



CITY OF MERRILL

COMM OF THE WHOLE/REDEV AUTHORITY

AGENDA • WEDNESDAY SEPTEMBER 23, 2020

Joint Meeting

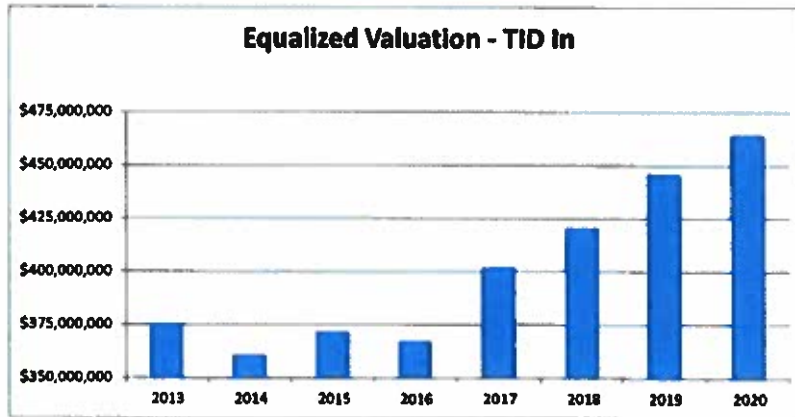
City Hall Council Chambers

6:00 PM

- I. Call to order
- II. Public Comment
- III. Review and discussion of Tax Increment Districts (TIDs) status and future plans
 1. TID Background - 2020-09
- IV. Consider potential housing development concept for Lot 3 CSM 2554 of former Lokemoen Development parcel (Tax Increment District No. 11)
 1. Rock Ridge Housing
- V. Adjournment

City of Merrill - Equalized Valuations

TID = Tax Increment Districts

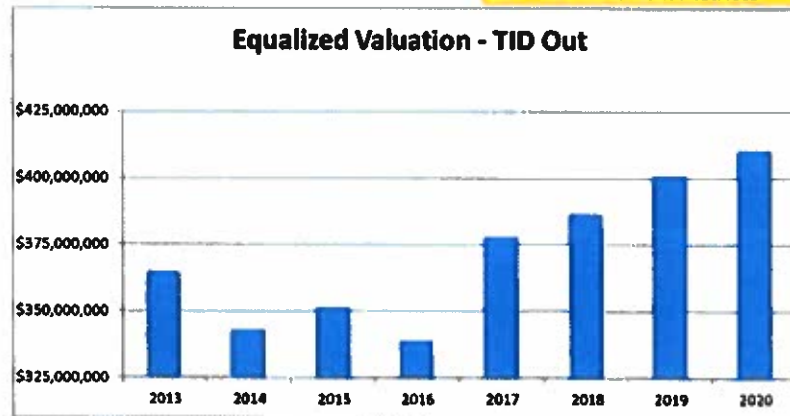
**Equalized Valuation - TID In:**

		Difference	% Change	
2013	\$374,530,100	(\$20,709,300)	-5.24%	
2014	\$360,801,800	(\$13,728,300)	-3.67%	
2015	\$371,510,700	\$10,708,900	2.97%	
2016	\$367,161,200	(\$4,349,500)	-1.17%	Reassessment 1/1/2016
2017	\$402,356,200	\$35,195,000	9.59%	
2018	\$420,695,800	\$18,339,600	4.56%	
2019	\$445,884,400	\$25,188,600	5.99%	
2020	\$464,066,900	\$18,182,500	4.08%	

Change 2013 to 2020 23.91%

Source: Wisconsin Department of Revenue

TID = Tax Increment Districts

**Equalized Valuation - TID Out:**

		Difference	% Change	
2013	\$364,710,300	(\$20,389,100)	-5.16%	
2014	\$342,911,400	(\$21,798,900)	-5.98%	
2015	\$351,277,000	\$8,365,600	2.44%	
2016	\$338,734,800	(\$12,542,200)	-3.57%	Reassessment 1/1/2016
2017	\$377,987,600	\$39,252,800	11.59%	
2018	\$386,401,400	\$8,413,800	2.23%	
2019	\$400,688,300	\$14,486,900	3.75%	
2020	\$410,359,700	\$9,471,400	2.36%	

Change 2013 to 2020 12.52%

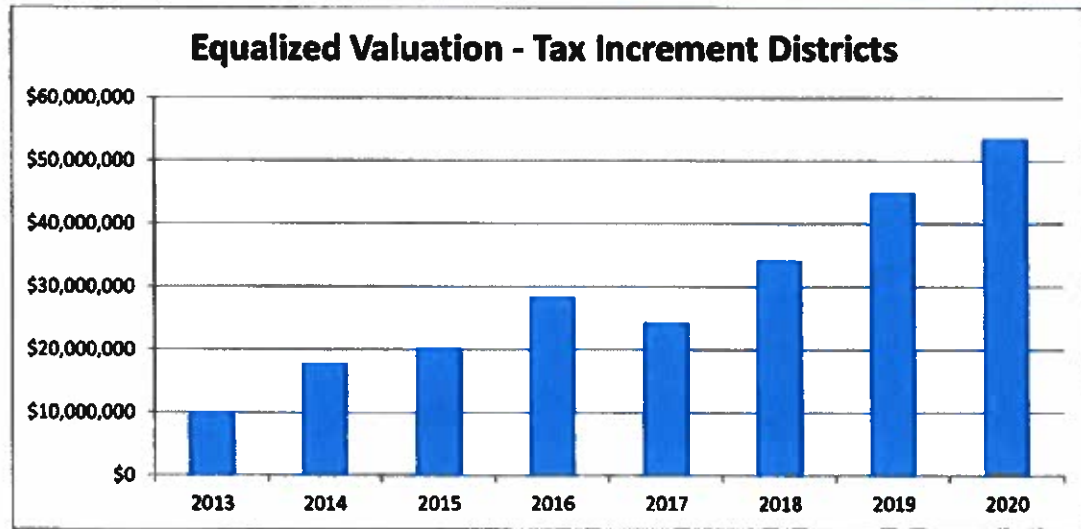
Equalized - TID In and Out 2020

Equalized Valuations -
Page 1

Revised: 8/3/2020

City of Merrill - Equalized Valuations

TID = Tax Increment Districts

Equalized Valuation - TIDs:

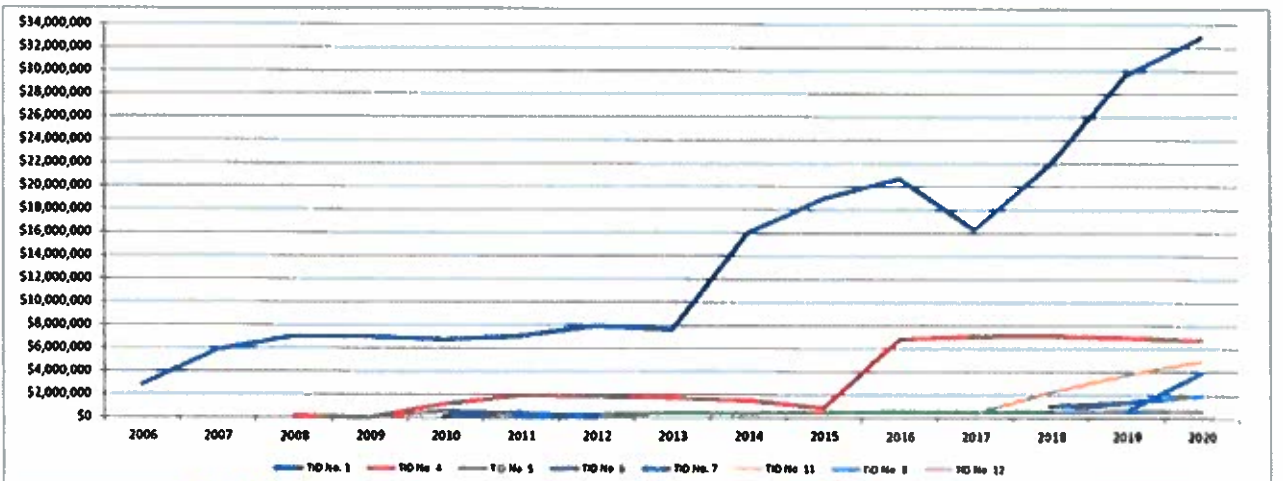
			%
		Difference	Change
2013	\$9,819,800	(\$320,200)	-3.16%
2014	\$17,890,400	\$8,070,600	82.19%
2015	\$20,233,700	\$2,343,300	13.10%
2016	\$28,426,400	\$8,192,700	40.49% Reassessment as of 1/1/2016
2017	\$24,368,600	(\$4,057,800)	-14.27% Adjustment for 2016 Estimates
2018	\$34,294,400	\$9,925,800	40.73%
2019	\$44,996,100	\$10,701,700	31.21%
2020	\$53,707,200	\$8,711,100	19.36%

Change 2013 to 2020 446.93%

Source: Wisconsin Department of Revenue

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

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



Assessment Year	Budget Year	TID Total Increment	TID No. 3 East Side	TID No. 4 Pine Ridge	TID No. 5 Hwy 107	TID No. 6 Downtown	TID No. 7 N. Center	TID No. 8 West Side	TID No. 9 River/S. Center	TID No. 10 Fox Point	TID No. 11 Rock Ridge	TID No. 12 Weinbrenner
2006	2006	\$0										
2007	2007	\$2,856,600	\$2,856,600									
2008	2008	\$5,653,400	\$5,653,400									
2009	2009	\$7,292,800	\$7,038,900	\$5,200	\$250,700							
2010	2010	\$7,045,600	\$7,000,100	\$23,300	\$22,200							
2011	2011	\$8,679,600	\$8,735,000	\$1,163,600	\$597,500	\$183,700						
2012	2012	\$10,171,500	\$7,085,400	\$1,916,500	\$327,700	\$442,700	\$399,200					
2013	2013	\$10,140,000	\$7,068,500	\$1,866,900	\$308,300		\$8,300					
2014	2014	\$9,819,800	\$7,658,800	\$1,735,300	\$425,700							
2015	2015	\$17,690,400	\$15,999,300	\$1,495,300	\$395,800							
2016	2016	\$20,233,700	\$18,938,800	\$812,200	\$482,700							
2017	2017	\$28,426,400	\$20,891,100	\$6,783,500	\$537,300	\$401,300				\$3,200		
2018	2018	\$24,368,600	\$16,348,500	\$7,077,700	\$537,300						\$407,100	
2019	2019	\$34,294,400	\$21,919,900	\$7,139,100	\$567,800	\$1,057,500		\$650,700			\$2,251,300	\$708,100
2020	2020	\$44,996,100	\$29,664,200	\$8,942,100	\$577,400	\$1,393,200	\$816,700	\$1,344,900			\$3,788,600	\$699,000
2021	2021	\$53,707,200	\$32,885,900	\$8,717,500	\$592,900	\$1,957,100	\$3,958,300	\$1,977,900			\$4,925,200	\$692,400

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

* Based upon City Assessor June 2018 estimates prior to completion of 1/1/2016 revaluation process. There were adjustments made for 1/1/2017 values

TID Value Increment - Historical

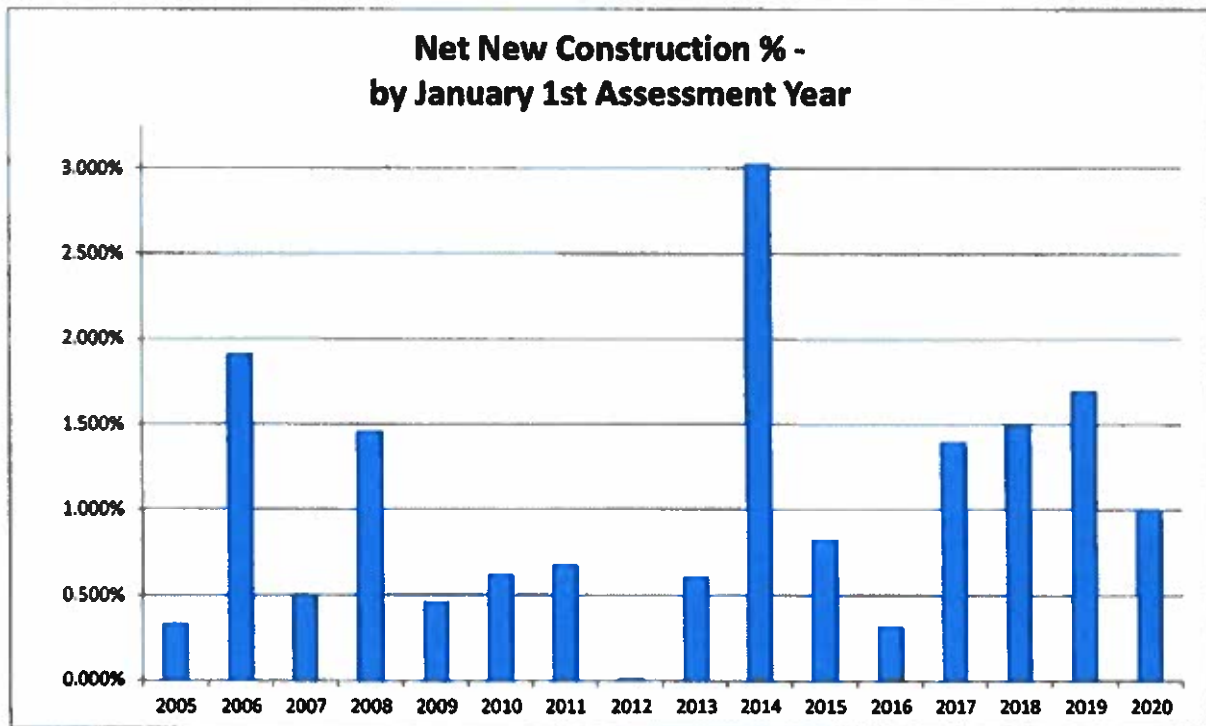
Equalized Valuations -
Page 3

Revised 7/31/2020

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

City of Merrill

Net New Construction - Historical



Source: Wisconsin Department of Revenue

Levy Year	City Budget Year	Net New Construction	Developments
2005	2006	0.334%	
2006	2007	1.913%	Church Mutual Addition
2007	2008	0.500%	
2008	2009	1.463%	Lincoln Community Bank, Dave's County Market expansion, etc.*
2009	2010	0.463%	
2010	2011	0.620%	
2011	2012	0.680%	
2012	2013	0.019%	
2013	2014	0.608%	
2014	2015	3.028%	New Wal-Mart - S. Pine Ridge Ave.
2015	2016	0.830%	
2016	2017	0.320%	
2017	2018	1.404%	Nortrax & Eastgate Apartments (by football field)
2018	2019	1.501%	Rock Ridge Apartments - Phase 1
2019	2020	1.700%	One Way Collision & Rock Ridge - Phase 2
2020	2021	1.000%	Partial valuations on Golden Harvest & Nelson's Powerhouse

*Additional 2007 construction: Heritage Ct. 4-plex condos, Jackson St. Apartments, and Mitchell Metal expansion

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

CITY OF MERRILL

TAX INCREMENT DISTRICTS (TIDs)

2019 ANNUAL REPORTS

Wisconsin Department of Revenue Form PE-300s and
summary 2019 Revenue and Expense Information

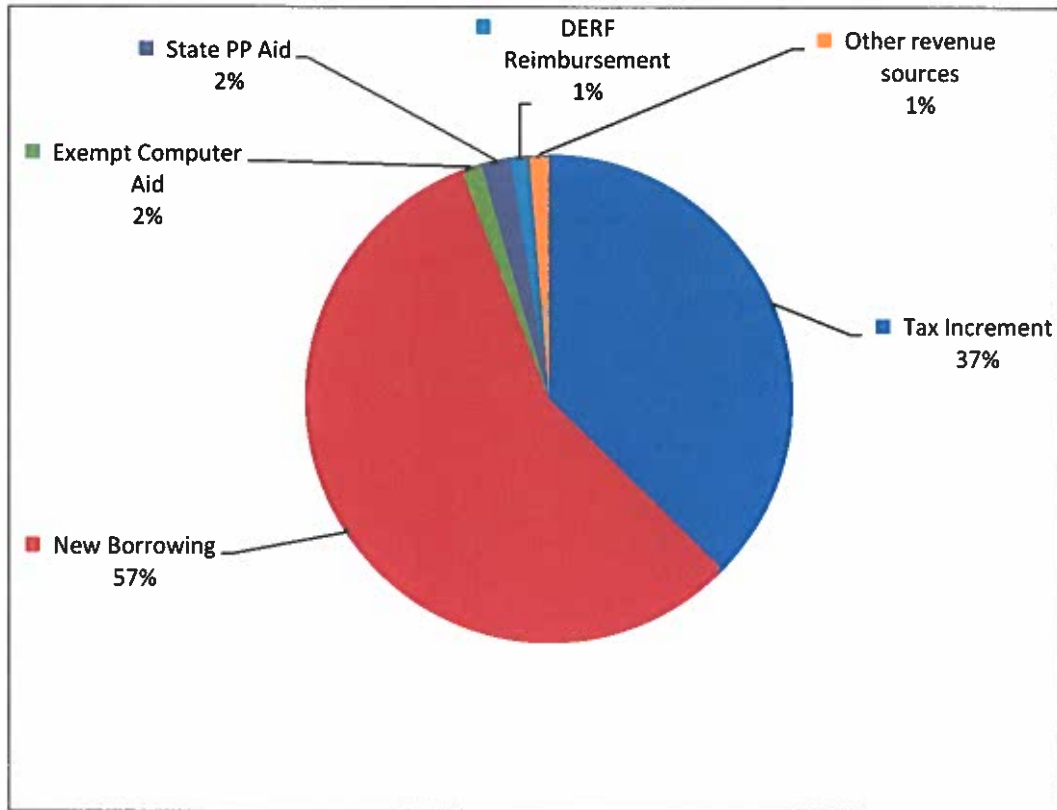
Prepared by: Kathy Unertl, Finance Director

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

City of Merrill - TID Annual Report Summary

Merrill TIDs No. 3 though TID No. 12

Revenues - 2019



Tax Increment	\$1,065,731
New Borrowing	\$1,625,000
Exempt Computer Aid	\$38,855
State PP Aid	\$55,698
DERF Reimbursement	\$35,248
Other revenue sources	\$36,222

Total Revenues	<u>\$2,856,754</u>
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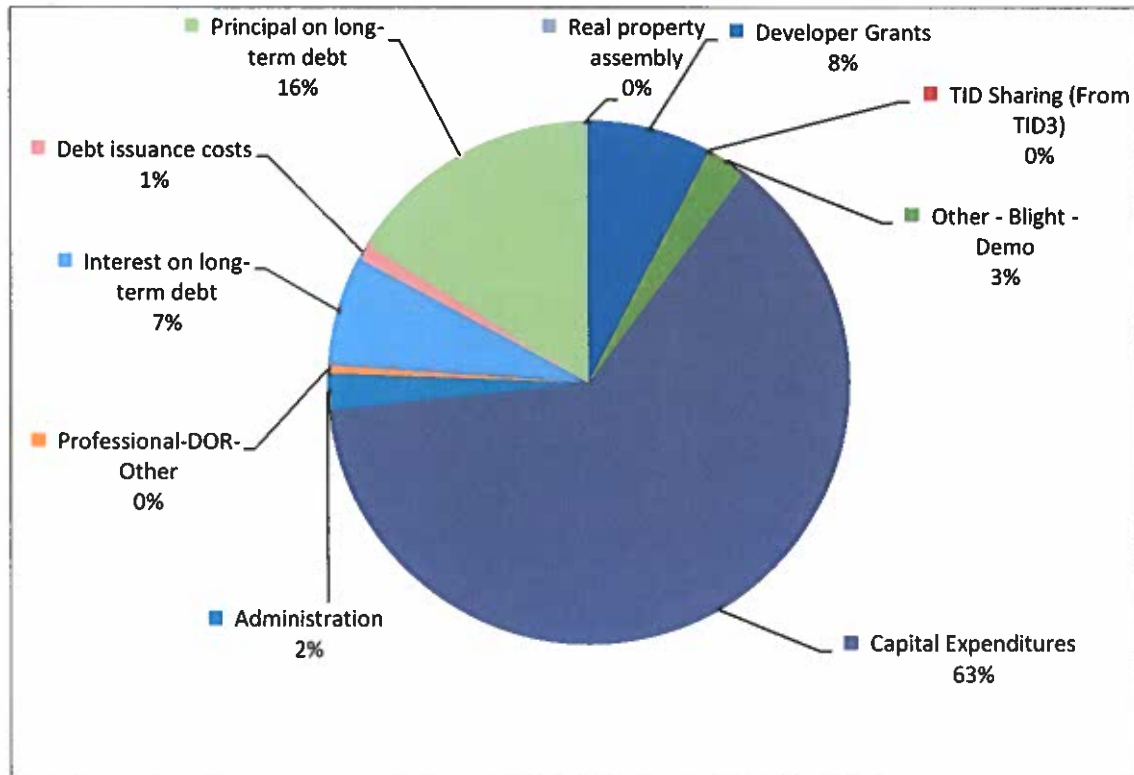
Personal Property Aid
Dry Cleaners Remediation

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

City of Merrill - TID Annual Report Summary

Merrill TIDs No. 3 though TID No. 12

Expenditures - 2019



Developer Grants	\$270,000
TID Sharing (From TID3)	\$0
Other - Blight - Demo	\$89,533
Capital Expenditures	\$2,234,384 *
Administration	\$80,098
Professional-DOR-Other	\$16,525
Interest on long-term debt	\$242,174
Debt issuance costs	\$33,885
Principal on long-term debt	\$563,602
Real property assembly	\$8,485

Total Expenditures	\$3,538,685
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*Included \$530,000 from M-2018 carryover infrastructure project contract due to contractor availability.

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

City of Merrill - TID Annual Report Summary - 2019

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	Total
Beginning Balance	\$533,871	\$14,530	\$7,680	(\$504,490)	(\$45,237)	(\$476,247)	(\$545,093)	(\$31,387)	(\$154,338)	(\$13,031)	(\$1,213,742)

Revenues

TID allocated from another TID?	No	No	No	No	Yes	Yes	No	No	No	No	
Allocation amount from other TIDs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax increment	\$681,185	\$221,852	\$17,645	\$32,863	\$0	\$20,221	\$0	\$0	\$69,961	\$22,005	\$1,065,731
Borrowing	\$1,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000	\$1,625,000
Development guarantees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer from other funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other grant sources	\$0	\$0	\$0	\$0	\$35,248	\$0	\$0	\$0	\$0	\$0	\$35,248
Other revenue sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$0	\$25,000
Investment income	\$8,402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,402
Special assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Exempt computer aid	\$12,673	\$13,161	\$137	\$2,844	\$1,476	\$3,668	\$4,896	\$0	\$0	\$0	\$38,855
State Personal Property Aid	\$32,371	\$10,760	\$0	\$0	\$0	\$0	\$0	\$0	\$12,568	\$0	\$55,698
Miscellaneous revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$2,820	\$0	\$0	\$0	\$2,820
Sale of property	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$2,234,631	\$245,773	\$17,782	\$35,707	\$36,724	\$23,889	\$7,716	\$25,000	\$82,528	\$147,005	\$2,856,754

Notes:

TID No. 3 revenues included \$530,000 from Series 2018C borrowing for infrastructure project contract work delayed into 2019

City of Merrill - TID Annual Report Summary - 2019

	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	Total
Expenditures											
Developer Grants & Loans	\$145,000	\$0	\$0	\$25,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$270,000
TID Sharing?	No	No	No	No	No	No	No	No	No	No	
TID Sharing Amount											\$0
Other - Blight - Demo	\$0	\$0	\$0	\$0	\$4,936	\$84,597	\$0	\$0	\$0	\$0	\$89,533
Capital Expenditures	\$2,153,582	\$9,365	\$0	\$29,601	\$7,499	\$3,758	\$0	\$0	\$13,027	\$17,553	\$2,234,384
Administration	\$38,120	\$9,127	\$318	\$5,213	\$3,870	\$5,686	\$2,109	\$4,706	\$10,758	\$191	\$80,098
Professional Services	\$3,515	\$2,250	\$500	\$1,000	\$1,250	\$1,900	\$1,575	\$250	\$2,500	\$285	\$15,025
Interest & fiscal charges	\$106,376	\$26,600	\$995	\$11,213	\$8,411	\$20,674	\$8,950	\$20,025	\$38,929	\$0	\$242,174
WI DOR Fees	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,500
Discount on long-term debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt issuance costs	\$33,885	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,885
Principal on long-term debt	\$406,500	\$62,310	\$1,489	\$23,303	\$5,000	\$30,000	\$10,000	\$0	\$25,000	\$0	\$563,602
Environmental Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Real property assembly costs	\$974	\$0	\$0	\$0	\$0	\$0	\$7,511	\$0	\$0	\$0	\$8,485
Total Expenditures	\$2,888,102	\$109,802	\$3,453	\$95,480	\$131,116	\$146,765	\$30,295	\$25,130	\$90,364	\$18,178	\$3,538,685
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	Total
Balance at end of fiscal year	(\$119,989)	\$150,501	\$22,009	(\$564,263)	(\$139,829)	(\$589,123)	(\$567,672)	(\$31,517)	(\$162,174)	\$115,795	(\$1,895,673)
Future project costs	\$5,880,401	\$2,550,501	\$247,009	\$1,185,737	\$310,371	\$650,877	\$1,182,328	\$1,118,483	\$2,087,826	\$790,795	\$16,004,327
Future revenues	\$6,000,000	\$2,400,000	\$225,000	\$1,750,000	\$450,000	\$1,250,000	\$1,750,000	\$1,150,000	\$2,250,000	\$675,000	\$17,900,000
	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	No. 10	No. 11	No. 12	Total

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID

Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 003	TID type 6	TID name 03	Creation date 09/13/2005	Mandatory termination date 09/13/2025	Expected termination date N/A

Section 2 - Beginning Balance

	Amount
TID fund balance at beginning of year	\$533,870

Section 3 - Revenue

	Amount
Tax increment	\$681,185
Investment income	\$8,402
Debt proceeds	\$1,500,000
Special assessments	\$0
Exempt computer aid	\$12,674
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Source State Personal Property Aid	\$32,371
Other revenue sources	
Total Revenue (deposits)	\$2,234,632

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 Wt Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$2,153,582
Administration	\$38,119
Professional services	\$3,515
Interest and fiscal charges	\$106,376
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$33,885
Principal on long-term debt	\$406,500
Environmental costs	\$0
Real property assembly costs	\$974
Allocation to another TID	
Developer grants name	
Developer name Gateway North-Mex Restaurant	\$20,000
Developer name Gaterway North-AmericInn Expansion	\$40,000
Developer name Cobblestone Hotel - Rehab	\$30,000
Developer name One Way-P ark City - One Way & Brickner's	\$25,000
Developer name United Dev - 3201 E Main St. (Dollar Tree)	\$30,000
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$2,888,101

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-119,599
Future costs	\$6,380,401
Future revenue	\$6,500,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
Co-muni code	35251
TID number	003
Submission date	06-26-2020 01:53 PM
Confirmation	TIDAR20190929O1593197598879
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID

Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 004	TID type 6	TID name 04	Creation date 09/11/2007	Mandatory termination date 09/11/2027	Expected termination date N/A

Section 2 - Beginning Balance

	Amount
TID fund balance at beginning of year	\$14,529

Section 3 - Revenue

	Amount
Tax increment	\$221,852
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$13,161
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Source State Personal Property Aid	\$10,760
Other revenue sources	
Total Revenue (deposits)	\$245,773

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$9,365
Administration	\$9,127
Professional services	\$2,250
Interest and fiscal charges	\$26,600
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$62,310
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name None	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$109,802

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$150,500
Future costs	\$2,150,500
Future revenue	\$2,000,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
Co-muni code	35251
TID number	004
Submission date	06-26-2020 10:47 AM
Confirmation	TIDAR20190929O1593186471891
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID

Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 005	TID type 6	TID name 05	Creation date 09/11/2007	Mandatory termination date 09/11/2027	Expected termination date N/A

Section 2 - Beginning Balance

	Amount
TID fund balance at beginning of year	\$7,680

Section 3 - Revenue

	Amount
Tax increment	\$17,645
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$137
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Source State Personal Property Aid	\$211
Other revenue sources	
Total Revenue (deposits)	\$17,993

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$319
Professional services	\$500
Interest and fiscal charges	\$995
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$1,489
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name None	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$3,453

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$22,220
Future costs	\$222,220
Future revenue	\$200,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information

Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
Submission Information		
Co-muni code	35251	
TID number	005	
Submission date	06-25-2020 11:32 AM	
Confirmation	TIDAR20190929O1593102759003	
Submission type	ORIGINAL	

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 006	TID type 2	TID name 06	Creation date 05/12/2009	Mandatory termination date 05/12/2036	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-504,491

Section 3 - Revenue	Amount
Tax increment	\$32,863
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$2,844
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	\$35,707

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$29,600
Administration	\$5,213
Professional services	\$1,000
Interest and fiscal charges	\$11,213
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$23,303
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name Alamsa - Kindhearted Home Care	\$25,000
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$95,479

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-564,263
Future costs	\$285,737
Future revenue	\$850,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission information	
Co-muni code	35251
TID number	006
Submission date	06-26-2020 12:53 PM
Confirmation	TIDAR20190929O1593193986930
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID

Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 007	TID type 2	TID name 07	Creation date 08/11/2009	Mandatory termination date 08/11/2036
				Expected termination date N/A

Section 2 - Beginning Balance

	Amount
TID fund balance at beginning of year	\$-45,237

Section 3 - Revenue

	Amount
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$1,476
Sale of property	\$0
Allocation from another TID	
TID number 003	\$0
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Source DERF - Drycleaner's Environ. Remediation Fund	\$35,248
Other revenue sources	
Total Revenue (deposits)	\$36,724

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$7,499
Administration	\$3,870
Professional services	\$1,250
Interest and fiscal charges	\$8,411
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$5,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name FreMarq Innovations (Forgiveable Loan)	\$100,000
Transfer to other funds source	
Other expenditures source	
Name "Blight" - Del Tax Foreclosures	\$4,936
Total Expenditures	\$131,116

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-139,629
Future costs	\$435,371
Future revenue	\$575,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
Submission Information		
Co-muni code	35251	
TID number	007	
Submission date	06-26-2020 12:13 PM	
Confirmation	TIDAR20190929O1593191597291	
Submission type	ORIGINAL	

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 008	TID type 2	TID name 08	Creation date 09/27/2011	Mandatory termination date 09/27/2038	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-476,247

Section 3 - Revenue	Amount
Tax increment	\$20,221
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$3,668
Sale of property	\$0
Allocation from another TID	
TID number 003	\$0
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	\$23,889

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$3,758
Administration	\$5,686
Professional services	\$1,900
Interest and fiscal charges	\$20,674
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$30,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name None	\$0
Transfer to other funds source	
Other expenditures source	
Name Blight - Del Tax Foreclosure & Demos	\$84,597
Total Expenditures	\$146,765

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-599,123
Future costs	\$400,877
Future revenue	\$1,000,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
Submission Information		
Co-muni code	35251	
TID number	008	
Submission date	06-26-2020 01:02 PM	
Confirmation	TIDAR20190929O1593194571982	
Submission type	ORIGINAL	

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 009	TID type 2	TID name 09	Creation date 09/24/2013	Mandatory termination date 09/24/2040	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-545,093

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$4,896
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Loan Repayment - Club Modern Demo	\$2,820
Total Revenue (deposits)	\$7,716

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$2,109
Professional services	\$1,575
Interest and fiscal charges	\$8,950
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$10,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name None	\$0
Transfer to other funds source	
Other expenditures source	
Name Former Page Milk - Del Tax Foreclosure	\$7,511
Total Expenditures	\$30,295

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-567,672
Future costs	\$432,328
Future revenue	\$1,000,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
Co-muni code	35251
TID number	009
Submission date	06-26-2020 01:14 PM
Confirmation	TIDAR20190929O1593195259069
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL	County LINCOLN	Due date July 1, 2020	Report type ORIGINAL	
TID number 010	TID type 2	TID name 10	Creation date 09/22/2015	Mandatory termination date 09/22/2042	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-31,387

Section 3 - Revenue	Amount
Tax increment	\$0
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Source Earnest Money - Impact Seven	\$25,000
Total Revenue (deposits)	\$25,000

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 4 - Expenditures	Amount
Capital expenditures	\$0
Administration	\$4,705
Professional services	\$250
Interest and fiscal charges	\$20,025
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name None	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$25,130

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-31,517
Future costs	\$2,468,483
Future revenue	\$2,500,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information

Co-muni code	35251
TID number	010
Submission date	06-25-2020 10:42 AM
Confirmation	TIDAR20190929O1593099724095
Submission type	ORIGINAL

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID

Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 012	TID type 6	TID name 12	Creation date 08/23/2017	Mandatory termination date 08/23/2037	Expected termination date N/A

Section 2 - Beginning Balance

	Amount
TID fund balance at beginning of year	\$-13,031

Section 3 - Revenue

	Amount
Tax increment	\$22,005
Investment income	\$0
Debt proceeds	\$125,000
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Other revenue sources	
Total Revenue (deposits)	\$147,005

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$17,553
Administration	\$191
Professional services	\$285
Interest and fiscal charges	\$0
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$0
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name None	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$18,179

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$115,795
Future costs	\$615,795
Future revenue	\$500,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information

Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Section 1 - Municipality and TID					
Co-muni code 35251	Municipality MERRILL		County LINCOLN	Due date July 1, 2020	Report type ORIGINAL
TID number 011	TID type 6	TID name 11	Creation date 05/10/2016	Mandatory termination date 05/10/2037	Expected termination date N/A

Section 2 - Beginning Balance	Amount
TID fund balance at beginning of year	\$-154,339

Section 3 - Revenue	Amount
Tax increment	\$69,961
Investment income	\$0
Debt proceeds	\$0
Special assessments	\$0
Exempt computer aid	\$0
Sale of property	\$0
Allocation from another TID	
Developer guarantees name	
Transfer from other funds source	
Other grants sources	
Source State Personal Property Aid	\$12,568
Other revenue sources	
Total Revenue (deposits)	\$82,529

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
------------------------	--------------------------	-----------------------------------

Section 4 - Expenditures	Amount
Capital expenditures	\$13,027
Administration	\$10,758
Professional services	\$2,500
Interest and fiscal charges	\$38,929
DOR fees	\$150
Discount on long-term debt	\$0
Debt issuance costs	\$0
Principal on long-term debt	\$25,000
Environmental costs	\$0
Real property assembly costs	\$0
Allocation to another TID	
Developer grants name	
Developer name None	\$0
Transfer to other funds source	
Other expenditures source	
Total Expenditures	\$90,364

Section 5 - Ending Balance	Amount
TID fund balance at end of year	\$-162,174
Future costs	\$2,087,826
Future revenue	\$2,250,000
Surplus or deficit	\$0

Section 6 - Preparer/Contact Information	
Preparer name Kathy Unertl	Preparer title Finance Director/RDA Secretary
Preparer email kathy.unertl@ci.merrill.wi.us	Preparer phone (715) 536-5594
Contact name Kathy Unertl	Contact title Finance Director/RDA Secretary
Contact email kathy.unertl@ci.merrill.wi.us	Contact phone (715) 536-5594

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
Submission Information		
Co-muni code	35251	
TID number	011	
Submission date	06-25-2020 11:19 AM	
Confirmation	TIDAR20190929O1593101980761	
Submission type	ORIGINAL	

Form PE-300	TID Annual Report	2019 WI Dept of Revenue
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Submission Information	
Co-muni code	35251
TID number	012
Submission date	06-25-2020 10:57 AM
Confirmation	TIDAR20190929O1593100632517
Submission type	ORIGINAL

Summary Financial Information

GOVERNMENTAL FUND BALANCES

Presented below is a summary of the City's governmental fund balances on December 31, 2019 and 2018. This information is provided for assessing financial results for 2019 and for indicating financial resources available at the start of the 2020 budget year.

	<u>12/31/19</u>	<u>12/31/18</u>
General Fund		
Nonspendable for		
Inventories and prepaid items	\$ 169,094	\$ 158,781
Restricted for		
Capital improvements	311,252	380,014
Committed for		
Nonlapsing reserves	842,619	808,223
Unassigned	<u>1,696,353</u>	<u>1,699,745</u>
Total General Fund Balance	<u>3,019,318</u>	<u>3,046,763</u>
Debt Service Fund		
Restricted for debt service	<u>1,038</u>	<u>53,163</u>
Special Revenue Funds		
Restricted for		
Community development	537,010	516,643
Library	443,521	405,798
Library trust	1,381,055	1,155,292
Remedial action	<u>358,878</u>	<u>384,896</u>
Total Special Revenue Funds	<u>2,720,464</u>	<u>2,462,629</u>
Capital Projects Funds		
Restricted for TID project plan		
TIF No. 3	-	533,870
TIF No. 4	150,500	14,529
TIF No. 5	22,220	7,680
TIF No. 12	115,796	-
Unassigned		
TIF No. 3	(119,599)	-
TIF No. 6	(564,263)	(504,491)
TIF No. 7	(139,629)	(45,237)
TIF No. 8	(599,123)	(476,247)
TIF No. 9	(567,672)	(545,093)
TIF No. 10	(31,517)	(31,387)
TIF No. 11	(162,174)	(154,338)
TIF No. 12	-	(13,031)
Total Capital Projects Funds	<u>(1,895,461)</u>	<u>(1,213,745)</u>
Total Governmental Fund Balances	<u>\$ 3,845,359</u>	<u>\$ 4,348,810</u>

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

Tax Increment Sharing Plan authorization includes: TID No. 3 to TID No. 6, No. 7, and No. 8.

TID Area	2016	2017	2018	2019*	2020	Total
					To be determined	
TID No. 3 East Side	(\$300,000)	(\$485,000)	(\$73,069)	\$0		(\$858,069)
TID No. 4 N. Pine Ridge/Thielman			Could be donor TID (especially to TID No. 9)			
TID No. 5 State Highway 107					Overlay is TID No. 11	
TID No. 6 Downtown	\$75,000	\$260,000	\$0	\$0		\$335,000
TID No. 7 N. Center Ave. Area	\$150,000	\$84,326	\$28,069	\$0		\$262,395
TID No. 8 West Side	\$75,000	\$140,674	\$45,000	\$0		\$260,674
TID No. 9 WI River/S. Center Ave.					Needs sharing from TID No. 4	
TID No. 10 Former Fox Point					Pending 2020 S.C. Swiderski Development	
TID No. 11 Broader Hwy 107 Area					Could be donor TID	
TID No. 12 Weinbrenner Area			Newer TID (2017) - funding infrastructure debt service			
Total	\$0	\$0	\$0	\$0	\$0	\$0

*About \$325,000 in grant reimbursements received in 2020 related to TID No. 3 and No. 9 expenditures

Merrill - TID Sharing Historical

Revised: 9/17/2020

Attachment: TID Background - 2020-09 (5308 : TID Background - 2020-09)

