



CITY OF MERRILL
REDEVELOPMENT AUTHORITY
AGENDA • WEDNESDAY, FEBRUARY 7, 2024

Regular Meeting

City Hall Council Chambers

8:00 AM

To attend remotely call 657-233-1946 945 604 432 #

- I. Call to Order
- II. Consider approving minutes from the previous meeting:
 - 1. Minutes from the December 6, 2023 meeting
- III. Public Comment
- IV. General Agenda Items for Consideration:
 - 1. Consider a Resolution authorizing a development agreement by and between the City of Merrill, Wisconsin, and Wendorf Construction LLC for residential development (TID No. 7)
 - 2. Review 2023 Building Permit and Development Summary
 - 3. Residential Incentive Program Application - 205 N Cleveland St (TID No. 6)
 - 4. Update from Lincoln County Economic Development Corporation (LCEDC) on activities
- V. Date and Time of Next Meeting: Wednesday, March 6, 2024 at 8:00 AM
- VI. Adjournment

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

City of Merrill
Meeting of Redevelopment Authority (RDA)

Wednesday, December 6, 2023 at 8:00 a.m.
City Hall Common Council Chambers

RDA Present: Steve Hass, Mark Bares, Steve Sabatke, Rebecca Rutkowski, Tony Kusserow and Gary Hartwig

RDA Excused: Clyde Nelson

Others: Alderpersons LaDonna Fermanich and Nathan Meyer, City Clerk Lori Anderson-Malm, Finance Director Kathy Unertl, City Attorney Tom Hayden, City Public Works Director/City Engineer Rod Akey. City Building Inspector/Zoning Administrator Darin Pagel, Police Chief Corey Bennett, Elsa Duranceau from Lincoln County Economic Development Corp. (LCEDC), Stephanie Springborn from Winds and Paradox, Inc., Kristen Fish-Peterson of Redevelopment Resources, Todd Frederick, and City Social Media Specialist Hallie Savall. Meyer set up the Merrill Productions camera until the meeting adjournment into the Closed Session.

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

Consider approval of RDA meeting minutes from November 1, 2023:

Motion (Bares/Rutkowski) to approve the meeting minutes from November 1. Carried.

Public Comments: None.

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

Akey reported that City staff had met with Dave Wendorf from Wendorf Construction LLC and some revisions to the agreement were being finalized. Anticipated property acquisition closing is planned for January 2024. Consideration of the revised development agreement will be on a future RDA meeting agenda.

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

Stephanie Springborn of Winds & Paradox Inc. updated status of redevelopment plans for 419 W. Main St. (Mathias Building). The Federal HUD grant application deadline has been extended to December 11, 2023 and Springborn requested City letter of support.

There has been preliminary award of \$200,000 WEDC (Wisconsin Economic Development Corp.) Community Development Investment grant. This is a pass through grant which requires a formal City of Merrill Resolution.

Motion (Kusserow/Hartwig) to recommend resolution authorizing submission of the Community Development Investment grant to WEDC. Carried.

Update on 2023 Tax Increment generation and historical trends:

Unertl reported that the total 2023 Tax Increment is \$2,559,191 to support 2024 TID budgets.

There was spreadsheet graph highlighting tax increment \$ trend from 2007 through 2023. Unertl advised that the 1/1/2016 revaluation process resulted in overstating of TID increment in 2017 which was adjusted in 2018.

Update on 2024 Tax Increment District (TID) budget requests:

Unertl advised the 2024 TID budgets should result in about \$500,000 reduction in the City General Fund Advances.

Next RDA Meeting: Tentatively scheduled for Wednesday, February 7, 2024 at 8:00 a.m.

Closed Session:

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

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

Motion (Bares/Rutkoski) to move into Closed Session. Motion carried 6 – 0 on roll call vote at 8:47a.m.

Stephanie Springborn, Elsa Duranceau, and Kristen Fish-Peterson responded to RDA Commissioner and City staff questions. They then left the Closed Session.

Items discussed included the potential TID cash development incentive amount and potential City of Merrill letter of support for Federal HUD grant application,

Motion (Bares/Sabatke) to reconvene in Open Session at 9:30 a.m. Carried.

The following actions were taken on Closed Session matter:

Motion (Hass/Rutkowski) to recommend the resolution authorizing a development agreement by and between the City of Merrill, Wisconsin & Winds and Paradox, Inc. with total cash development incentive of \$80,000 (i.e. with \$40,000 after completion of the rehabilitation project and \$40,000 the year following completion). Carried.

Motion (Hass/Bares) to authorize a City of Merrill letter of support for the Federal HUD grant application upon further City staff research. Carried.

Adjournment: (Bares/Rutkowski) to adjourn at 9:35 a.m. Carried.

Minutes prepared by RDA Secretary Kathy Unertl

TAX INCREMENT DISTRICT (TID) No. 7 – E 10th St & Spruce St new residential development

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

Developer:

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

Key development background:

- City utility services (i.e. water and sanitary sewer) and the new E 10th St were constructed in 2022. Prairie River Properties, LLC donated the north side of the street right-of-way. Redevelopment Authority (RDA) authorized grubbing of proposed Spruce St extension area, as well as potential Certified Survey Map (CSM) and Plat.
- The City has contracted with REI for the survey and Plat development work. Preliminary Plat concept includes potentially 23 new residential lots for the entire parcel. Projected about 20 new lots for the Wendorf Construction development area.
- City would extend Spruce St. from E 10th St to E 14th St in two-year infrastructure investment – water, sanitary sewer, and gravel base in 2024 and then curb, gutter, and paving in about 2026 based upon residential development.

Phase development timeframe:

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

Development Fiscal:

Projected development fiscal projection is provided on the following spreadsheet.

City of Merrill - TID No. 7 (E 10th St & Spruce St)**Projected Tax Increment for single-family home development****Pending split from PIN: 251-3106-122-0147****Current Owner: Prairie River Properties, LLC****Area east of N. Poplar St. will be sold for residential development****Developer: Wendorf Construction LLC****Projected assessments for new single-family home:****Total of 20 potential new Plat lots****Each new home at \$400,000 (with lot at \$10,000)**

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

Projected Tax Increment and TID No. 7 Cash Flow:

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

RESOLUTION NO. _____

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

DRAFT – 2023-10-24

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

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

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

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

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

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

Recommended by:
Redevelopment Authority (RDA)

CITY OF MERRILL, WISCONSIN

Moved: _____

Steve J. Hass
Mayor

Passed: _____

Lori Anderson-Malm
City Clerk

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

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

RECITALS

- A. The City desires to encourage economic development, the development of underutilized land, expand its tax base and create new jobs within the City.
- B. Wis. Stat. §66.1105 (the “Tax Increment Law”) provides the authority and establishes procedures by which the City may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans and finance such development through the use of tax incremental financing.
- C. Wis. Stat. §66.1333 (the “Redevelopment Law”) provides the authority and establishes the procedures by which the City acting through and by the Redevelopment Authority of the City of Merrill (the “RDA”) may exercise powers necessary and convenient to carry out the purposes of the Redevelopment Law, cause redevelopment plans to be prepared, approve such plans, borrow money and issue bonds, implement provisions and effectuate the purposes of such plans and finance redevelopment through the Redevelopment Law.
- D. The Developer will be acquiring part of 251-3106-122-0147 from Prairie River Properties.
- E. As an inducement to Developer to undertake the Development in TID 7 and to construct or cause to construct the Development, the City and the RDA intend to provide an incentive to Developer by making an incentive payment to the Developer, for project costs incurred, to construct single-family homes within TID 7.
- F. The City will construct, at City’s sole cost and expense, extend Spruce Street (between E 10th Street and E 14th Street), to facilitate access to future phases within the Development Area and extend municipal water and sanitary sewer mains, at City’s sole cost and expense, to service the Development Area. The City will permit the developers

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

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

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

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

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

ARTICLE I

Section 1.01 Initial Undertaking of the City of Merrill

The City has/will:

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

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

Section 1.02 Initial Undertakings of the Developer

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

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

ARTICLE II INCENTIVE PAYMENT TO DEVELOPER

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

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

ARTICLE III MISCELLANEOUS

Section 3.01 Restriction on Sale.

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

Section 3.02 Indemnification.

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

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

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

Section 3.03 No City Obligations.

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

Section 3.04 Default.

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

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

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

Section 3.05 Non-Discrimination.

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

Section 3.06 Parties and Interest; Survival of Agreements.

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

Section 3.07 Notices.

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

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

With a copy: The City Attorney, City of Merrill

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

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

Section 3.08 Amendment.

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

Section 3.09 Governing Law.

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

Section 3.10 Severability.

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

Section 3.11 Compliance with Law.

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

Section 3.12 City Authorization.

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

IN WITNESS WHEREOF:

The parties have executed this Agreement as of _____, 2023

CITY OF MERRILL, WISCONSIN

Steve J. Hass, Mayor

Approved:

Lori Anderson-Malm, Clerk

Approved as to Form:

Katherine G. Unertl, Finance Director

Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

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

Notary Public, State of Wisconsin

My commission _____

WENDORF CONSTRUCTION, LLC

By _____

Dave Wendorf, _____

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

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

Notary Public, State of Wisconsin

My commission _____

CITY OF MERRILL - BUILDING PERMITS

	2018	2019	2020	2021	2022
New Commercial/Industrial					
No. of Permits	4	3	5	2	3
Valuation	3,656,000	1,465,000	1,857,500	976,000	520,878
New Single-Family Homes					
No. of Permits	2	9	14	14	12
Valuation	400,000	1,370,000	2,717,600	3,013,000	2,791,000
New Multiple Family Buildings					
No. of Permits	0	0	4	3	9
Valuation	0	0	6,691,432	960,000	7,479,774
TOTAL All Building Permits (includes additions, remodels)					
No. of Permits	233	304	252	247	306
Valuation	5,277,633	3,435,064	12,439,115	9,135,230	14,101,364

Commercial Developments in 2023:

Plant Garden Center – new greenhouses and retail building opened (TID No. 9 – 1003 S Center Ave).

Brooke’s School of Dance – Major remodeling of vacant building (TID No. 8 – 401 W Main St).

Premier Real Estate – Nicolet Lumber completed and tenants moved into three new Webster Street Apartment Buildings (TID No. 8). Total of 36 two-bedroom rental units.

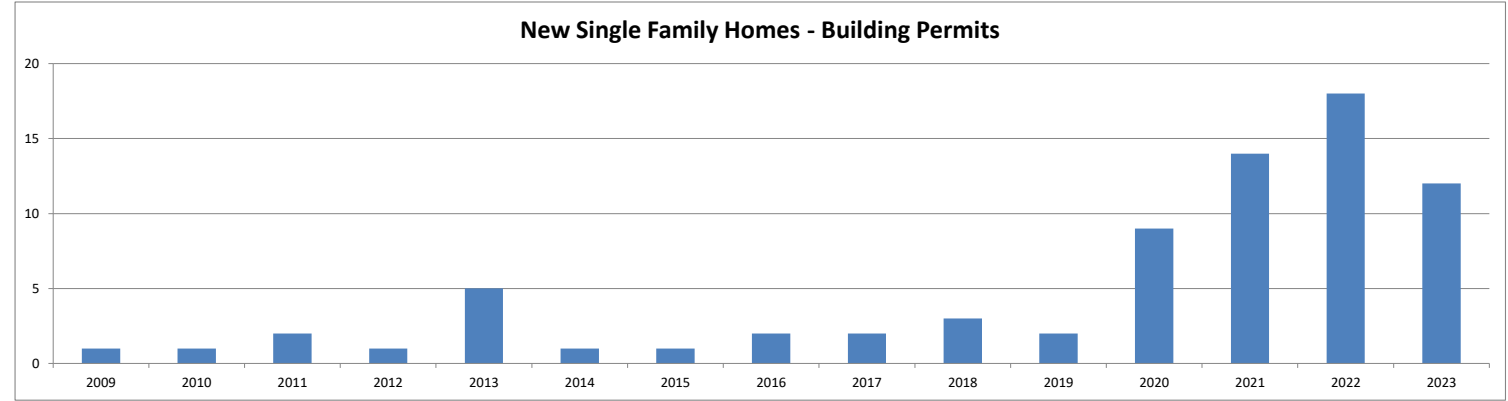
S.C. Swiderski LLC – finalized multi-family residential plan and began construction on Webster Street (TID No. 8). Total of 68 rental units – including one, two, and three bedrooms.

Authorized submission of grant applications, including to the Wisconsin Economic Development Corp. (WEDC) for future commercial business and new residential units, on behalf of Winds & Paradox Inc. (TID No. 8 – 419 W Main St).

Manufacturing Developments in 2023:

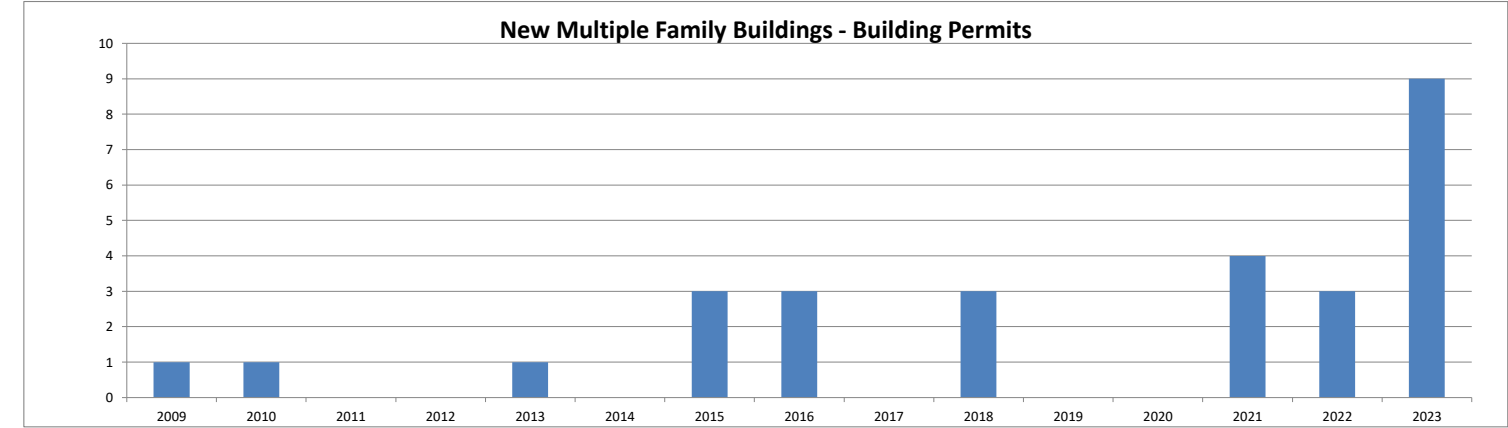
Completed new water main and street reconstruction on W 3rd St from Wisconsin St to serve the Lincoln Wood – Chippewa new manufacturing building addition (TID No. 8).

City of Merrill - New Residential Development (2009 through 2023)



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total	
Single Family Homes	1	1	2	1	5	1	1	2	2	3	2	9	14	18	12	74	Homes
Multiple Family Buildings	1	1			1		3	3		3			4	3	9	28	Buildings
# of units	Condos - 4	Duplex 2			Duplex 2		Football 12	Rock Ridge - I 36		Rock Ridge - II 36			FoxPoint 56	Webster St. Premier RE 36	Webster St. Swiderski 68	252	New Units in Multi-Family Buildings

Merrill Area Housing Authority (MAHA) not included in 2018 information since no increase in units between Stonebridge Apartments and Park Place New Mobile Homes (which are taxed as Personal Property) are also not included



City of Merrill - Residential Developments

Status as of 1/26/2024

Single-Family Homes:

Developer	Location	Building Lots	Completed Occupancy Permits	Under Construction	Basement or Footings	Vacant Lots	TID
Ryan Ott/Denyon Homes	Superior/W. St. Paul	13	13	0	0	0	No. 11
Timber Ridge Builders	Highland Dr.	2	2	0	0	0	No. 11
JJ Premier/CMO Builders	Parkview/Edgewater	13	12	1	0	0	No. 11
JS Builders	E. 10th St. (East of Poplar St.) (Former HAVEN lots)	3	1	0	0	2	No. 7
JS Builders	811 N. State St.	1	0	1	0	0	No. 8
Merrill Area Housing Authority	MAPS BlueJay House - 808 E. 4th St.	1	0	1	0	0	Tax Exempt
Ryan Ott Development	Johnson St.	8	5	0	0	3	No. 4
Beckman, Lea	1804 E 12th St.	1	1	0	0	0	No. 10
Thiel, Lucas & Elizabeth	302 Willow Bend Ct.	1	1	0	0	0	No. 8
Sullivan, Dan	1509 Nicklaus Dr. (10/22 Permit)	1	0	1	0	0	N/A
Zelich, Max	1605 Nicklaus Dr. (10/22 Permit)	1	0	1	0	0	N/A
Golisch, Kenyon	602 Eugene St.	1	1	0	0	0	No. 8
Gleason, Karen	1202 Cotey Dr.	1	0	1	0	0	No. 10
Cornerstone Real Estate	208 N Cleveland St (Former VFW)	1	0	1	0	0	
Totals		48	36	7	0	5	Totals

City of Merrill - Residential Developments

Status as of 1/26/2024

Duplexes:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Footings	Vacant Lots	TID
Merrill Area Housing Authority	Francis Dr. 602 A & B	3	0	2	0	1	Tax Exempt

Multi-Family Apartments:

Developer	Location	Buildings Planned	Completed Occupancy Permits	Under Construction	Site Work/ Footings	Vacant Lots	
Nicolet Lumber (36 Units)	Webster St./Eugene St.	3	3	0	0	0	No. 8
S.C. Swiderski, LLC	Webster St. (3 CSM Lots)						
Total of 68 Units	Bedford (6 Units) - 2 Buildings	2	0	2	0	0	No. 8
	Bedford (2 Units) - 2 Buildings	2	0	2	0	N/A	No. 8
	Fulton (20 Units) - 2 Buildings	2	0	0	2	0	No. 8
	Rockwell (4 Units) - 2 Buildings	2	0	2	0	0	No. 8

City of Merrill

Tax Incremental District (TID) Residential Incentive Program Application Form

Owner Contact Information:

Name: Kyle Stern
Mailing Address: 2801 N. 7th Suite 505 Wausau WI 54403
Phone Number: 715-523-1503
E-mail Address: KyleKStern@gmail.com

New Residential Site:

Tax Parcel Number: 251-3106-123-0372
Home Site Address: 205 N Cleveland
House Type: Single Family _____ or Duplex X

Date of Application: 12/7/23

Submit to:

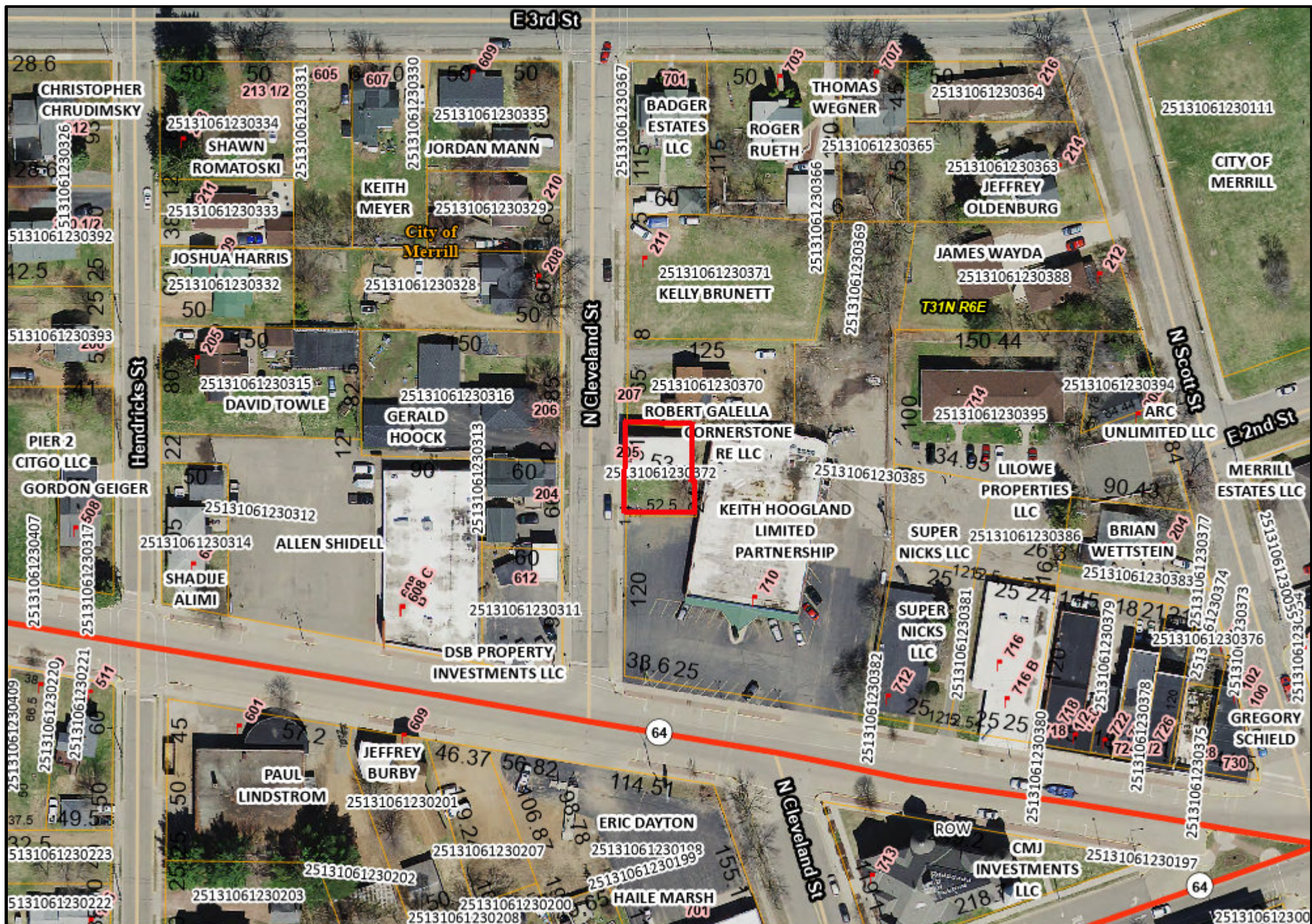
Merrill Redevelopment Authority (RDA) via Clerk-Treasurer Office at 1004 E. 1st St. Merrill, WI 54452 or e-mailed to RDA Secretary at Kathy.Unertl@ci.merrill.wi.us.

Tax Increment District (TID) No. 06 (Downtown)

Applicant Signature: Kyle Stern

Received 12/7/2023
Community Development

Note: Cornerstone RE LLC - 11/22/2023



Lincoln County, WI

Author: Public

Date Printed: 12/11/2023



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LINCOLN COUNTY
ECONOMIC DEVELOPMENT
CORPORATION

January 2024 Update

The Lincoln County Economic Development Corporation has been:

- Working on converting the organization from a 501C6 to a 501C3.
- Trained as a Small Business Center (SBC) Navigator. This allows us to be compensated for providing guidance and referrals to small businesses and those in the beginning stages of entrepreneurship.
- Assisting with the broadband expansion plan.
- Attending various economic development meetings and conferences around the state.
- Building our online presence by creating our new website and our Facebook page. Check us out at lincolncountyedc.org and follow us on Facebook!
- Meeting with manufacturers and small business owners throughout both Merrill and Tomahawk.
- Planning the Lincoln County Economic Summit to be held on March 14 and 15. Formal event announcements will be made soon. Event info can be found on Facebook and will soon be posted on our website.
- Participating as a member of the Lincoln County DreamUp! Committee, exploring ways we can support the child care industry.