.

Adequate contingent liability profile with tentative future debt plans

The city amortizes its debt fairly rapidly, with 69% of debt scheduled to retire in the next 10 years. Management reports tentative plans to issue about $2 million of new debt over the next two years for routine capital improvements and TID projects. We expect our view of the city's debt profile to continue to fluctuate between adequate and weak depending on the size of Merrill's annual debt service costs.

Modest pension costs are not likely to accelerate given the pension plan's strong funded status

Merrill participates in the Wisconsin Retirement System (WRS), a multiple-employer, defined-benefit pension plan that has routinely been among the best-funded multiple-employer pension plans in the country in recent years. WRS was 103% funded (as of Dec. 31, 2019), with a city proportionate share of the plan's net pension asset of $2 million. Merrill does not provide other postemployment benefits.

Contributions to WRS are actuarially based, and the city funds 100% of its required contribution each year. Although the plans 7.0% investment rate of return assumption exceeds our 6.0% guideline, exposure to market volatility is mitigated because the plan employs a shared risk model where investment performance fluctuations are offset by changes in active employee contributions and adjustments in benefit payments. Because of these features, we expect contributions will remain relatively stable, and given the plan's strong funded status and contribution practices, contributions will remain affordable.

Adequate institutional framework

The institutional framework score for Wisconsin cities and villages with a population less than 25,000 is adequate.

Attachment: SP Rating Report - 2021-09-14 (8340 : 2021 S&P Global Rating Report & General Fund Advances)

Merrill, Wis. -- Key Credit Metrics

	Most recent	Historical information		
		2020	2019	2018
Very weak economy				
Projected per capita EBI % of U.S.	83.5			
Market value per capita ($)	53,039			
Population (no.)		9,188	9,289	9,317
County unemployment rate (%)		5.9		
Market value ($000)		487,323	464,067	445,884
Top 10 taxpayers % of taxable value		17.5		
Weak budgetary performance				
Operating fund result % of expenditures		(1.1)	(0.6)	(1.7)
Total governmental fund result % of expenditures		(2.0)	(4.0)	(2.9)
Very weak budgetary flexibility				
Available reserves % of operating expenditures		(1.3)	(1.8)	13.0
Total available reserves ($000)		(188)	(232)	1,700
Very strong liquidity				
Total government cash % of governmental fund expenditures		22.3	31.6	42.9
Total government cash % of governmental fund debt service		155.9	205.2	335.7
Adequate management				
Financial Management Assessment	Standard			
Adequate debt & long-term liabilities				
Debt service % of governmental fund expenditures		14.3	15.4	12.8
Net direct debt % of governmental fund revenue	142.6			
Overall net debt % of market value	6.2			
Direct debt 10-year amortization (%)	69.3			
Required pension contribution % of governmental fund expenditures		4.0		
OPEB actual contribution % of governmental fund expenditures		0.0		
Adequate institutional framework				

EBI--Effective buying income. OPEB--Other postemployment benefits.

Related Research

- Credit Conditions: U.S. Regions' Economies Perk Up As The Pandemic's Impact Ebbs, April 16, 2021
- Through The ESG Lens 2.0: A Deeper Dive Into U.S. Public Finance Credit Factors, April 28, 2020
- S&P Public Finance Local GO Criteria: How We Adjust Data For Analytic Consistency, Sept. 12, 2013
- Alternative Financing: Disclosure Is Critical To Credit Analysis In Public Finance, Feb. 18, 2014
- Criteria Guidance: Assessing U.S. Public Finance Pension And Other Postemployment Obligations For GO Debt, Local Government GO Ratings, And State Ratings, Oct. 7, 2019

Attachment: SP Rating Report - 2021-09-14 (8340 : 2021 S&P Global Rating Report & General Fund Advances)

- 2020 Update Of Institutional Framework For U.S. Local Governments

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

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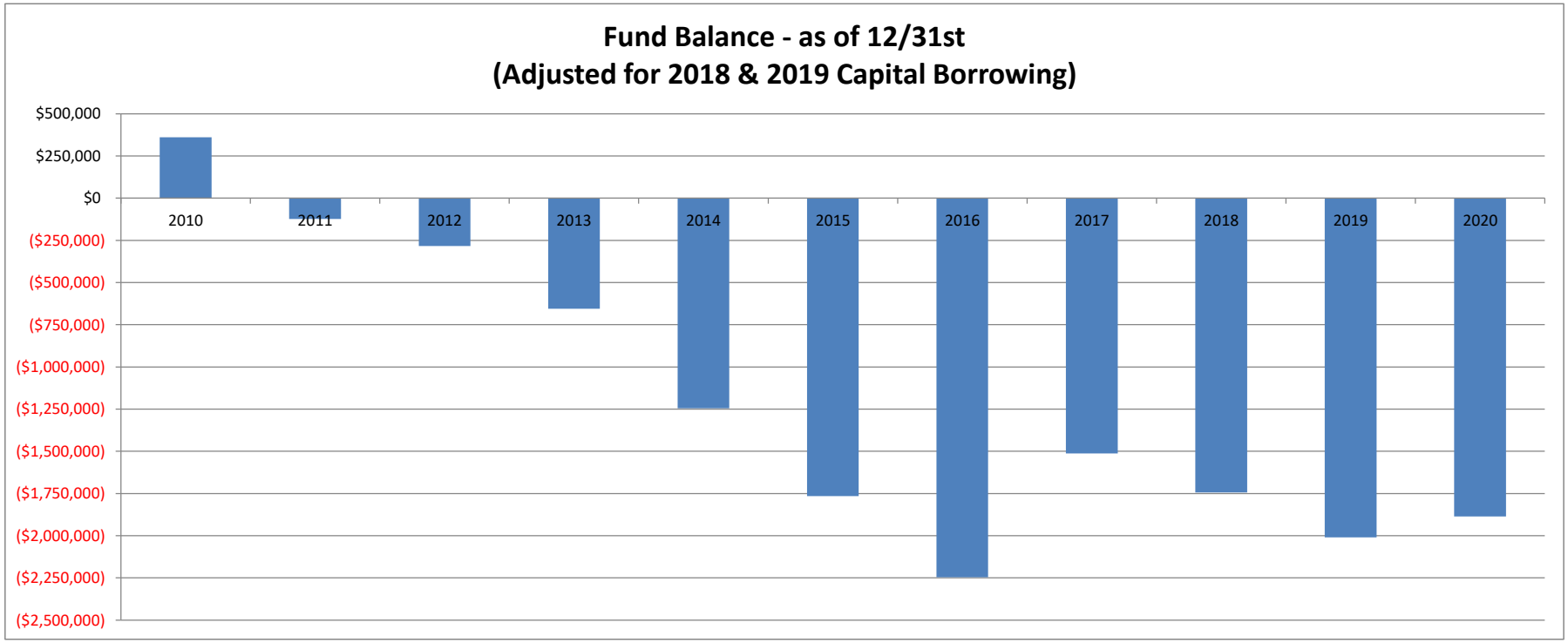
City of Merrill - Tax Increment Districts (TID) Fiscal Status

Deficits in Tax Increment Districts (TIDs) are being funded by General Fund Advances



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	**$360,989**	($123,607)	($282,644)	($654,361)	($1,244,475)	($1,764,804)	($2,245,129)	($1,512,379)	($1,743,745)	($2,010,461)	($1,885,815)

2018 - $530,000 from Series 2018C
2019 - $115,000 from Series 2019A

Attachment: General Fund Advances & Potential Future TID Transfers (8340 : 2021 S&P Global Rating

City of Merrill - Tax Increment Districts (TID) Fiscal Status

Deficits in Tax Increment Districts (TIDs) are being funded by General Fund Advances

	12/31/2010 Fiscal Status	12/31/2011 Fiscal Status	12/31/2012 Fiscal Status	12/31/2013 Fiscal Status	12/31/2014 Fiscal Status	12/31/2015 Fiscal Status	12/31/2016 Fiscal Status	12/31/2017 Fiscal Status	12/31/2018 Fiscal Status	12/31/2019 Fiscal Status	12/31/2020 Fiscal Status	Comments
TID No. 3	**$157,676**	**$225,810**	**$264,187**	**$270,548**	**$393,797**	**$21,280**	**$935**	**$33,228**	**$533,870** Capital*	**($119,599)**	**$1,366**	Mixed Use - created 9/2005 **Tax Increment Sharing Plan**
TID No. 4	**$315,008**	**$312,021**	**$299,008**	**$163,620**	($232,328)	($264,838)	($273,264)	($112,812)	**$14,529**	**$150,500**	**$3,046**	Mixed Use - created 9/2007 **Tax Increment Sharing Plan**
TID No. 5	($15,602)	($10,792)	($3,221)	($2,176)	**$6,168**	**$13,914**	($6,602)	**$3,080**	**$7,680**	**$22,220**	**$5,379**	Mixed Use - created 9/2007 **See also TID No. 11 Overlay**
TID No. 6	($60,832)	($388,559)	($502,064)	($439,488)	($673,078)	($715,831)	($623,003)	($417,887)	($504,491)	($564,263)	($562,643)	Blighted Area - created 5/2009
TID No. 7	($35,261)	($36,777)	($32,955)	($33,775)	($56,548)	($86,833)	($143,033)	($45,237)	($45,237)	($139,629)	($138,321)	Blighted Area - created 8/2009 **$100,000 FreMarq loan in 2019**
TID No. 8	N/A	($225,310)	($307,599)	($597,473)	($622,709)	($620,112)	($557,577)	($355,407)	($476,247)	($599,123)	($594,820)	Blighted Area - created 9/2011 **Residential 2021/2022 - Webster St.**
TID No. 9	N/A	N/A	N/A	($15,617)	($59,777)	($103,893)	($416,590)	($508,599)	($545,093)	($567,672)	($370,492)	Blighted Area - created 9/2013
TID No. 10	N/A	N/A	N/A	N/A	N/A	($8,491)	($38,538)	($7,535)	($31,387)	($31,517)	($58,417)	Blighted Area - created 9/2015 **2021 Building Permit - $6.7 million**
TID No. 11	N/A	N/A	N/A	N/A	N/A	N/A	($187,456)	($89,154)	($154,338)	($162,174)	($171,126)	Mixed Use - created 5/2016 **$99,896 for NTC CDL land in 2017**
TID No. 12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	($12,056)	($13,031)	**$115,796** Capital **	**$213**	Mixed Use - created 9/2017
Total	**$360,989**	**($123,607)**	**($282,644)**	**($654,361)**	**($1,244,475)**	**($1,764,804)**	**($2,245,129)**	**($1,512,379)**	**($1,213,745)**	**($1,895,461)**	**($1,885,815)**	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	

*$530,000 from Series 2018C
**$115,000 from Series 2019A

Attachment: General Fund Advances & Potential Future TID Transfers (8340 : 2021 S&P Global Rating

City of Merrill - Tax Increment Districts (TID) Tax Increment Sharing

Preliminary Future Plan
(Without transfers from TID No. 10)

Tax Increment Sharing Plan authorization includes: TID No. 3 to TID No. 6, No. 7, and No. 8.
TID No. 4 to TID No. 6, No. 7, No. 8, and No. 9
Future (about 2023) - TID No. 10 to TID No. 6, No. 7, No. 8, and No. 9

The following future projections are based upon Ehlers & Associates fiscal overviews presented at the 6/29/2021 Redevelopment Authority (RDA) meeting. There likely will be annual changes based upon actual Merrill TID fiscals.

TID Area		2021	2022	2023	2024	2025	2026	2027	Total
TID No. 3	East Side	($125,000)	($125,000)	($125,000)	($125,000)	($125,000)	($125,000)	N/A	($750,000)
TID No. 4	N. Pine Ridge/Thielman	($60,000)	($60,000)	($60,000)	($60,000)	($60,000)	($60,000)	($60,000)	($420,000)
							Total Future Projected		($1,170,000)

Tax Increment Transfers to following:

TID No. 6	Downtown	$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$30,000	**$330,000**
TID No. 7	N. Center Ave. Area	**Over $100,000 annual increase in Tax Increment effective 2021**							**$0**
TID No. 8	West Side	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000		**$450,000**
	Upcoming residential developments (Webster Street extension) will positively impact TID8 cash flow effective 2023								
TID No. 9	WI River/S. Center Ave.	$30,000	$30,000	$60,000	$60,000	$60,000	$60,000	$30,000	**$330,000**
TID No. 10	Former Fox Point	$30,000	$30,000						**$60,000**
	S.C. Swiderski Development in 2021 & 2022 will allow Tax Increment Sharing effective 2023								

Attachment: General Fund Advances & Potential Future TID Transfers (8340 : 2021 S&P Global Rating

CITY OF MERRILL

TAX INCREMENT DISTRICTS (TIDs)

2022 PRELIMINARY BUDGET REQUESTS

TID No. 13 and No. 14 Budgets are pending

Revised: 10/1/2021

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)

TID Cash Development Incentives - 2022

			TID No. 3	TID No. 6	TID No. 8	TID No. 10	TID No. 11	2022 Total	Final Year
EXPENDITURES									
43	57100-04-55562	Nelson's Power House (Lot 1)	$25,000					$25,000	2024
43	57100-04-55577	United Dev. - 3201 E. Main St.	$20,000					$20,000	2022
44	Pending	Potential Pine Ridge Plaza							
40	57100-04-52333	S.C. Swiderski (Fox Point)				$200,000		$200,000	2022
41	57100-04-52577	Premier Apartments - Phase II					$100,000	$100,000	2023
41	57100-04-52588	Ryan Ott Homes - Phase II					$50,000	$50,000	**Completion**
41	57100-04-52593	JJ Premier Homes - Phase II					$50,000	$50,000	**Completion**
46	57100-04-52114	DJC, LLC (Dave Cooper Ins.)		$10,000				$10,000	2024
48	57100-04-75001	Nicolet Lumber Co. (Apartments)					$100,000	$100,000	**Completion**
		TOTAL EXPENDITURES	**$45,000**	**$10,000**	**$0**	**$200,000**	**$300,000**	**$555,000**	

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Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

District Classification:	Mixed Use	
Creation Date:	09/13/05	
End of Expenditure Period:	**09/13/20**	**Expenditure period expired.**
Maximum Life:	09/11/25	
Final Revenue Year:	2026	**Plan to extend for 2027 for Affordable Housing**

Fiscal as of:	Fund Balance	
12/31/2010	$1,366	
12/31/2021	$25,861	Preliminary - before any Tax Increment Transfers

Note: TID Sharing Plan allows transfers to TID No. 6, No. 7, and No. 8.

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Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #3	681,185	889,641	968,674	968,674	968,674	1,000,000	31,326	
47100-41113 Proceeds - Long Term Debt	1,425,000	4,420,000	0	0	0	0	0	
47100-41114 Interest Income - TID #3	8,402	109	0	0	0	0	0	
47100-41115 Debt Premium-Fund 43	0	112,534	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	2,114,588	5,422,285	968,674	968,674	968,674	1,000,000	31,326	
Intergovernmental								
47100-43430 Exempt Computer Aid	12,673	12,673	12,673	12,673	12,673	12,673	0	
47100-43435 State PP Aid	32,371	34,622	39,500	36,872	36,872	34,622	(4,878)	
47100-43534 Local Road Imp Fund	0	40,414	0	0	0	0	0	
TOTAL Intergovernmental	45,044	87,709	52,173	49,545	49,545	47,295	4,878	
TOTAL REVENUES	2,159,631	5,509,993	1,020,847	1,018,220	1,018,219	1,047,295	26,447	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets/Bldg	42,030	1,359	0	0	0	0	0	
57100-01-21000 Wages - Streets-GIS	20,585	1,180	0	0	0	0	0	
57100-01-22000 Overtime	57	0	0	0	0	0	0	
57100-01-25000 Wages - Temp - Streets	0	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	6,891	1,954	190	0	190	190	0	
57100-01-52000 WRS - Retirement	6,023	1,817	160	0	160	160	0	
57100-01-54000 Health Insurance	18,815	8,436	750	0	750	750	0	
57100-01-55000 Life Insurance	1,028	404	700	0	700	700	0	
57100-01-56000 Adm/Legal-City Wages	26,980	10,431	2,000	0	2,000	2,000	0	
TOTAL Personnel Services	122,408	25,580	3,800	0	3,800	3,800	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	0	0	0	0	
57100-02-11500 Outside Legal Expense	75	0	0	0	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	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	1,750	2,750	2,750	2,714	2,714	5,000	2,250	
57100-02-56500 LC Econ Dev Corp	1,690	1,500	0	0	0	0	0	
57100-02-57500 Contract Engineer/Survey	0	0	0	0	0	0	0	
TOTAL Contractual Services	3,665	4,400	2,900	2,864	2,864	5,150	2,250	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 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	0	0	0	0	0	0	0	
57100-04-11548 Transfer - TID No. 8	0	22,500	0	0	0	0	0	
57100-04-50205 Mex Restaurant-Gateway N.	20,000	0	0	0	0	0	0	
57100-04-50211 Gateway North-AmericInn	40,000	40,000	40,000	40,000	40,000	0	(40,000)	
57100-04-50215 Cobblestone Inn & Suites	30,000	30,000	30,000	30,000	30,000	0	(30,000)	
57100-04-55558 Zelich-2213 E Main St	0	4,500	0	0	0	0	0	
57100-04-55562 TSI-PowerHouse (Lot 1)	0	25,000	25,000	25,000	25,000	25,000	0	
57100-04-55565 One Way-Park City (Lot 2)	25,000	25,000	0	0	25,000	0	0	
57100-04-55567 Golden Harvest (Lot 3)	2,599	150,000	50,000	50,000	50,000	0	(50,000)	
57100-04-55577 United Dev-3201 E Main St	30,000	20,000	20,000	20,000	20,000	20,000	0	
TOTAL Special Services	147,599	317,000	165,000	165,000	190,000	45,000	120,000	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	512,876	4,915,612	797,068	797,060	797,060	792,215	4,853	
57100-05-12000 Borrowing Expenses	33,885	128,522	0	0	0	0	0	
TOTAL Fixed Charges	546,761	5,044,135	797,068	797,060	797,060	792,215	4,853	
Capital Outlay								
57100-08-23888 Street Lawn Trees	0	0	0	0	0	0	0	
57100-08-24000 Street Improvements	64,745	10,622	0	0	0	0	0	
57100-08-24011 Street Improvement-Hwy 64	884,161	0	0	0	0	0	0	
57100-08-24575 RB Trail-South E. Main St	137,535	0	0	0	0	0	0	
57100-08-24666 Sidewalks-South - E. Main	32,830	0	0	0	0	0	0	
57100-08-25711 Traffic Controls-N Center	2,807	0	0	0	0	0	0	
57100-08-25733 Crosswalk-Flashing Lights	6,433	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	39,922	0	0	0	0	0	0	
57100-08-26000 Water Improvements	14,506	150	0	0	0	0	0	
57100-08-26100 Stormwater Improvements	749	0	0	0	0	0	0	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	
TOTAL Capital Outlay	1,183,689	10,773	0	0	0	0	0	
Transfers								
57100-51-41000 Transfer to Other TIDs	0	0	45,000	0	24,000	200,000	155,000	
TOTAL Transfers	0	0	45,000	0	24,000	200,000	155,000	
TOTAL EXPENDITURES	2,004,123	5,401,887	1,013,768	964,925	1,017,724	1,046,165	32,397	
REVENUE OVER/(UNDER) EXPENDITURES	155,509	108,106	7,079	53,295	495	1,130	5,950	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47200-41113 Proceeds-Long Term Debt	75,000	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	75,000	0	0	0	0	0	0	
47200-41113 Proceeds-Long Term Debt	PERMANENT NOTES: There was no 2020 borrowing for paving at MFG.							
TOTAL REVENUES	75,000	0	0	0	0	0	0	
EXPENDITURES								
Personnel Services								
57200-01-11000 PW Director-Engineer	0	4,556	0	0	0	0	0	
57200-01-21000 Wages - Water-Streets	2,524	19,418	0	0	0	0	0	
57200-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	
57200-01-51000 SS/Medicare	182	742	0	0	0	0	0	
57200-01-52000 WRS - Retirement	162	606	0	0	0	0	0	
57200-01-54000 Health Insurance	93	2,415	0	0	0	0	0	
57200-01-55000 Life Insurance	21	30	0	0	0	0	0	
TOTAL Personnel Services	2,981	27,765	0	0	0	0	0	
Capital Outlay								
57200-08-23000 Electrical Improvements	0	0	0	0	0	0	0	
57200-08-23500 Parking Lots-Public	0	0	0	0	0	0	0	
57200-08-24000 Street Improvements	73,615	117,847	0	0	0	0	0	
57200-08-24025 MEG Improvements	0	0	0	0	0	0	0	
57200-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
57200-08-26000 Water Improvements	0	6,279	0	0	0	0	0	
57200-08-26100 Stormwater Improvements	0	0	0	0	0	0	0	
57200-08-26500 Sanitary Sewer Improve	0	0	0	0	0	0	0	
TOTAL Capital Outlay	73,615	124,126	0	0	0	0	0	
TOTAL EXPENDITURES	76,597	151,891	0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	(1,597)	(151,891)	0	0	0	0	0	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 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	164,751	0	0	0	0	0	
TOTAL Miscellaneous Revenues	0	164,751	0	0	0	0	0	
TOTAL REVENUES	0	164,751	0	0	0	0	0	
EXPENDITURES								
Capital Outlay								
57350-08-24000 Street Improvements	775,795	0	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	31,588	0	0	0	0	0	0	
57350-08-52500 RB Trail East-Lighting	0	0	0	0	0	0	0	
TOTAL Capital Outlay	807,383	0	0	0	0	0	0	
TOTAL EXPENDITURES	807,383	0	0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	(807,383)	164,751	0	0	0	0	0	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Miscellaneous Revenues								
47500-48775 Reimb-Inspections Wal-Mart	0	89,409	0	0	0	0	0	
TOTAL Miscellaneous Revenues	0	89,409	0	0	0	0	0	
TOTAL REVENUES	0	89,409	0	0	0	0	0	
EXPENDITURES								
Capital Outlay								
57500-08-23500 Walmart Dev-Intersection	0	89,409	0	0	0	0	0	
TOTAL Capital Outlay	0	89,409	0	0	0	0	0	
TOTAL EXPENDITURES	0	89,409	0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	0	0	0	0	0	0	0	
FUND TOTAL REVENUES	2,234,631	5,764,153	1,020,847	1,018,220	1,018,219	1,047,295	26,447	
FUND TOTAL EXPENDITURES	2,888,102	5,643,187	1,013,768	964,925	1,017,724	1,046,165	32,397	
REVENUE OVER/(UNDER) EXPENDITURES	(653,470)	120,966	7,079	53,295	495	1,130	5,950	

*** END OF REPORT ***

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 3 (East Side Area):

	Series 2016B - GO Amount of $543,125				TID Revenue Bonds - 2020D Amount of $4,420,000*				Total - TID No. 3			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$51,650	$6,498	$58,148	$273,250	$665,000	$73,912	$738,912	$3,755,000	$716,650	$80,410	$797,060	$4,028,250
2022	$51,650	$5,465	$57,115	$221,600	$660,000	$75,100	$735,100	$3,095,000	$711,650	$80,565	$792,215	$3,316,600
2023	$51,650	$4,432	$56,082	$169,950	$675,000	$61,900	$736,900	$2,420,000	$726,650	$66,332	$792,982	$2,589,950
2024	$57,125	$3,399	$60,524	$112,825	$690,000	$48,400	$738,400	$1,730,000	$747,125	$51,799	$798,924	$1,842,825
2025	$56,650	$2,257	$58,907	$56,175	$700,000	$34,600	$734,600	$1,030,000	$756,650	$36,857	$793,507	$1,086,175
2026	$56,175	$1,124	$57,299	$0	$1,030,000	$20,600	$1,050,600	$0	$1,086,175	$21,724	$1,107,899	$0
	$273,250	$16,676	$289,926		$3,755,000	$240,600	$3,995,600		$4,028,250	$257,276	$4,285,526	

*Debt Service Reserve Fund (DSRF) of $442,006.66 as of 12/31/2020

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

District Classification:	Mixed Use	
Creation Date:	09/11/07	
End of Expenditure Period:	**09/11/22**	
Maximum Life:	09/11/27	**Potential to extend for three (3) years**
Final Revenue Year:	2028	

Fiscal as of:	Fund Balance	
12/31/2020	$3,046	
12/31/2021	$4,789	Preliminary

Transferred $255,000 in Tax Increment to "blighted area" TIDs in 2020 with about $110,000 preliminarily projected for 2021.

Potential for development incentives for redevelopment of Pine Ridge Plaze (pending Closed Session negotiation at Merrill Redevelopment Authority (RDA).

Potential future infrastructure project - dependent upon potential grant funding:

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

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #4	221,852	208,267	197,868	197,868	197,868	195,000	2,868	
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	221,852	208,267	197,868	197,868	197,868	195,000	2,868	
Intergovernmental								
47100-43430 Exempt Computer Aid	13,161	13,161	13,161	13,161	13,161	13,161	0	
47100-43435 State PP Aid	10,760	10,716	10,716	10,672	10,672	10,716	0	
TOTAL Intergovernmental	23,922	23,878	23,877	23,833	23,833	23,877	0	
TOTAL REVENUES	245,774	232,144	221,745	221,702	221,701	218,877	2,868	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Bldg Insp	4,190	656	750	0	750	750	0	
57100-01-21000 Wages-City Streets	1,025	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	933	126	775	0	775	775	0	
57100-01-52000 WRS - Retirement	799	110	700	0	700	700	0	
57100-01-54000 Health Insurance	2,003	182	1,750	0	1,750	1,750	0	
57100-01-55000 Life Insurance	222	25	100	0	100	100	0	
57100-01-56000 Adm/Legal-City Wages	6,982	994	2,500	0	2,500	2,500	0	
TOTAL Personnel Services	16,154	2,093	6,575	0	6,575	6,575	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	504	0	602	300	0	0	
57100-02-11750 Plan Develop-Consultant	0	0	0	24,500	7,500	5,000	5,000	
57100-02-11900 TID Fee-Wis DOR	150	150	150	2,150	150	150	0	
57100-02-13000 TIF Audit Fees	750	750	750	1,250	1,250	1,250	500	
57100-02-56500 LC Econ Dev Corp	1,500	1,500	1,500	1,500	1,500	1,500	0	
57100-02-57500 Contract Engineer/Survey	0	0	5,000	0	0	5,000	0	
TOTAL Contractual Services	2,400	2,904	7,400	30,002	10,700	12,900	5,500	

57100-02-1175Plan Develop-Consultant PERMANENT NOTES:
In 2021, pending Finance Director journal entries to reallocate costs to new TIDs No. 13 and No. 14.

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

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
Special Services								
57100-04-50511 ROW-N. Pine Ridge Ave.	0	0	0	0	0	0	0	
TOTAL Special Services	0	0	0	0	0	0	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	88,910	93,902	92,683	92,683	92,683	92,434	249	
57100-05-12000 Borrowing Expenses	0	0	0	0	0	0	0	
TOTAL Fixed Charges	88,910	93,902	92,683	92,683	92,683	92,434	249	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-24666 Sidewalk-Johnson St.	2,338	25,700	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
57100-08-26000 Water Improvements	0	0	0	5,625	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	0	0	0	0	0	0	0	
TOTAL Capital Outlay	2,338	25,700	0	5,625	0	0	0	
57100-08-2600Water Improvements	PERMANENT NOTES: In 2021, pending Finance Director journal entry to reallocate costs to new TID No. 14 (Rain Car Wash).							
Transfers								
57100-51-41000 Transfer to TID No. 9	0	102,500	100,000	0	20,000	100,000	0	
57100-51-41006 Transfer to TID No. 6	0	40,000	0	0	45,000	0	0	
57100-51-41007 Transfer to TID No. 7	0	35,000	0	0	0	0	0	
57100-51-41008 Transfer to TID No. 8	0	77,500	0	0	15,000	0	0	
57100-51-41010 Transfer to TID No. 10	0	0	0	0	30,000	0	0	
TOTAL Transfers	0	255,000	100,000	0	110,000	100,000	0	
TOTAL EXPENDITURES	109,802	379,600	206,658	128,310	219,958	211,909	5,251	
REVENUE OVER/(UNDER) EXPENDITURES	135,972	(147,455)	15,087	93,392	1,743	6,968	8,119	
FUND TOTAL REVENUES	245,774	232,144	221,745	221,702	221,701	218,877	2,868	
FUND TOTAL EXPENDITURES	109,802	379,600	206,658	128,310	219,958	211,909	5,251	
REVENUE OVER/(UNDER) EXPENDITURES	135,972	(147,455)	15,087	93,392	1,743	6,968	8,119	

*** END OF REPORT ***

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 4 (Pine Ridge Ave./Thielman St.):

	Series 2017C - GO (Originally GO2008B) Amount of $260,000				TID Revenue Bonds - 2017B Amount of $579,000				Total - TID No. 4			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$25,000	$5,250	$30,250	$170,000	$49,000	$13,433	$62,433	$390,000	$74,000	$18,683	$92,683	$560,000
2022	$25,000	$4,500	$29,500	$145,000	$51,000	$11,934	$62,934	$339,000	$76,000	$16,434	$92,434	$484,000
2023	$25,000	$3,750	$28,750	$120,000	$52,000	$10,373	$62,373	$287,000	$77,000	$14,123	$91,123	$407,000
2024	$30,000	$3,000	$33,000	$90,000	$54,000	$8,782	$62,782	$233,000	$84,000	$11,782	$95,782	$323,000
2025	$30,000	$2,400	$32,400	$60,000	$56,000	$7,130	$63,130	$177,000	$86,000	$9,530	$95,530	$237,000
2026	$30,000	$1,800	$31,800	$30,000	$57,000	$5,417	$62,417	$120,000	$87,000	$7,217	$94,217	$150,000
2027	$30,000	$900	$30,900	$0	$59,000	$3,672	$62,672	$61,000	$89,000	$4,572	$93,572	$61,000
2028					$61,000	$1,867	$62,867		$61,000	$1,867	$62,867	$0
2029												
2030												
	$170,000	**$16,350**	**$186,350**		**$390,000**	**$49,175**	**$439,175**		**$560,000**	**$65,525**	**$625,525**	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

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

Fiscal as of:	Fund Balance	
12/31/2020	$5,379	
12/31/2021	$12,331	Preliminary

2022 infrastructure project:

Installation of City-owned LED streetlights in MARC parking lot.

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #5	17,645	17,322	17,464	17,464	17,464	17,464	0	
TOTAL Taxes (or Utility Rev.)	17,645	17,322	17,464	17,464	17,464	17,464	0	
47100-41110 Property Tax - TID #5	PERMANENT NOTES: See also TID No. 11 - created May 2016.							
Intergovernmental								
47100-43430 Exempt Computer Aid	137	137	137	137	(211)	137	0	
47100-43435 State PP Aid	211	0	0	(211)	0	0	0	
TOTAL Intergovernmental	348	137	137	(73)	(211)	137	0	
TOTAL REVENUES	17,992	17,460	17,601	17,391	17,253	17,601	0	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets Wages	0	2,865	250	0	250	250	0	
57100-01-21000 Wages - Parks-Streets	0	2,903	250	160	160	250	0	
57100-01-51000 SS/Medicare	17	469	135	12	135	135	0	
57100-01-52000 WRS - Retirement	15	417	105	11	105	105	0	
57100-01-54000 Health Insurance	61	617	125	27	125	125	0	
57100-01-55000 Life Insurance	7	17	30	0	30	30	0	
57100-01-56000 Adm/Legal-City Wages	219	497	500	0	500	500	0	
TOTAL Personnel Services	319	7,784	1,395	210	1,305	1,395	0	
Contractual Services								
57100-02-11900 TID Fee-Wis DOR	150	150	150	150	150	150	0	
57100-02-13000 TIF Audit Fees	500	500	500	500	500	500	0	
TOTAL Contractual Services	650	650	650	650	650	650	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	2,485	2,447	2,406	459	2,406	2,361	45	
TOTAL Fixed Charges	2,485	2,447	2,406	459	2,406	2,361	45	
Capital Outlay								
57100-08-25737 Fencing - Street ROW	0	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	23,418	0	5,940	5,940	20,000	20,000	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	0	(2,500)	
57100-08-92000 Trees - Street Lawn	0	0	2,500	0	0	0	(2,500)	
TOTAL Capital Outlay	0	23,418	5,000	5,940	5,940	20,000	15,000	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
57100-08-2575Streetlight Improvements	PERMANENT NOTES: In 2020 - MARC Drive to City-owned LED streetlights. In 2022 - City-owned LED streetlights in MARC parking lots.							
57100-08-3100Marketing - Advertising	PERMANENT NOTES: Including welcome banners and wayfinder signage.							
TOTAL EXPENDITURES	3,453	34,300	9,451	7,259	10,301	24,406	14,955	
REVENUE OVER/(UNDER) EXPENDITURES	14,539	(16,840)	8,150	10,132	6,952	(6,805)	14,955	
FUND TOTAL REVENUES	17,992	17,460	17,601	17,391	17,253	17,601	0	
FUND TOTAL EXPENDITURES	3,453	34,300	9,451	7,259	10,301	24,406	14,955	
REVENUE OVER/(UNDER) EXPENDITURES	14,539	(16,840)	8,150	10,132	6,952	(6,805)	14,955	

*** END OF REPORT ***

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 5 (Hwy 107 Area):

	Series 2013A - GO Amount of $27,553			
	Principal	Interest	Total	Principal Balance
2021	$1,489	$917	$2,406	$23,083
2022	$1,489	$872	$2,361	$21,594
2023	$1,489	$828	$2,317	$20,105
2024	$1,489	$783	$2,272	$18,616
2025	$1,489	$731	$2,220	$17,127
2026	$1,489	$679	$2,168	$15,638
2027	$2,234	$627	$2,861	$13,404
2028	$2,234	$543	$2,777	$11,170
2029	$2,234	$454	$2,688	$8,936
2030	$2,234	$364	$2,598	$6,702
2031	$2,234	$275	$2,509	$4,468
2032	$2,234	$185	$2,419	$2,234
2033	$2,234	$47	$2,281	$0
	$23,083	**$6,387**	**$29,470**	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

District Classification:	Blighted
Creation Date:	05/12/09
End of Expenditure Period:	05/12/31
Maximum Life:	05/12/37
Final Revenue Year:	2037

Fiscal as of:	Fund Balance	
12/31/2020	($564,263)	
12/31/2021	($568,437)	Preliminary

Raze - Tax Delinquent Properties:

There were three razed homes in 2021. Another raze order is pending potential legal proceedings.

No 2022 infrastructure projects planned.

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #6	32,863	41,797	57,648	57,648	57,648	60,000	2,352	
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	0	0	
47100-41114 Debt Premium - TID6	0	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	32,863	41,797	57,648	57,648	57,648	60,000	2,352	
Intergovernmental								
47100-43430 Exempt Computer Aid	2,844	2,844	2,844	2,844	2,844	2,844	0	
TOTAL Intergovernmental	2,844	2,844	2,844	2,844	2,844	2,844	0	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	0	0	0	0	0	0	
47100-48244 Transfer from TID No. 4	0	40,000	0	0	45,000	0	0	
47100-48500 Donation-Bankers Square	0	5,000	0	0	0	0	0	
47100-48750 Sale of Property	0	0	0	2,061	2,061	0	0	
TOTAL Miscellaneous Revenues	0	45,000	0	2,061	47,061	0	0	
TOTAL REVENUES	35,707	89,641	60,492	62,553	107,553	62,844	2,352	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Streets/Bldg-	0	0	500	0	500	500	0	
57100-01-21000 Wages-Streets & Parks	2,382	0	0	0	0	0	0	
57100-01-22000 Overtime	42	0	0	0	0	0	0	
57100-01-25000 Wages-Temp-Reg	0	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	481	150	200	0	200	200	0	
57100-01-52000 WRS - Retirement	507	130	175	0	175	175	0	
57100-01-54000 Health Insurance	514	222	575	0	575	575	0	
57100-01-55000 Life Insurance	929	26	35	0	35	35	0	
57100-01-56000 Adm/Legal-City Wages	3,183	1,958	1,500	0	1,500	1,500	0	
TOTAL Personnel Services	8,038	2,486	2,985	0	2,985	2,985	0	
Contractual Services								
57100-02-11750 Plan Develop-Consultant	0	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	750	250	
57100-02-40000 Architectural Design	0	0	5,000	0	0	0	5,000	
57100-02-56500 LC Econ Dev Corp	500	500	500	750	750	500	0	
TOTAL Contractual Services	1,150	1,150	6,150	1,400	1,400	1,400	4,750	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
Special Services								
57100-04-52113 Alamsa - Kindhearted	25,000	0	0	0	0	0	0	
57100-04-52114 DJC-Cooper Ins Dev Incent	0	20,000	10,000	10,000	10,000	10,000	0	
57100-04-52177 Wixson (RC-N-DI Investmen	0	0	10,000	10,000	15,000	0	(10,000)	
57100-04-75021 Del Tax - 202 E. 1st St.	0	4,913	0	12,953	12,953	0	0	
57100-04-75022 Del Tax - 205 N Stuyvesan	0	0	0	12,830	12,830	0	0	
57100-04-75023 Raze Order-1700 E 2nd St.	0	0	0	205	205	0	0	
57100-04-75025 Blight - 104 Hendricks	0	9,695	0	172	172	0	0	
57100-04-75583 Blight - 211 Cleveland St	0	12,517	0	319	319	0	0	
57100-04-75584 Blight - 306 Cleveland St	0	0	0	14,048	14,048	0	0	
57100-04-75585 Del Tax - 722 E 2nd St	0	0	0	0	0	0	0	
TOTAL Special Services	25,000	47,124	20,000	60,526	65,527	10,000	(10,000)	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	34,515	33,985	27,873	22,337	33,467	32,376	4,503	
57100-05-12000 Borrowing Expenses	0	0	0	0	0	0	0	
TOTAL Fixed Charges	34,515	33,985	27,873	22,337	33,467	32,376	4,503	
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	0	(2,500)	
57100-08-45000 Bankers Square -"Pocket"	26,776	3,276	0	0	0	0	0	
TOTAL Capital Outlay	26,776	3,276	2,500	0	0	0	2,500	
57100-08-4500Bankers Square -"Pocket"	PERMANENT NOTES: In 2020, landscaping between FotoNews and Merrill Community Savings with $5,000 offsetting donation.							
TOTAL EXPENDITURES	95,479	88,021	59,508	84,263	103,379	46,761	12,747	
REVENUE OVER/(UNDER) EXPENDITURES	(59,772)	1,620	984	(21,710)	4,174	16,083	15,099	
FUND TOTAL REVENUES	35,707	89,641	60,492	62,553	107,553	62,844	2,352	
FUND TOTAL EXPENDITURES	95,479	88,021	59,508	84,263	103,379	46,761	12,747	
REVENUE OVER/(UNDER) EXPENDITURES	(59,772)	1,620	984	(21,710)	4,174	16,083	15,099	

*** END OF REPORT ***

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 6 (Downtown Area):

	Series 2013A - GO Amount of $200,000				Series 2016B - GO Amount of $156,079				Series 2016B - GO Amount of $105,000				Total - TID No. 6			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$8,511	$5,240	$13,751	$131,917	$9,151	$2,625	$11,776	$119,475	$5,000	$2,940	$7,940	$85,000	$22,662	$10,805	$33,467	$336,392
2022	$8,511	$4,985	$13,496	$123,406	$9,151	$2,443	$11,594	$110,324	$5,000	$2,830	$7,830	$80,000	$22,662	$10,258	$32,920	$313,730
2023	$8,511	$4,730	$13,241	$114,895	$9,151	$2,260	$11,411	$101,173	$5,000	$2,720	$7,720	$75,000	$22,662	$9,709	$32,371	$291,068
2024	$8,511	$4,474	$12,985	$106,384	$9,151	$2,077	$11,228	$92,022	$5,000	$2,595	$7,595	$70,000	$22,662	$9,146	$31,808	$268,406
2025	$8,511	$4,177	$12,688	$97,873	$9,744	$1,894	$11,638	$82,871	$5,000	$2,470	$7,470	$65,000	$23,255	$8,540	$31,795	$245,744
2026	$12,766	$3,879	$16,645	$89,362	$9,744	$1,699	$11,443	$73,127	$5,000	$2,333	$7,333	$60,000	$27,510	$7,910	$35,420	$222,489
2027	$12,766	$3,581	$16,347	$76,596	$9,744	$1,504	$11,248	$63,383	$5,000	$2,195	$7,195	$55,000	$27,510	$7,280	$34,790	$194,979
2028	$12,766	$3,102	$15,868	$63,830	$9,744	$1,309	$11,053	$53,639	$5,000	$2,048	$7,048	$50,000	$27,510	$6,459	$33,969	$167,469
2029	$12,766	$2,591	$15,357	$51,064	$9,744	$1,114	$10,858	$43,895	$5,000	$1,900	$6,900	$45,000	$27,510	$5,606	$33,116	$139,959
2030	$12,766	$2,081	$14,847	$38,298	$9,151	$907	$10,058	$34,151	$5,000	$1,740	$6,740	$40,000	$26,917	$4,728	$31,645	$112,449
2031	$12,766	$1,570	$14,336	$25,532	$5,000	$713	$5,713	$25,000	$5,000	$1,580	$6,580	$35,000	$22,766	$3,863	$26,629	$85,532
2032	$12,766	$1,060	$13,826	$12,766	$5,000	$600	$5,600	$20,000	$5,000	$1,413	$6,413	$30,000	$22,766	$3,072	$25,838	$62,766
2033	$12,766	$268	$13,034	$0	$5,000	$488	$5,488	$15,000	$5,000	$1,245	$6,245	$25,000	$22,766	$2,001	$24,767	$40,000
2034					$5,000	$369	$5,369	$10,000	$10,000	$1,070	$11,070	$20,000	$15,000	$1,439	$16,439	$30,000
2035					$5,000	$250	$5,250	$5,000	$10,000	$720	$10,720	$10,000	$15,000	$970	$15,970	$15,000
2036					$5,000	$125	$5,125	$0	$10,000	$360	$10,360	$0	$15,000	$485	$15,485	$0
	$136,172	$36,498	$172,670		$115,324	$17,748	$133,072		$90,000	$27,218	$117,218		$341,496	$81,464	$422,960	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

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

Fiscal as of:	Fund Balance	
12/31/2020	($138,321)	Included $100,000 loan from Community Development for FreMarq Innovations development incentive
12/31/2021	($116,440)	Preliminary

Proposed 2022 infrastructure project:

Extension of Water and Sanitary Sewer along E. 10 St. (S. Mill St. to S. Spruce St.) and curb, gutter, and paving of E. 10th St. Also, curb, gutter, paving of S. Poplar St, and S. Spruce St.

Stormwater improvements in S. Mill St./E. 9th St. area and S. Mill St. improvements which will include utility improvements to north-most building used by FreMarq Innovations.

Note: Series 2016C Note Anticipation Note (NAN) Principal of $80,000 paid off 9/30/2021

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

9-29-2021 01:04 PM

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #7	0	18,501	116,594	116,594	116,594	116,594	0	
47100-41113 Proceeds - Long Term Debt	0	0	0	0	0	500,000	500,000	
47100-41115 Taxes-2019 PP Refund	0	0	0	6,764	6,764	0	0	
TOTAL Taxes (or Utility Rev.)	0	18,501	116,594	123,358	123,358	616,594	500,000	
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: In 2022 for E. 10 St. and S. Mill St. utility and street infrastructure project.							
Intergovernmental								
47100-43430 Exempt Computer Aid	1,476	1,476	1,476	1,476	1,476	1,476	0	
47100-43750 WI DNR - DERF Reimb.	35,248	0	0	0	0	0	0	
TOTAL Intergovernmental	36,724	1,476	1,476	1,476	1,476	1,476	0	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	0	0	0	0	0	0	
47100-48244 Transfer from TID No. 4	0	35,000	0	0	0	0	0	
47100-48588 Loan Repayment-FreMarq	0	0	0	0	30,000	30,000	30,000	
47100-48750 Sale of Property	0	0	0	2,000	2,000	0	0	
TOTAL Miscellaneous Revenues	0	35,000	0	2,000	32,000	30,000	30,000	
TOTAL REVENUES	36,724	54,977	118,070	126,834	156,834	648,070	530,000	
EXPENDITURES								
Personnel Services								
57100-01-11000 Wages- Bldg Insp/PW Direc	914	0	1,000	0	1,000	1,000	0	
57100-01-21000 Streets-Utility - Wages -	2,585	0	3,500	75	75	3,500	0	
57100-01-25000 Wages-Temp-LTE	0	0	0	0	0	0	0	
57100-01-51000 SS/Medicare	420	122	375	5	375	375	0	
57100-01-52000 WRS - Retirement	371	107	350	5	250	350	0	
57100-01-54000 Health Insurance	1,369	172	1,250	0	1,250	1,250	0	
57100-01-55000 Life Insurance	65	31	100	0	100	100	0	
57100-01-56000 Adm/Legal-City Wages	2,153	1,592	1,500	0	1,500	1,500	0	
TOTAL Personnel Services	7,876	2,024	8,075	86	4,550	8,075	0	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

9-29-2021 01:04 PM

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Title Searc	0	0	0	75	75	0	0	
57100-02-11750 Plan Develop-Consultant	0	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	750	750	750	1,000	250	
57100-02-56500 LC Econ Dev Corp	500	500	500	1,000	1,000	1,000	500	
57100-02-57500 Contract Engineer/Survey	0	0	0	1,507	2,500	0	0	
TOTAL Contractual Services	1,400	1,400	1,400	3,482	4,475	2,150	750	
Special Services								
57100-04-50522 PP Tax Refund-FM Graham	0	6,764	0	0	0	0	0	
57100-04-52544 FreMarq Loan-Dev Incentiv	100,000	0	0	0	0	0	0	
57100-04-75125 "Blight" - 405 E 7th St	0	0	0	12,615	14,000	0	0	
57100-04-75203 "Blight" - 400 E 4th St	0	0	0	0	0	0	0	
57100-04-75207 "Blight" - 700 E 4th St	0	0	0	5,615	17,500	0	0	
57100-04-75233 "Blight" - 609 Douglas St	0	0	0	75	75	0	0	
57100-04-75236 "Blight" - 402 Mill St.	3,473	0	0	0	0	0	0	
57100-04-75237 "Blight" - 501 Blaine St.	1,463	30,202	0	1,226	1,226	0	0	
TOTAL Special Services	104,936	36,967	0	19,530	32,801	0	0	
Fixed Charges								
57100-05-11000 Transfer for Debt Service	13,411	13,279	105,746	9,875	93,093	14,725	(91,021)	
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	
57100-05-25000 Repayment to Com. Develop	0	0	0	0	30,000	70,000	70,000	
TOTAL Fixed Charges	13,411	13,279	105,746	9,875	123,093	84,725	21,021	
Capital Outlay								
57100-08-23075 Property - Street ROW	0	0	0	34	34	0	0	
57100-08-25000 Environ - 806 N Center	0	0	0	0	0	0	0	
57100-08-25711 Traffic Controls-Center/G	3,493	0	0	0	0	0	0	
57100-08-25737 Fencing - Street ROW	0	0	0	0	0	0	0	
57100-08-26000 Water Improvements	0	0	15,000	0	0	150,000	135,000	
57100-08-26500 Sanitary Sewer Improvemen	0	0	15,000	0	0	125,000	110,000	
57100-08-31000 Marketing - Advertising	0	0	2,500	0	0	0	(2,500)	
57100-08-45000 Street Improvements	0	0	0	0	0	225,000	225,000	
TOTAL Capital Outlay	3,493	0	32,500	34	34	500,000	467,500	
TOTAL EXPENDITURES	131,116	53,669	147,721	33,007	164,953	594,950	447,229	
REVENUE OVER/(UNDER) EXPENDITURES	(94,392)	1,308	(29,651)	93,827	(8,119)	53,120	82,771	
FUND TOTAL REVENUES	36,724	54,977	118,070	126,834	156,834	648,070	530,000	
FUND TOTAL EXPENDITURES	131,116	53,669	147,721	33,007	164,953	594,950	447,229	
REVENUE OVER/(UNDER) EXPENDITURES	(94,392)	1,308	(29,651)	93,827	(8,119)	53,120	82,771	

*** END OF REPORT ***

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 7 (N Center Ave. Area):

	Series 2017C - GO Amount of $180,000				Series 2016C - Note Anticipation Note Amount of $80,000			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$5,000	$4,875	$9,875	$160,000	$80,000	$3,218	$83,218	$0
2022	$10,000	$4,725	$14,725	$150,000				
2023	$10,000	$4,425	$14,425	$140,000				
2024	$10,000	$4,125	$14,125	$130,000				
2025	$10,000	$3,925	$13,925	$120,000				
2026	$10,000	$3,725	$13,725	$110,000				
2027	$10,000	$3,425	$13,425	$100,000				
2028	$10,000	$3,125	$13,125	$90,000				
2029	$10,000	$2,825	$12,825	$80,000				
2030	$10,000	$2,525	$12,525	$70,000				
2031	$10,000	$2,225	$12,225	$60,000				
2032	$10,000	$1,925	$11,925	$50,000				
2033	$10,000	$1,625	$11,625	$40,000				
2034	$10,000	$1,325	$11,325	$30,000				
2035	$10,000	$1,000	$11,000	$20,000				
2036	$10,000	$675	$10,675	$10,000				
2037	$10,000	$338	$10,338	$0				
	$160,000	**$41,938**	**$201,938**					

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

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

Fiscal as of:	Fund Balance
12/31/2020	($594,820)
12/31/2021	($676,475) Preliminary*

Planned 2022 major residential developments:

Nicolet Lumber Company - three 12-unit apartment buildings
S.C. Swiderski - eight duplexes
S.C. Swiderski - single-family homes

Planned 2022 infrastructure project:

Curb, gutter, paving, and streelighting of Webster St. (Alexander St. to Eugene St.)

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #8	20,221	40,348	58,260	58,260	58,260	60,000	1,740	
47100-41113 Proceeds - Long Term Debt	0	620,000	603,400	0	985,000	475,000	(128,400)	
47100-41114 Debt Premium-TID8	0	22,694	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	20,221	683,042	661,660	58,260	1,043,260	535,000	126,660	
Intergovernmental								
47100-43430 Exempt Computer Aid	3,668	3,668	3,668	3,668	3,668	3,668	0	
TOTAL Intergovernmental	3,668	3,668	3,668	3,668	3,668	3,668	0	
Public Charges-Services								
47100-46100 Bid Spec Revenue	0	0	0	200	200	300	300	
TOTAL Public Charges-Services	0	0	0	200	200	300	300	
Miscellaneous Revenues								
47100-48243 Transfer from TID No. 3	0	22,500	125,000	0	25,000	100,000	(25,000)	
47100-48244 Transfer from TID No. 4	0	77,500	0	0	15,000	0	0	
47100-48727 River Bend Foundation-Donati	0	43,258	0	0	0	0	0	
47100-48750 Sale of Property	0	0	5,100	16,435	14,435	0	(5,100)	
TOTAL Miscellaneous Revenues	0	143,258	130,100	16,435	54,435	100,000	30,100	
TOTAL REVENUES	23,889	829,967	795,428	78,563	1,101,563	638,968	156,460	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/GIS Mapping	0	0	2,500	0	3,500	5,000	2,500	
57100-01-21000 City Utility-Streets Wage	0	7,447	1,500	1,600	2,000	3,500	2,000	
57100-01-25000 Wages-Temp-Reg	0	66	0	88	88	0	0	
57100-01-51000 SS/Medicare	340	2,126	500	119	950	1,500	1,000	
57100-01-52000 WRS - Retirement	291	1,890	450	104	875	1,250	800	
57100-01-54000 Health Insurance	510	4,983	2,000	751	3,000	4,750	2,750	
57100-01-55000 Life Insurance	96	575	100	1	127	100	0	
57100-01-56000 Adm/Legal-City Wages	4,448	20,588	3,500	0	5,000	5,000	1,500	
TOTAL Personnel Services	5,685	37,675	10,550	2,664	15,540	21,100	10,550	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	144	0	36	36	0	0	
57100-02-11500 Outside Legal Expense	150	0	0	(150)	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	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	3,500	2,750,	
57100-02-56500 LC Econ Dev Corp	1,000	1,500	3,500	1,500	1,500	3,500	0	
57100-02-57500 Contract Engineering/Surv	0	0	0	2,400	5,000	7,500	7,500	
TOTAL Contractual Services	2,050	2,544	4,400	4,686	7,436	14,650	10,250	
57100-02-5750Contract Engineering/Surve	PERMANENT NOTES: Certified Survey Map and future Plat for Webster St. development area.							
Special Services								
57100-04-50222 Weinbrenner Dev Incentive	0	0	300,000	150,000	300,000	0	(300,000)	
57100-04-75001 Nicolet Lumber Co.-Dev In	0	0	0	0	0	100,000	100,000	
57100-04-75002 Blight-405 N Genesee	71	26,852	0	0	0	0	0	
57100-04-75009 Blight-601 N Genesse	0	0	0	173	173	0	0	
57100-04-75010 Blight - 410 Prospect St.	0	105	0	18,582	18,582	0	0	
57100-04-75025 Blight - 122 S Prospect	9,077	75	0	0	0	0	0	
57100-04-75029 "Blight" - 403 East St.	21,955	6,668	0	197	197	0	0	
57100-04-75030 "Blight" - 405 East St.	20,020	3,282	0	203	203	0	0	
57100-04-75509 Blight - 612 Grand Ave.	0	116	0	0	0	0	0	
57100-04-75520 "Blight"-903 Grand Ave	6,470	75	0	3,865	7,500	7,500	7,500	
57100-04-75521 Del Tax - 809 Grand Ave	0	4,337	0	169	0	0	0	
57100-04-75529 "Blight" - 120 N Foster	26,943	0	0	50	50	0	0	
57100-04-75530 Del Tax - 1405 Mathews St	0	3,785	10,855	10,855	10,855	0	(10,855)	
57100-04-75533 Del Tax - 811 N State St.	0	4,620	0	12,060	12,060	0	0	
TOTAL Special Services	84,535	49,914	310,855	196,152	349,620	107,500	203,355	
57100-04-7552"Blight"-903 Grand Ave	PERMANENT NOTES: Petroleum environmental site - underground storage tank removed in 2021.							
Fixed Charges								
57100-05-11000 Transfer for Debt Service	50,674	49,863	80,055	82,367	82,367	161,202	81,147	
57100-05-12000 Borrowing Expenses	0	32,694	10,000	0	31,255	25,000	15,000	
TOTAL Fixed Charges	50,674	82,557	90,055	82,367	113,622	186,202	96,147	
Capital Outlay								
57100-08-22575 Land - Alexander-Eugene	0	0	200,000	194,895	195,000	0	(200,000)	
57100-08-24000 Street Improvements	508	540,000	0	53	85,000	300,000	300,000	
57100-08-24600 Sidewalk Improvements	3,250	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	63,491	0	0	65,000	50,000	50,000	
57100-08-26000 Water Improvements	0	0	0	0	152,500	0	0	
57100-08-26500 Sanitary Sewer Improvemen	0	0	0	0	107,500	0	0	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
57100-08-27122 River Bend Trail-West	0	49,486	103,400	54,902	92,000	0	(103,400)	
57100-08-31000 Marketing - Advertising	0	0	0	0	0	0	0	
TOTAL Capital Outlay	3,758	652,977	303,400	249,850	697,000	350,000	46,600	
57100-08-2400Street Improvements	PERMANENT NOTES: In 2022, curb, gutter, paving, and streetlighting of Webster St. (Alexander St. to Eugene St.).							
TOTAL EXPENDITURES	146,702	825,665	719,260	535,719	1,183,218	679,452	39,808	
REVENUE OVER/(UNDER) EXPENDITURES	(122,813)	4,301	76,168	(457,156)	(81,655)	(40,484)	116,652	
FUND TOTAL REVENUES	23,889	829,967	795,428	78,563	1,101,563	638,968	156,460	
FUND TOTAL EXPENDITURES	146,702	825,665	719,260	535,719	1,183,218	679,452	39,808	
REVENUE OVER/(UNDER) EXPENDITURES	(122,813)	4,301	76,168	(457,156)	(81,655)	(40,484)	116,652	

*** END OF REPORT ***

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 8 (West Side Area):

	Series 2016B - GO Amount of $90,000				Series 2017C - GO Amount of $140,000				Series 2018B - GO Amount of $475,000				Series 2020C - GO Amount of $620,000			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$5,000	$1,725	$6,725	$75,000	$5,000	$3,775	$8,775	$120,000	$20,000	$13,713	$33,713	$415,000	$25,000	$8,154	$33,154	$595,000
2022	$5,000	$1,625	$6,625	$70,000	$5,000	$3,625	$8,625	$115,000	$20,000	$13,273	$33,273	$395,000	$25,000	$16,900	$41,900	$570,000
2023	$5,000	$1,525	$6,525	$65,000	$5,000	$3,475	$8,475	$110,000	$20,000	$12,833	$32,833	$375,000	$30,000	$15,900	$45,900	$540,000
2024	$5,000	$1,425	$6,425	$60,000	$5,000	$3,365	$8,365	$105,000	$20,000	$12,333	$32,333	$355,000	$30,000	$14,700	$44,700	$510,000
2025	$5,000	$1,325	$6,325	$55,000	$5,000	$3,225	$8,225	$100,000	$20,000	$11,833	$31,833	$335,000	$30,000	$13,500	$43,500	$480,000
2026	$5,000	$1,225	$6,225	$50,000	$5,000	$3,125	$8,125	$95,000	$20,000	$11,283	$31,283	$315,000	$30,000	$12,300	$42,300	$450,000
2027	$5,000	$1,125	$6,125	$45,000	$5,000	$2,975	$7,975	$90,000	$20,000	$10,733	$30,733	$295,000	$30,000	$11,100	$41,100	$420,000
2028	$5,000	$1,025	$6,025	$40,000	$5,000	$2,825	$7,825	$85,000	$25,000	$10,143	$35,143	$270,000	$30,000	$9,900	$39,900	$390,000
2029	$5,000	$925	$5,925	$35,000	$5,000	$2,675	$7,675	$80,000	$25,000	$9,405	$34,405	$245,000	$35,000	$8,700	$43,700	$355,000
2030	$5,000	$819	$5,819	$30,000	$10,000	$2,525	$12,525	$70,000	$25,000	$8,605	$33,605	$220,000	$35,000	$8,000	$43,000	$320,000
2031	$5,000	$713	$5,713	$25,000	$10,000	$2,225	$12,225	$60,000	$25,000	$7,805	$32,805	$195,000	$35,000	$7,300	$42,300	$285,000
2032	$5,000	$600	$5,600	$20,000	$10,000	$1,965	$11,965	$50,000	$25,000	$6,968	$31,968	$170,000	$35,000	$6,600	$41,600	$250,000
2033	$5,000	$488	$5,488	$15,000	$10,000	$1,625	$11,625	$40,000	$25,000	$6,130	$31,130	$145,000	$35,000	$5,900	$40,900	$215,000
2034	$5,000	$369		$10,000	$10,000	$1,325	$11,325	$30,000	$25,000	$5,255	$30,255	$120,000	$35,000	$5,156	$40,156	$180,000
2035	$5,000	$250		$5,000	$10,000	$1,000	$11,000	$20,000	$30,000	$4,380	$34,380	$90,000	$35,000	$4,413	$39,413	$145,000
2036	$5,000	$125		$0	$10,000	$675	$10,675	$10,000	$30,000	$3,300	$33,300	$60,000	$35,000	$3,581	$38,581	$110,000
2037					$10,000	$338	$10,338	$0	$30,000	$2,220	$32,220	$30,000	$35,000	$2,750	$37,750	$75,000
2038									$30,000	$1,110	$31,110	$0	$35,000	$1,875	$36,875	$40,000
2039													$40,000	$1,000	$41,000	$0
2040																
	$75,000	$13,562	$72,819		$120,000	$36,968	$156,968		$415,000	$137,605	$552,605		$595,000	$149,575	$744,575	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 8 (West Side Area) - Continued:

Series 2021A - GO A Amount of $830,000				Series 2021B - GO Amount of $155,000				Total - TID No. 8				
Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	
$0	$0	$0	$830,000	$0	$0	$0	$155,000	$55,000	$27,367	$237,367	$2,035,000	
$30,000	$17,268	$47,268	$800,000	$20,000	$3,511	$23,511	$135,000	$88,511	$76,202	$272,691	$1,950,000	2022
$35,000	$16,863	$51,863	$765,000	$15,000	$3,150	$18,150	$120,000	$98,150	$68,745	$265,595	$1,855,000	2023
$30,000	$16,163	$46,163	$735,000	$15,000	$2,850	$17,850	$105,000	$92,850	$65,835	$242,985	$1,765,000	2024
$30,000	$15,563	$45,563	$705,000	$15,000	$2,550	$17,550	$90,000	$92,550	$62,995	$225,445	$1,675,000	2025
$35,000	$14,963	$49,963	$670,000	$15,000	$2,250	$17,250	$75,000	$97,250	$60,145	$212,895	$1,580,000	2026
$35,000	$14,263	$49,263	$635,000	$15,000	$1,800	$16,800	$60,000	$96,800	$56,995	$195,195	$1,485,000	2027
$35,000	$13,213	$48,213	$600,000	$15,000	$1,350	$16,350	$45,000	$101,350	$53,455	$182,105	$1,385,000	2028
$40,000	$12,163	$52,163	$560,000	$15,000	$900	$15,900	$30,000	$110,900	$49,768	$173,868	$1,275,000	2029
$40,000	$11,363	$51,363	$520,000	$15,000	$600	$15,600	$15,000	$115,600	$46,911	$161,311	$1,160,000	2030
$40,000	$10,563	$50,563	$480,000	$15,000	$300	$15,300	$0	$115,300	$43,905	$143,605	$1,045,000	2031
$55,000	$9,763	$64,763	$425,000					$130,000	$25,895	$155,895	$915,000	2032
$55,000	$8,662	$63,662	$370,000					$130,000	$22,805	$152,805	$785,000	2033
$60,000	$7,563	$67,563	$310,000					$135,000	$19,668	$149,299	$650,000	2034
$60,000	$6,363	$66,363	$250,000					$140,000	$16,405	$151,155	$510,000	2035
$60,000	$5,163	$65,163	$190,000					$140,000	$12,844	$147,719	$370,000	2036
$60,000	$3,962	$63,962	$130,000					$135,000	$9,270	$144,270	$235,000	2037
$65,000	$2,763	$67,763	$65,000					$130,000	$5,748	$135,748	$105,000	2038
$65,000	$1,463	$66,463	$0					$105,000	$2,463	$107,463	$0	2039
												2040
$830,000	$188,081	$1,018,081		$155,000	$19,261	$174,261		$2,054,261	$700,051	$3,220,047		

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

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

Fiscal as of:	Fund Balance	
12/31/2020	($370,492)	
12/31/2021	($369,847)	Preliminary

Note: Donor TID for TID No. 4 Tax Increment Transfers

Proposed 2022 infrastructure project:

None

Potential 2022 request - related to SEMCO Wisconsin River property:

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

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Intergovernmental								
47100-43430 Exempt Computer Aid	4,896	4,896	4,896	4,896	4,896	4,896	0	
TOTAL Intergovernmental	4,896	4,896	4,896	4,896	4,896	4,896	0	
Miscellaneous Revenues								
47100-48244 Transfer from TID No. 4	0	102,500	45,340	0	20,000	50,000	4,660	
47100-48588 Loan Repayment-Club Modern	2,820	2,820	2,500	2,115	2,820	2,820	320	
47100-48750 Sale of Property	0	0	0	2,050	0	0	0	
TOTAL Miscellaneous Revenues	2,820	105,320	47,840	4,165	22,820	52,820	4,980	
TOTAL REVENUES	7,715	110,215	52,736	9,060	27,716	57,716	4,980	
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	123	0	125	0	125	125	0	
57100-01-52000 WRS - Retirement	106	0	115	0	115	115	0	
57100-01-54000 Health Insurance	220	0	550	0	550	550	0	
57100-01-55000 Life Insurance	49	0	25	0	25	25	0	
57100-01-56000 Adm/Legal-City Wages	1,611	0	1,500	0	1,500	1,500	0	
TOTAL Personnel Services	2,109	0	2,315	0	2,315	2,315	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	75	0	0	0	0	0	0	
57100-02-11500 Outside Legal-Title Searc	0	0	0	75	75	0	0	
57100-02-11750 Plan Develop-Consultant	0	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	250	1,000	500	500	500	500	
57100-02-41555 Grant Writing Consultant	0	0	25,000	0	0	25,000	0	
57100-02-56500 LC Econ Dev Corp	500	500	500	1,500	500	500	0	
TOTAL Contractual Services	1,725	900	31,650	2,225	1,225	31,150	500	

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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Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
Special Services								
57100-04-50500 Neumann Lot2-Dev Incent	0	0	0	0	0	0	0	
57100-04-75000 Page Milk-Tax Foreclosure	7,511	0	0	0	0	0	0	
57100-04-75100 Del Tax - 307 Cooper St.	0	1,166	0	181	181	0	0	
TOTAL Special Services	7,511	1,166	0	181	181	0	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	18,950	18,650	23,350	23,350	23,350	22,900	450	
57100-05-12000 Borrowing Expense	0	0	0	0	0	0	0	
TOTAL Fixed Charges	18,950	18,650	23,350	23,350	23,350	22,900	450	
Capital Outlay								
57100-08-24000 Street Improvements	0	0	0	0	0	0	0	
57100-08-26000 Utility Improvements	0	0	0	0	0	0	0	
TOTAL Capital Outlay	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	30,295	20,716	57,315	25,756	27,071	56,365	(950)	
REVENUE OVER/(UNDER) EXPENDITURES	(22,580)	89,499	(4,579)	(16,696)	645	1,351	5,930	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Miscellaneous Revenues								
47300-48500 Idle Sites Grant - WEDC	0	107,681	0	0	0	0	0	
TOTAL Miscellaneous Revenues	0	107,681	0	0	0	0	0	
TOTAL REVENUES	0	107,681	0	0	0	0	0	
EXPENDITURES								
Capital Outlay								
57300-08-52500 River Bend Trail-East	0	0	0	0	0	0	0	
TOTAL Capital Outlay	0	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.							
TOTAL EXPENDITURES	0	0	0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES	0	107,681	0	0	0	0	0	
FUND TOTAL REVENUES	7,715	217,896	52,736	9,060	27,716	57,716	4,980	
FUND TOTAL EXPENDITURES	30,295	20,716	57,315	25,756	27,071	56,365	(950)	
REVENUE OVER/(UNDER) EXPENDITURES	(22,580)	197,180	(4,579)	(16,696)	645	1,351	5,930	

*** END OF REPORT ***

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 9 (Wisconsin River/N. Center Ave):

	Series 2017C - GO Amount of $310,000			
	Principal	Interest	Total	Principal Balance
2021	$15,000	$8,350	$23,350	$265,000
2022	$15,000	$7,900	$22,900	$250,000
2023	$15,000	$7,450	$22,450	$235,000
2024	$15,000	$7,000	$22,000	$220,000
2025	$15,000	$6,700	$21,700	$205,000
2026	$15,000	$6,400	$21,400	$190,000
2027	$15,000	$5,950	$20,950	$175,000
2028	$15,000	$5,500	$20,500	$160,000
2029	$15,000	$5,050	$20,050	$145,000
2030	$15,000	$4,600	$19,600	$130,000
2031	$15,000	$4,150	$19,150	$115,000
2032	$15,000	$3,700	$18,700	$100,000
2033	$20,000	$3,250	$23,250	$80,000
2034	$20,000	$2,650	$22,650	$60,000
2035	$20,000	$2,000	$22,000	$40,000
2036	$20,000	$1,350	$21,350	$20,000
2037	$20,000	$675	$20,675	$0
	$265,000	**$74,325**	**$339,325**	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

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

Fiscal as of:	Fund Balance	
12/31/2020	($58,417)	
12/31/2021	($60,991)	Preliminary

Planned 2021-2022 development:

S.C. Swiderski, LLC completion of four new apartment buildings and rental/maintenance building

Planned 2022 infrastructure project:

None

Future need for Lincoln County Highway G streetlighting improvements

Note: Series 2021D TID Revenue Anticipation Notes will be refinanced by 9/1/2026

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 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	595,000	0	565,000	200,000	(395,000)	
TOTAL Taxes (or Utility Rev.)	0	0	595,000	0	565,000	200,000	395,000	
47100-41113 Proceeds - Long Term Debt	PERMANENT NOTES: In 2022, cash development incentives for S.C. Swiderski (i.e. upon occupancy for four apartment buildings).							
Miscellaneous Revenues								
47100-48243 Land Sale	25,000	0	1	1	1	0	1	
47100-48244 Transfer from TID No. 4	0	0	0	0	30,000	0	0	
TOTAL Miscellaneous Revenues	25,000	0	1	1	30,001	0	1	
TOTAL REVENUES	25,000	0	595,001	1	595,001	200,000	(395,001)	
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	271	277	275	0	275	275	0	
57100-01-52000 WRS - Retirement	232	244	250	0	250	250	0	
57100-01-54000 Health Insurance	557	566	500	0	500	500	0	
57100-01-55000 Life Insurance	105	115	50	0	50	50	0	
57100-01-56000 Adm/Legal-City Wages	3,540	3,617	3,500	0	3,500	3,500	0	
TOTAL Personnel Services	4,706	4,818	4,575	0	4,575	4,575	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	504	0	0	0	0	0	
57100-02-11500 Outside Legal -Title Expe	0	700	0	23	23	0	0	
57100-02-11750 Plan Develop-Consultant	0	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	250	0	250	250	250	750	500	
57100-02-15500 Mowing Services	0	595	0	0	0	0	0	
TOTAL Contractual Services	400	1,949	400	423	423	900	500	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
Special Services								
57100-04-52333 Swiderski Dev Incentives	0	0	100,000	50,000	50,000	200,000	100,000	
57100-04-52377 Refund Earnest Money	0	0	0	25,000	25,000	0	0	
TOTAL Special Services	0	0	100,000	75,000	75,000	200,000	100,000	
57100-04-5233Swiderski Dev Incentives	PERMANENT NOTES: In 2022, cash development incentive payment (upon occupancy permits for four apartment buildings).							
Fixed Charges								
57100-05-11000 Transfer for Debt Service	20,025	20,132	515,132	0	498,227	12,987	(502,145)	
57100-05-12000 Borrowing Expense	0	0	10,000	0	19,350	0	(10,000)	
TOTAL Fixed Charges	20,025	20,132	525,132	0	517,577	12,987	(512,145)	
57100-05-1200Borrowing Expense	PERMANENT NOTES: In 2021, refinancing of 2016C Note Anticipation Note (NAN) and new borrowing for Swiderski cash development incentive.							
Capital Outlay								
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
TOTAL Capital Outlay	0	0	0	0	0	0	0	
TOTAL EXPENDITURES	25,130	26,900	630,107	75,423	597,575	218,462	411,645	
REVENUE OVER/(UNDER) EXPENDITURES	(130)	(26,900)	(35,106)	(75,422)	(2,574)	(18,462)	16,644	
FUND TOTAL REVENUES	25,000	0	595,001	1	595,001	200,000	395,001	
FUND TOTAL EXPENDITURES	25,130	26,900	630,107	75,423	597,575	218,462	411,645	
REVENUE OVER/(UNDER) EXPENDITURES	(130)	(26,900)	(35,106)	(75,422)	(2,574)	(18,462)	16,644	

*** END OF REPORT ***

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 10 (Former FoxPoint):

	Series 2016C - Note Anticipation Note Amount of $495,000			Series 2021D - TID Anticipation Note Amount of $565,000			
	Principal	Interest	Total	Principal	Interest	Total	Principal Balance
2021	$495,000	$19,968	**$514,968**	Refinancing Series 2016C plus new borrowing of $70,000			$565,000
2022				$0	$12,987	$12,987	$565,000
2023				$0	$14,125	$14,125	$565,000
2024				$0	$14,125	$14,125	$565,000
2025				$0	$14,125	$14,125	$565,000
2026				$565,000	$14,125	$579,125	$565,000
				$565,000	**$69,487**	**$634,487**	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

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

Fiscal as of:	Fund Balance	
12/31/2020	($171,126) *	
12/31/2021	($146,050)	Preliminary

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

Planned 2022 infrastructure project:

Any infrastructure completion work (such as landscaping) for Parkview Dr. and W. St. Paul St. & Superior St.

Potential for reconstruction of N. State St. and N. Chippewa St. (pending Committee of Whole consideration of 2022 infrastructure projects).

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Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #11	69,961	113,060	145,075	145,075	145,075	145,075	0	
47100-41113 Proceeds - Long Term Debt	0	205,000	1,039,500	0	1,195,000	100,000	(939,500)	
47100-41114 Debt Premium-TID11	0	7,483	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	69,961	325,542	1,184,575	145,075	1,340,075	245,075	(939,500)	
Intergovernmental								
47100-43435 State PP Aid	12,568	16,305	16,305	20,042	20,042	16,305	0	
TOTAL Intergovernmental	12,568	16,305	16,305	20,042	20,042	16,305	0	
Public Charges-Services								
47100-46100 Bid Spec Revenue	0	0	0	380	380	0	0	
TOTAL Public Charges-Services	0	0	0	380	380	0	0	
Miscellaneous Revenues								
47100-48750 Sale of Property	0	0	2	0	0	0	2	
47100-48999 Focus on Energy-LEDs	0	0	0	0	0	0	0	
TOTAL Miscellaneous Revenues	0	0	2	0	0	0	2	
TOTAL REVENUES	82,528	341,847	1,200,882	165,497	1,360,497	261,380	939,502	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/Engineer	2,619	11,458	1,250	0	1,000	1,250	0	
57100-01-21000 Wages - Streets-Utility	0	3,676	750	20,678	17,500	750	0	
57100-01-25000 Wages - Temp - Streets	0	0	0	407	407	0	0	
57100-01-51000 SS/Medicare	828	2,330	275	1,539	1,875	275	0	
57100-01-52000 WRS - Retirement	709	2,320	250	1,363	1,675	250	0	
57100-01-54000 Health Insurance	1,692	5,384	775	3,614	5,500	775	0	
57100-01-55000 Life Insurance	204	329	100	55	175	100	0	
57100-01-56000 Adm/Legal - City Wages	8,199	9,519	1,750	0	2,500	1,750	0	
TOTAL Personnel Services	14,251	35,016	5,150	27,655	30,632	5,150	0	

57100-01-2100Wages - Streets-Utility PERMANENT NOTES:
Finance Director Note: Some Utility wages & benefits need to be reallocated to new TID No. 14 (Rain Car Wash),

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
Contractual Services								
57100-02-10000 Legal Notices/Letters	0	0	0	151	151	0	0	
57100-02-11500 Outside Legal Expenses	0	0	0	518	0	0	0	
57100-02-11750 Plan Develop-Consultant	0	0	0	7,500	7,500	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	1,250	1,250	1,000	0	
57100-02-56500 LC Econ Dev Corp	1,500	1,250	1,500	1,500	1,500	1,500	0	
57100-02-57500 Contract Engineer/Survey	9,534	7,544	2,500	6,921	7,500	0	2,500	
TOTAL Contractual Services	12,184	9,944	5,150	17,989	18,051	2,650	2,500	
Special Services								
57100-04-52577 Apartments-Rock Ridge	0	200,000	100,000	0	100,000	100,000	0	
57100-04-52588 Denyon-Ott Homes	0	0	30,000	50,000	70,000	50,000	20,000	
57100-04-52599 JJ Premier Homes	0	0	30,000	30,000	50,000	50,000	20,000	
TOTAL Special Services	0	200,000	160,000	80,000	220,000	200,000	40,000	
57100-04-5258Denyon-Ott Homes	PERMANENT NOTES: $10,000 per new single-family home upon completion.							
57100-04-5259JJ Premier Homes	PERMANENT NOTES: $10,000 per new single-family home upon completion.							
Fixed Charges								
57100-05-11000 Transfer - Debt Service	63,929	63,289	579,458	54,699	580,238	110,948	(468,510)	
57100-05-12000 Borrowing Expenses	0	10,996	15,000	0	26,500	10,000	(5,000)	
TOTAL Fixed Charges	63,929	74,285	594,458	54,699	606,738	120,948	(473,510)	
Capital Outlay								
57100-08-24033 Street Improvement	0	2,400	395,000	54,564	225,000	0	(395,000)	
57100-08-24127 WI St. Sewer Lift Station	0	0	0	0	0	0	0	
57100-08-25750 Streetlight Improvements	0	0	40,000	43,444	45,000	0	(40,000)	
57100-08-26000 Water Improvements	0	16,933	0	105,441	115,000	0	0	
57100-08-26500 Sanitary Sewer Improvemen	0	12,221	0	71,847	75,000	0	0	
TOTAL Capital Outlay	0	31,554	435,000	275,297	460,000	0	(435,000)	
TOTAL EXPENDITURES	90,364	350,799	1,199,758	455,639	1,335,421	328,748	871,010	
REVENUE OVER/(UNDER) EXPENDITURES	(7,836)	(8,952)	1,124	(290,143)	25,076	(67,368)	68,492	
FUND TOTAL REVENUES	82,528	341,847	1,200,882	165,497	1,360,497	261,380	939,502	
FUND TOTAL EXPENDITURES	90,364	350,799	1,199,758	455,639	1,335,421	328,748	871,010	
REVENUE OVER/(UNDER) EXPENDITURES	(7,836)	(8,952)	1,124	(290,143)	25,076	(67,368)	68,492	

*** END OF REPORT

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 11 (Hwy 107 Area - Residential):

	Series 2016C - Note Anticipation Note Amount of $505,000				Series 2017C - GO Amount of $645,000				Series 2020C - GO Amount of $205,000				Series 2021D - TID Revenue Bonds Amount of $1,195,000			
	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance	Principal	Interest	Total	Principal Balance
2021	$505,000	$20,539	**$525,539**	$0	$25,000	$17,000	$42,000	$545,000	$10,000	$2,699	$12,699	$195,000	Refinancing Series 2016C plus new borrowing of $690,000			$1,195,000
	Refinanced as Series 2021D TID Revenue Bonds															
2022					$30,000	$16,250	$46,250	$515,000	$10,000	$5,525	$15,525	$185,000	$30,000	$19,173	$49,173	$1,165,000
2023					$30,000	$15,350	$45,350	$485,000	$10,000	$5,125	$15,125	$175,000	$30,000	$18,640	$48,640	$1,135,000
2024					$30,000	$14,450	$44,450	$455,000	$10,000	$4,725	$14,725	$165,000	$75,000	$18,160	$93,160	$1,060,000
2025					$30,000	$13,850	$43,850	$425,000	$10,000	$4,325	$14,325	$155,000	$75,000	$16,960	$91,960	$985,000
2026					$30,000	$13,250	$43,250	$395,000	$10,000	$3,925	$13,925	$145,000	$75,000	$15,760	$90,760	$910,000
2027					$30,000	$12,350	$42,350	$365,000	$10,000	$3,525	$13,525	$135,000	$75,000	$14,560	$89,560	$835,000
2028					$30,000	$11,450	$41,450	$335,000	$10,000	$3,125	$13,125	$125,000	$75,000	$13,360	$88,360	$760,000
2029					$35,000	$10,550	$45,550	$300,000	$10,000	$2,725	$12,725	$115,000	$75,000	$12,160	$87,160	$685,000
2030					$35,000	$9,500	$44,500	$265,000	$10,000	$2,525	$12,525	$105,000	$75,000	$10,960	$85,960	$610,000
2031					$35,000	$8,450	$43,450	$230,000	$15,000	$2,325	$17,325	$90,000	$65,000	$22,875	$87,875	$545,000
2032					$35,000	$7,400	$42,400	$195,000	$15,000	$2,025	$17,025	$75,000	$70,000	$20,438	$90,438	$475,000
2033					$35,000	$6,350	$41,350	$160,000	$15,000	$1,725	$16,725	$60,000	$75,000	$17,813	$92,813	$400,000
2034					$40,000	$5,300	$45,300	$120,000	$15,000	$1,406	$16,406	$45,000	$75,000	$15,000	$90,000	$325,000
2035					$40,000	$4,000	$44,000	$80,000	$15,000	$1,088	$16,088	$30,000	$75,000	$12,188	$87,188	$250,000
2036					$40,000	$2,700	$42,700	$40,000	$15,000	$731	$15,731	$15,000	$80,000	$9,375	$89,375	$170,000
2037					$40,000	$1,350	$41,350	$0	$15,000	$375	$15,375	$0	$85,000	$6,375	$91,375	$85,000
2038													$85,000	$3,188	$88,188	$0
					$545,000	**$152,550**	**$697,550**		**$195,000**	**$45,200**	**$240,200**		**$1,195,000**	**$246,983**	**$1,441,983**	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Distric
Debt Service (Principal and Interest)

Total - TID No.11			Principal
Principal	Interest	Total	Balance
$540,000	$40,238	$580,238	$1,935,000
$70,000	$40,948	$110,948	$1,865,000
$70,000	$39,115	$109,115	$1,795,000
$115,000	$37,335	$152,335	$1,680,000
$115,000	$35,135	$150,135	$1,565,000
$115,000	$32,935	$147,935	$1,450,000
$115,000	$30,435	$145,435	$1,335,000
$115,000	$27,935	$142,935	$1,220,000
$120,000	$25,435	$145,435	$1,100,000
$120,000	$22,985	$142,985	$980,000
$115,000	$33,650	$148,650	$865,000
$120,000	$29,863	$149,863	$745,000
$125,000	$25,888	$150,888	$620,000
$130,000	$21,706	$151,706	$490,000
$130,000	$17,275	$147,275	$360,000
$135,000	$12,806	$147,806	$225,000
$140,000	$8,100	$148,100	$85,000
$85,000	$3,188	$88,188	$0
$1,935,000	**$444,733**	**$2,379,733**	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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

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

Fiscal as of:	Fund Balance	
12/31/2020	$213	
12/31/2021	$3,595	Preliminary

2021 infrastructure project:

Landscaping for Logan St. and E. 6th St. improvements

Potential future infrastructure project:

Riverside Street sidewalk (S. Center Ave. to S. State St.)

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

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CITY OF MERRILL
PROPOSED BUDGET WORKSHEET
AS OF: SEPTEMBER 30TH, 2021

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

	2019 ACTUAL	2020 ACTUAL	2021 CURRENT BUDGET	2021 Y-T-D ACTUAL	2021 PROJECTED YEAR END	2022 REQUESTED BUDEGT	2022 BUDGET CHANGE	2022 PROPOSED BUDGET
REVENUES								
Taxes (or Utility Rev.)								
47100-41110 Property Tax - TID #12	22,005	20,970	20,395	20,395	20,395	20,500	105	
47100-41113 Proceeds - Long Term Debt	125,000	0	0	0	0	0	0	
TOTAL Taxes (or Utility Rev.)	147,005	20,970	20,395	20,395	20,395	20,500	105	
TOTAL REVENUES	147,005	20,970	20,395	20,395	20,395	20,500	105	
EXPENDITURES								
Personnel Services								
57100-01-11000 PW Director/St Superinten	293	3,532	500	0	500	500	0	
57100-01-21000 Wages - Streets-Utility	995	27,728	0	23	23	0	0	
57100-01-22000 Overtime	1,457	18	0	0	0	0	0	
57100-01-51000 SS/Medicare	546	1,763	150	2	150	150	0	
57100-01-52000 WRS - Retirement	450	1,643	125	0	125	125	0	
57100-01-54000 Health Insurance	2,515	3,974	750	0	750	750	0	
57100-01-55000 Life Insurance	19	137	50	0	50	50	0	
57100-01-56000 Adm/Legal-City Wages	720	746	500	0	500	500	0	
TOTAL Personnel Services	6,996	39,542	2,075	25	2,098	2,075	0	
Contractual Services								
57100-02-10000 Legal Notices/Letters	35	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	250	250	250	250	250	250	0	
57100-02-56500 LC Econ Dev Corp	0	500	500	500	500	500	0	
TOTAL Contractual Services	435	900	900	900	900	900	0	
Fixed Charges								
57100-05-11000 Transfer - Debt Service	0	7,920	8,075	8,075	8,075	7,925	150	
57100-05-12000 Borrowing Expense	1,888	0	0	0	0	0	0	
TOTAL Fixed Charges	1,888	7,920	8,075	8,075	8,075	7,925	150	
Capital Outlay								
57100-08-24000 Street Improvements	1,656	88,192	0	5,940	5,940	0	0	
57100-08-25750 Streetlight Improvements	0	0	0	0	0	0	0	
57100-08-26000 Water Improvements	9,093	0	0	0	0	0	0	
TOTAL Capital Outlay	10,748	88,192	0	5,940	5,940	0	0	
57100-08-2400Street Improvements	PERMANENT NOTES: Logan St. and E. 6th St. by Athletic Park.							
TOTAL EXPENDITURES	20,066	136,553	11,050	14,940	17,013	10,900	150	
REVENUE OVER/(UNDER) EXPENDITURES	126,939	(115,583)	9,345	5,455	3,382	9,600	255	
FUND TOTAL REVENUES	147,005	20,970	20,395	20,395	20,395	20,500	105	

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Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)

City of Merrill - Tax Increment Districts (TIDs)
Debt Service (Principal and Interest)

TID No. 12 (Weinbrenner Area):

	Series 2019A - GO Amount of $125,000			
	Principal	Interest	Total	Principal Balance
2021	$5,000	$3,075	$8,075	$115,000
2022	$5,000	$2,925	$7,925	$110,000
2023	$5,000	$2,775	$7,775	$105,000
2024	$5,000	$2,625	$7,625	$100,000
2025	$5,000	$2,475	$7,475	$95,000
2026	$5,000	$2,325	$7,325	$90,000
2027	$5,000	$2,175	$7,175	$85,000
2028	$5,000	$2,025	$7,025	$80,000
2029	$5,000	$1,875	$6,875	$75,000
2030	$5,000	$1,763	$6,763	$70,000
2031	$10,000	$1,650	$11,650	$60,000
2032	$10,000	$1,425	$11,425	$50,000
2033	$10,000	$1,200	$11,200	$40,000
2034	$10,000	$975	$10,975	$30,000
2035	$10,000	$738	$10,738	$20,000
2036	$10,000	$500	$10,500	$10,000
2037	$10,000	$250	$10,250	$0
	$115,000	**$25,238**	**$142,700**	

Attachment: Preliminary 2022 Budget Requests (8341 : 2022 Tax Increment District budget requests)