



CITY OF MERRILL
REDEVELOPMENT AUTHORITY

AGENDA • WEDNESDAY SEPTEMBER 7, 2022

Regular Meeting

City Hall Council Chambers

8:00 AM

To attend remotely, call 636-707-2689 PIN 241 607 633 #

- I. Call to Order
- II. Consider aproval of RDA meeting minutes from August 3, 2022
 1. Meeting minutes from August 03, 2022
- III. Public Comments
- IV. Update on status and consider modifications to development agreement with Ott Development & Construction LLC for Johnson St. single-family homes (TID No. 4)
 1. Johnson St homes
- V. Update on status and consider modifications to development agreement for Webster St. residential developments by S.C. Swiderski, LLC (TID No. 8)
 1. Webster St. development
- VI. Update on potential WHEDA tax credit site owned by Lincoln County (Potential alternative sites will be considered in Closed Session)
 1. Lincoln County Administrative & Legislative meeting minutes
- VII. Update on Wisconsin Department of Revenue 1/1/2022 TID equalized valuations
 1. Equalized Valuations - 2022
- VIII. Next RDA meeting - Wednesday, October 5 at 8:00 AM
- IX. 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 potential development incentives for Pine Ridge Plaza (former big box) TID No. 4
 - b) Consider potential sale and negotiation of terms for City-owned property located at the southeastern corner of Pine Ridge Plaza - TID No. 4
 - c) Consider potential purchase of property for WHEDA tax credit project, including S. State St. property along Wisconsin River (State Street 13 LLC - TID No. 8) and other potential site(s)
- X. The RDA may reconvene in open session to take action on closed session item(s)
- XI. Adjournment

Status update on Johnson Street single-family home development and proposed modifications the TID No. 4 development agreement

- City of Merrill purchased the 2.535 acres of Johnson Street frontage from Church Mutual Insurance Company on 8/19/2022.
- There is a recorded Certified Survey Map (CSM) for Lots 1, 2, 3, and 4. Plat is pending for the Lot 4 area which will need future City Plan Commission and Common Council approvals.
- Ott Development & Construction LLC will begin construction of two homes in 2022 – one is custom home (i.e. purchase contract) and one will be spec home.
- Due to the timing of City purchase of the Johnson Street property, RDA Chair Steve Hass concurred with extension of TID No. 4 development agreement timing to 3/31/2023 for Phase 1 (i.e. Section 1.02 – Item d).

Additional Finance Director/RDA Secretary proposed development agreement changes include:

- Only include Lots 2 and 3 in **Phase 1** – Recitals – F.

There is unrecorded electrical line cutting through Lot 1. Wisconsin Public Service will be first relocate this electrical in Spring 2023. So, this lot can't be developed in 2022.

- Reflecting changing housing market since earlier in 2022, have minimal requirement of two new homes constructed annually for **future Phases**. Title to lots to be transferred when home development ready to proceed.

The above concept would impact on Recitals – F, as well as Section 1.02 – items c. and d.

559835

SARAH L. KOSS
LINCOLN COUNTY, WI
REGISTER OF DEEDS

06/28/2022 03:13:05PM

REC FEE: 30.00
PAGES: 4



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

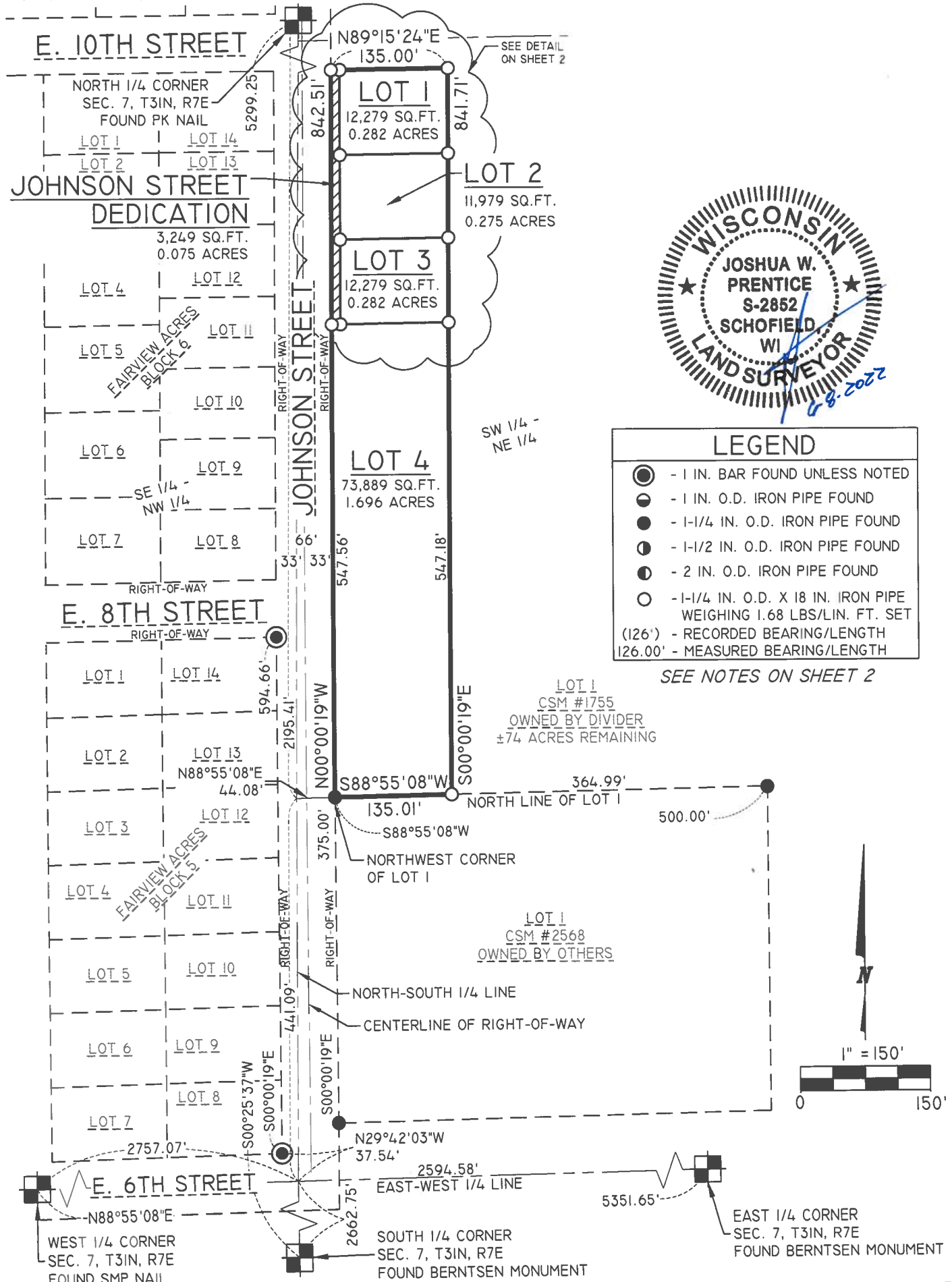
LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. 559835 VOLUME N/A PAGE N/A

PREPARED FOR: CITY OF MERRILL

LANDOWNER: CHURCH MUTUAL INSURANCE COMPANY

OF PART LOT 1 OF CERTIFIED SURVEY MAP NUMBER 1755, RECORDED IN VOLUME 9, ON PAGE 10, AS DOCUMENT NUMBER 430764, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 7 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.





REI

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

LINCOLN COUNTY CERTIFIED SURVEY MAP

MAP NO. SS9835 VOLUME N/A PAGE N/A

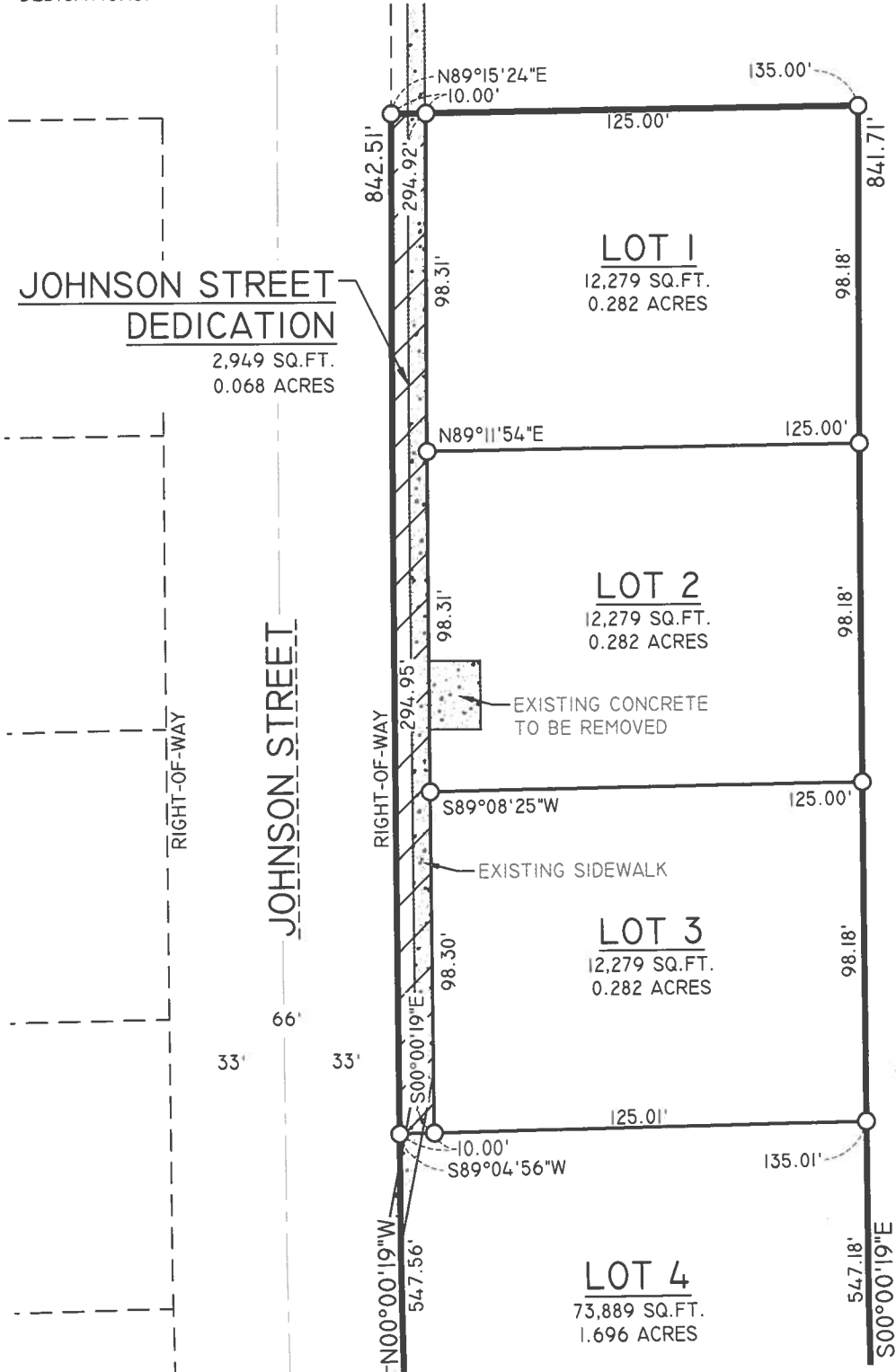
PREPARED FOR: CITY OF MERRILL

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NOTES:

1. BEARINGS ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE NORTH-SOUTH 1/4 LINE OF SECTION 7, TOWNSHIP 31 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°25'37" WEST.
2. FIELD WORK WAS COMPLETED ON 5-17-2022.
3. RIGHT-OF-WAY IS BASED ON MONUMENTS FOUND IN FIELD.
4. THE CURRENT PIN FOR THE PARCEL IS 2513070710004.
5. THE CURRENT ADDRESS FOR THE SUBJECT PARCEL IS 3000 SCHUSTER LANE, MERRILL, WI 54452.
6. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.



**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
AND OTT DEVELOPMENT & CONSTRUCTION, LLC
(FOR JOHNSON ST. HOMES)**

Draft Version – 2022-08-10

THE DEVELOPMENT AGREEMENT (the “Agreement”) is entered into as of _____, 2022 by and between the City of Merrill, Wisconsin, (the “City”) a political subdivision of the State of Wisconsin and Ott Development & Construction, LLC, (the “Developer”).

RECITALS

- A. The City desires to encourage economic development, the development of underutilized land, expand its tax base and create new jobs within the City.
- B. Wis. Stat. §66.1105 (the “Tax Increment Law”) provides the authority and establishes procedures by which the City may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans and finance such development through the use of tax incremental financing.
- C. Wis. Stat. §66.1333 (the “Redevelopment Law”) provides the authority and establishes the procedures by which the City acting through and by the Redevelopment Authority of the City of Merrill (the “RDA”) may exercise powers necessary and convenient to carry out the purposes of the Redevelopment Law, cause redevelopment plans to be prepared, approve such plans, borrow money and issue bonds, implement provisions and effectuate the purposes of such plans and finance redevelopment through the Redevelopment Law.
- D. The City of Merrill is purchasing the development area described as:
- Lots 1, 2, and 3 of Certified Survey Map No. 559835, recorded June 28, 2022, as Document No. 559835, in the Office of the Register of Deeds for Lincoln County, Wisconsin, being a part of Lot 1 of Certified Survey Map No. 1755, recorded in Volume 9 on page 10, as Document No. 430764. Filed in the Lincoln County Register of Deeds Office located in the SW ¼ of the NE ¼, Section 7, Township 31 North, Range 7 East, City of Merrill, Lincoln County, Wisconsin and future Plat Lots.

Located on the east side of: 700, 800, and 900 blocks of Johnson St., Merrill, Wisconsin

Attachment: TID4-Johnson St. Homes (9177 : Johnson St homes)

E. The Developer proposes to construct eight single-family homes on the east side of Johnson St. within the Development Area.

F. As an inducement to Developer to undertake the Development in TID 4 and to construct or cause to construct the Development, the City and the RDA intend to provide land for the development in two phases:

- Phase 1 – Three lots via Certified Survey Map (CSM) in 2022
- Phase 2 – Five lots via formal Plat land division process in 2023

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

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

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

ARTICLE I

Section 1.01 Initial Undertaking of the City of Merrill

The City Has:

- a. Included the Development Area within TID #4.
- b. Contracted for survey work for preparation of Certified Survey Map (CSM) for 2022 development lots and formal Plat for 2023 development lots.
- c. Reviewed the Business Plans of the Developers.
- d. City of Merrill will install water and sanitary sewer laterals at no cost to the developer. City will also restore Johnson Street pavement at no cost to the developer.

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

Section 1.02 Initial Undertakings of the Developers

- a. Raised equity and financing necessary for the development.
- b. File site plan and permit applications with the City and/or State.

- c. Contracted for construction of eight single-family homes in two Phases in 2022 and 2023.
- d. Developer will commence construction, with occupancy planned by March 31, 2023 for the three Phase 1 homes and by March 31, 2024 for the five Phase 2 homes.
- e. This land development incentive is to facilitate construction of new single-family homes.

ARTICLE II INCENTIVE PAYMENTS TO DEVELOPER AND LAND REVISIONARY CLAUSE

The only City incentives will be land for \$1.00 to be transferred in two Phases in 2022 and 2023.

In the event that the developments anticipated to be constructed in either Phase One or Phase Two are not completed by July 1, 2023 for Phase One and July 1, 2024 for Phase Two the real estate developed in the respective phase shall revert to the City of Merrill. Developer agrees to sign necessary paperwork to facilitate such transfer.

ARTICLE III MISCELLANEOUS

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2031 or the date TID #4 is dissolved, Ott Development & Construction, LLC, shall not sell, transfer, convey or assign the Development Area or any part thereof to any person, entity or in any manner which would render the Development Area exempt from property taxation without the prior written consent to the City. As an express condition for such consent, the City shall require purchaser to annually pay to the City an amount equal to all property taxes, which would have accrued to the Development Area if it were subject to property taxation. Any such payments shall be considered tax increment and shall be applied as set forth in above.

Section 3.02 Indemnification.

Ott Development & Construction, LLC, its successors and assigns shall indemnify and save harmless and defend the other party and its respective officers, agents and employees from any and all liabilities, suits, actions, claims, demands, losses, costs, damages and expenses of every kind and description, including attorney costs and fees for claims of any character, including liability and expenses in connection with the loss of life, personal injury or damage to property or any of them brought because of any injuries or damages received or sustained by any persons or property on account of or arising out of or occasioned wholly or in part by any act or omission on the other party's part or on the part of its agents, contractors, subcontractors, invitees or employees provided that the foregoing indemnification shall not be effective for any claims of the indemnified parties

that are not contemplated by this Agreement or which constitute gross negligence or willful misconduct.

Section 3.03 No City Obligations.

The City shall have no obligations or liability for any obligations or responsibilities to any lending institution, architect, contractor or sub-contractor or any other party retained by Developers in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developers specifically agrees that no representation, statements, assurances or guarantees will be made by Developers to any third party contrary to this provision.

Section 3.04 Default.

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

If either party fails to cure a default as permitted herein, the Non-Defaulting Party, without limiting its remedies under this Agreement, may compel performance by the Defaulting 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 to the City Attorney.

To the Developers: Ott Development & Construction, LLC
 Attn: Ryan Ott
 W5646 Tug Lake Ave.
 Irma, Wisconsin 54442

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 2734 adopted on June 14, 2022 by the Common Council.

IN WITNESS WHEREOF:

The parties have executed this Agreement as of _____, 2022

CITY OF MERRILL, WISCONSIN

Steve Hass, Mayor

Approved:

Katherine G. Unertl, Finance Director

Lori Anderson-Malm, Clerk

Approved as to Form:

Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

Personally came before me this ____ day of _____, 2022, the above named Steve 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 _____

OTT DEVELOPMENT & CONSTRUCTION, LLC

By _____

Ryan Ott, Owner

STATE OF _____)

) ss.

COUNTY OF _____)

Personally appeared before me this ____ day of _____, 2022, the above named Ryan Ott, Owner, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, State of _____

My commission _____

Attachment: TID4-Johnson St. Homes (9177 : Johnson St homes)

Potential modifications to Webster St. Development Agreement (TID No. 8)

Due to changes in the housing market, higher density residential development will be proposed instead of rental duplexes and single-family homes (which is covered in the attached TID No. 8 development agreement).

More info will be provided at the Redevelopment Authority (RDA) meeting.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED A PARCEL OF LAND BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2855, RECORDED IN VOLUME 17, ON PAGE 77, AS DOCUMENT NUMBER 552477, AND ALL OF LOT 1 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2918, RECORDED IN VOLUME 17, ON PAGE 228, AS DOCUMENT NUMBER 558428, BOTH FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 617, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 529,448 SQUARE FEET, 12.154 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF THE SC SWIDERSKI LLC, OWNER OF SAID PARCEL.

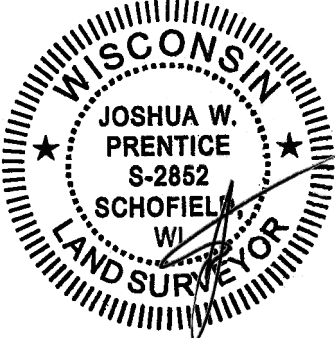
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-47, THE SUBDIVISION REGULATIONS OF THE CITY OF MERRILL, AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

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

DATED THIS 3rd DAY OF February, 2022

REI ENGINEERING, INC.
JOSHUA W. PRENTICE
WI P.L.S. S-2852



February 3rd, 2022

MORTGAGEE CERTIFICATE

I, _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF S.C. SWIDERSKI LLC, OWNER.

WITNESS THE HAND AND SEAL OF _____, MORTGAGEE, THIS ____ DAY OF _____, 20____.

IN THE PRESENCE OF: _____

MORTGAGEE

STATE OF WISCONSIN)
SS)
COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20____, THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT

AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

GENERAL NOTES:

1. BEARINGS AND COORDINATES ARE BASED ON THE LINCOLN COUNTY COORDINATE SYSTEM, NAD83 (2011) DATUM, AND ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 31 NORTH, RANGE 6 EAST, MEASURED TO BEAR SOUTH 89°34'45" EAST.

MUNICIPAL PLAT OF
ALEXANDER ESTATES

A SUBDIVISION PLAT BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2855, RECORDED IN VOLUME 17, ON PAGE 77, AS DOCUMENT NUMBER 552477, AND ALL OF LOT 1 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 2918, RECORDED IN VOLUME 17, ON PAGE 228, AS DOCUMENT NUMBER 558428, BOTH FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF ASSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 617, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 15, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

S.C. SWIDERSKI LLC, AS OWNER, DOES HEREBY CERTIFY THAT THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT.

S.C. SWIDERSKI LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF MERRILL, LINCOLN COUNTY AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

IN WITNESS WHEREOF, THE SAID S.C. SWIDERSKI LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____

HEREUNTO AFFIXED ON THIS ____ DAY OF _____, 20____.

MEMBER

STATE OF WISCONSIN)
SS)
COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2022.

THE ABOVE NAMED _____ MEMBER

OF THE ABOVE NAMED REPRESENTATIVE TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH TRUSTEE OF SAID S.C. SWIDERSKI LLC, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH REPRESENTATIVE AS OF THE DEED OF SAID S.C. SWIDERSKI LLC, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES _____

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)
SS)
LINCOLN COUNTY)

I, ROBBIN GIGL, COUNTY TREASURER, BEING THE DULY ELECTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF LINCOLN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 2022

AFFECTING THE LANDS INCLUDED IN THE PLAT OF ALEXANDER ESTATES.

DATED THIS ____ DAY OF _____, 2022

ROBBIN GIGL, TREASURER, LINCOLN COUNTY

CERTIFICATE OF THE CITY OF MERRILL TREASURER

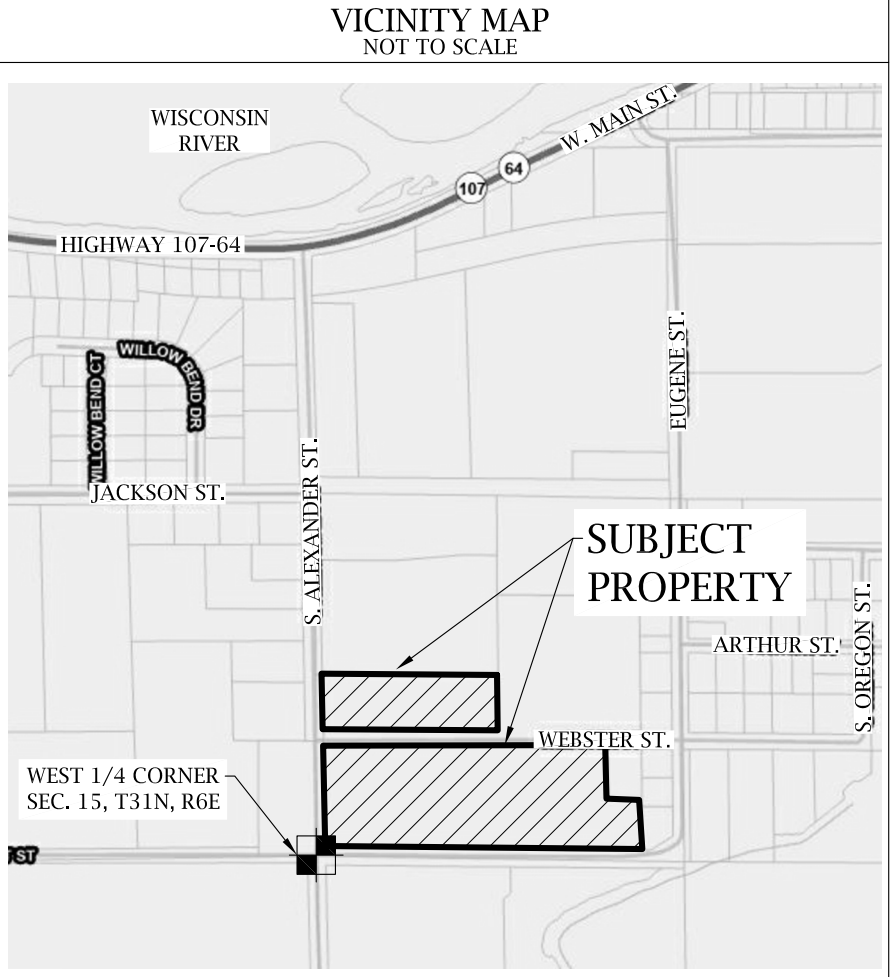
STATE OF WISCONSIN)
SS)
LINCOLN COUNTY)

I, KATHY UNERTL, BEING THE DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF MERRILL, WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____, 2022 AFFECTING THE LANDS

INCLUDED IN THE PLAT OF ALEXANDER ESTATES.

DATED THIS ____ DAY OF _____, 2022

KATHY UNERTL, TREASURER



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



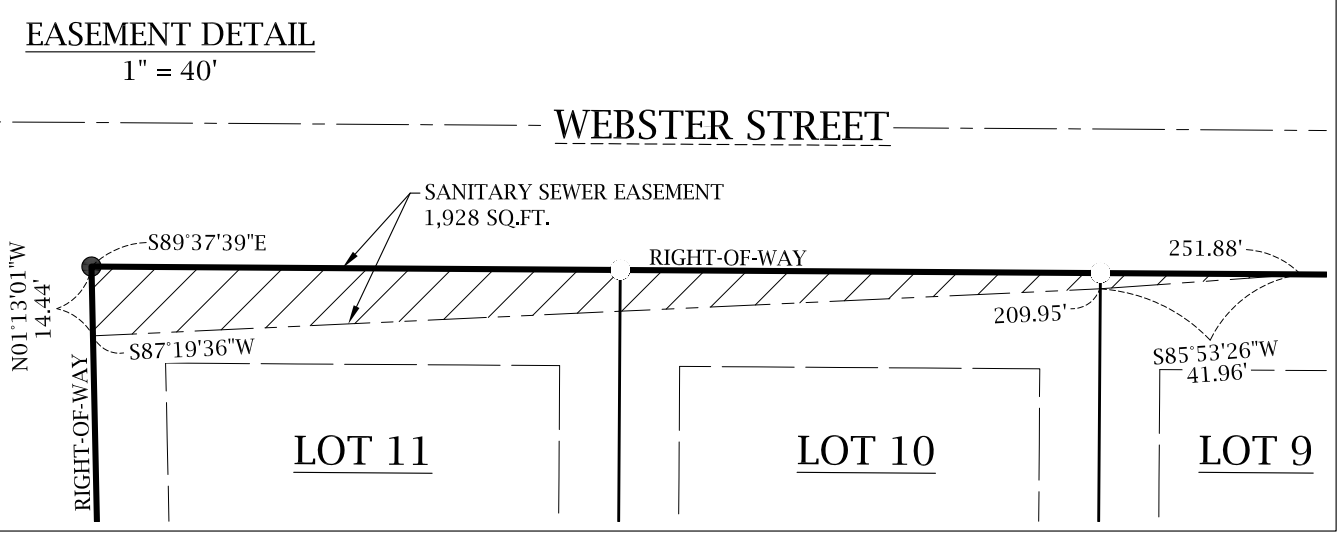
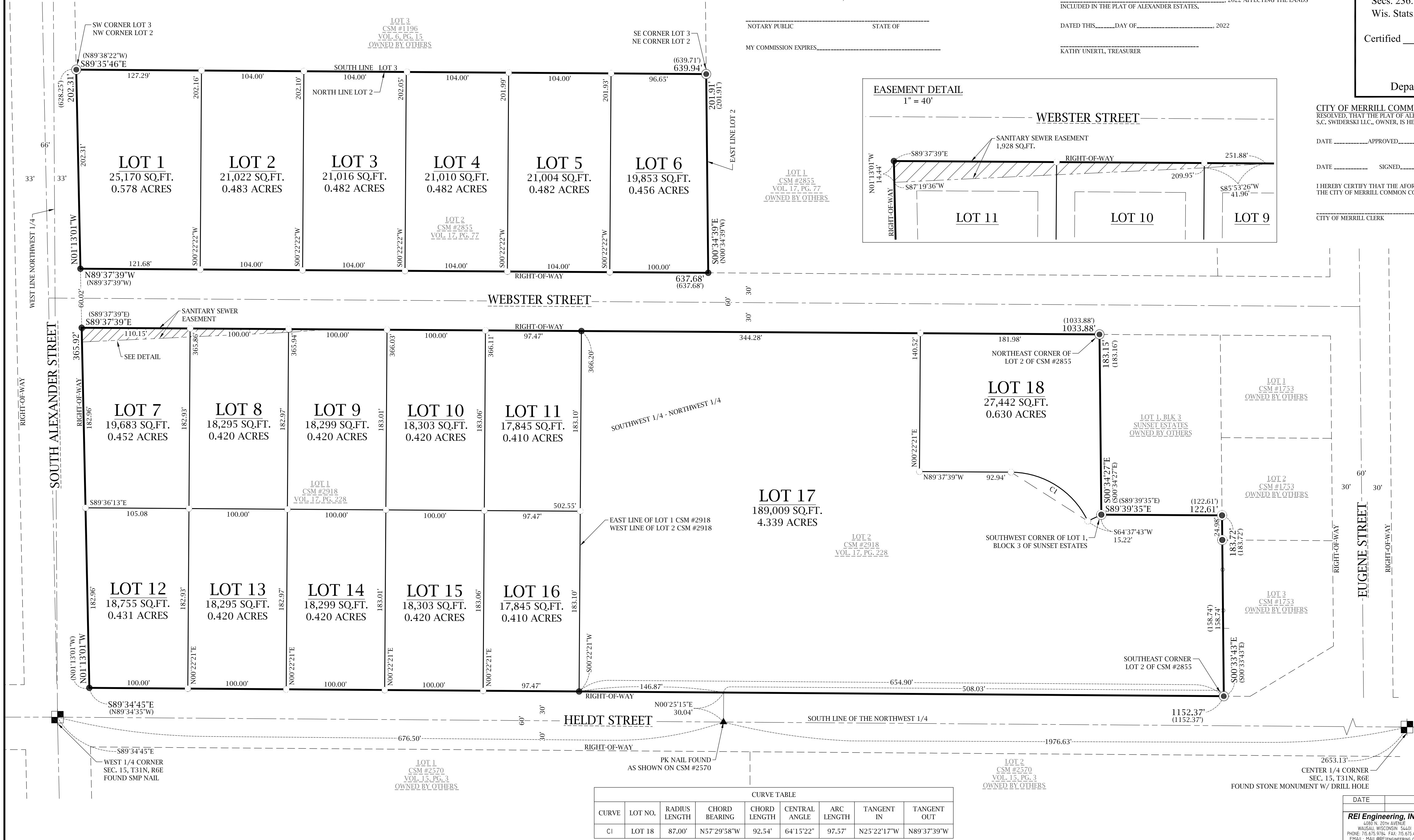
CITY OF MERRILL COMMON COUNCIL APPROVAL CERTIFICATE:
RESOLVED, THAT THE PLAT OF ALEXANDER ESTATES IN THE CITY OF MERRILL, S.C. SWIDERSKI LLC, OWNER, IS HEREBY APPROVED BY THE CITY OF MERRILL COMMON COUNCIL.

DATE _____ APPROVED _____ MAYOR

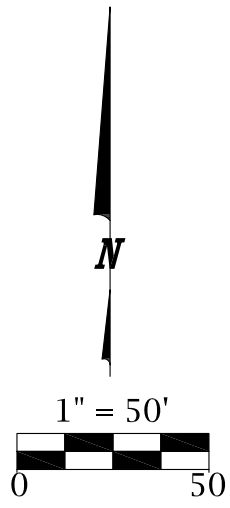
DATE _____ SIGNED _____ MAYOR

I HEREBY CERTIFY THAT THE AFOREMENTIONED PLAT OF ALEXANDER ESTATES HAS BEEN APPROVED BY THE CITY OF MERRILL COMMON COUNCIL.

CITY OF MERRILL CLERK _____



LEGEND	
	1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS./LIN. SET
	3/4 IN. IRON REBAR FOUND
	1-1/4 IN. O.D. IRON PIPE FOUND
	RECORDED BEARING/LENGTH
	MEASURED BEARING/LENGTH



Register of Deeds
Lincoln County, Wis.

Received for Record this _____

day of _____ A.D. 2022

at _____ o'clock _____ M. in Plat

Cabinet No. _____ on page _____

REGISTRAR

SHEET 1 OF 1
REI PROJECT #10231

DATE	REVISION	BY	CHK'D
REI Engineering, INC. 4025 N. 25th Avenue Merrill, WI 54451 PHONE: 715.675.9784 FAX: 715.675.4260 EMAIL: MAIL@REIENGINEERING.COM			
CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING			

CURVE TABLE							
CURVE	LOT NO.	RADIUS LENGTH	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	ARC LENGTH	TANGENT IN / TANGENT OUT
CI	LOT 18	87.00'	N57°29'58"W	92.54'	64°15'22"	97.57'	N25°22'17"W N89°37'39"W

**DEVELOPMENT AGREEMENT
BY AND BETWEEN THE
CITY OF MERRILL, WISCONSIN
S.C. SWIDERSKI, LLC (WEBSTER ST.)**

THE DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of 5/11, 2022 by and between the City of Merrill, Wisconsin, (the "City") a political subdivision of the State of Wisconsin and S.C. Swiderski, LLC, (the "Developer").

RECITALS

- A. The City desires to encourage economic development, the development of underutilized land, expand its tax base and create new jobs within the City.
- B. Wis. Stat. §66.1105 (the "Tax Increment Law") provides the authority and establishes procedures by which the City may exercise powers necessary and convenient to carry out the purposes of the Tax Increment Law, cause project plans to be prepared, approve such plans, implement provisions and effectuate the purposes of such plans and finance such development through the use of tax incremental financing.
- C. Wis. Stat. §66.1333 (the "Redevelopment Law") provides the authority and establishes the procedures by which the City acting through and by the Redevelopment Authority of the City of Merrill (the "RDA") may exercise powers necessary and convenient to carry out the purposes of the Redevelopment Law, cause redevelopment plans to be prepared, approve such plans, borrow money and issue bonds, implement provisions and effectuate the purposes of such plans and finance redevelopment through the Redevelopment Law.
- D. The City of Merrill has acquired and will sell about 12.154 acres to the Developer land for duplex and single-family home development/construction.
- Lots Two (2) and Three (3) of Certified Survey Map Number 2855, recorded July 1, 2021, in Volume 17, page 77, which will be further subdivided through formal plat.
- E. The Developer proposes to construct about seven duplexes and sixteen single-family homes, in four phases, located within the Development Area (the "Project"). Phase III (Heldt Street homes) should be completed no later than 12 months after completion of appropriate infrastructure improvements by City of Merrill. Both parties agree that if foundation work cannot be completed due to weather conditions, this time frame is subject to change.

F. As an inducement to Developer to undertake the Development in TID 8 and to construct or cause to construct the Development, the City and the RDA intend to provide an incentive to Developer, for project costs incurred, to construct duplexes and single-family homes within TID 8. This will be done in four phases.

G. The City will construct Webster Street utility and street infrastructure between Alexander Street and Eugene Street during 2021 and 2022. The City will construct Heldt Street utility and street infrastructure during 2023 (at the earliest) based upon developments. All timelines noted in this document are subject to change based on infrastructure completed by the City.

H. The City will permit the developer to connect to the new Webster Street and future Heldt Street water and sanitary sewer mains, for the benefit and servicing of the Project.

I. 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.

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

K. The project will take place in four phases, the first of which shall be started no later than September 30, 2022. The second phase shall consist of four single family homes, commencing as soon as possible after phase one is completed. The third phase (lots 7, 8, 9 and 12) shall be started as soon as possible after completion of phase two, to be completed after completion of Heldt St. infrastructure. Phase four (lots 13, 14, 15 and 16) shall be commenced as soon as possible after completion of phase three.

L. If construction of seven duplex homes and four single-family homes is not started by September 30, 2022, property title shall revert back to the City of Merrill, and developer shall execute the appropriate documents to facilitate that transfer.

M. If construction of the Heldt St. single-family homes is not started by December 1, 2026 property title shall revert back to the City of Merrill, and developer shall execute the appropriate documents to facilitate that transfer.

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

ARTICLE I

Section 1.01 Initial Undertaking of the City of Merrill

The City has:

- a. Included the Development Area within TID #8, which was created by the Merrill Common Council on September 27, 2011.
- b. Purchased the Alexander Street property and arranged for necessary survey services and preparation of certified survey map.
- c. Held a City Plan Commission Public hearing on the Planned Unit Development (PUD) for duplexes.
- d. Contract for formal plat for the residential development area.

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

Section 1.02 Initial Undertakings of the Developers

- a. 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 duplexes and single-family homes and related infrastructure improvements with occupancy planned by December 31, 2024. The new tax increment would be generated beginning with 2024(to the extent of improvements completed as of January 1, 2024) property tax (2025 collection).
- d. Property taxes must be current.

ARTICLE II INCENTIVE PAYMENTS TO DEVELOPER

This development incentive is to facilitate development of the Project, through City development of Webster and Heldt Street utility and street infrastructure.

Land will be sold for \$1.00. Title to property will revert back to City of Merrill if development is not completed by December 31, 2026.

ARTICLE III MISCELLANEOUS

Section 3.01 Restriction on Sale.

Prior to the earlier of January 1, 2038 or the date TID #8 is dissolved, S.C. Swiderski, LLC shall not sell, transfer, convey or assign the Development Area or any part thereof to any person, entity or in any manner which would render the Development Area exempt from property taxation without the prior written consent to the City. As an express condition for such consent, the City shall require purchaser to annually pay to the City an amount equal to all property taxes, which would have accrued to the Development Area if it were subject to property taxation. Any such payments shall be considered tax increment and shall be applied as set forth in above.

Section 3.02 Indemnification.

S.C. Swiderski, 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 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 Developers in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developers specifically agrees that no representation, statements, assurances or guarantees will be made by Developers to any third-party contrary to this provision. 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: S.C. Swiderski, LLC
 401 Ranger St.
 Mosinee, WI 54455

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. 2706 adopted on September 14, 2021, by the Common Council.

IN WITNESS WHEREOF:

The parties have executed this Agreement as of May 11th, 2022

CITY OF MERRILL, WISCONSIN

Steve J. Hass
Steve J. Hass, Mayor

Lori Anderson-Malm
Lori Anderson-Malm, City Clerk

Approved:

Katherine G. Unertl
Katherine G. Unertl, Finance Director

Approved as to Form:

Thomas N. Hayden
Thomas N. Hayden, City Attorney

STATE OF WISCONSIN)

) ss.

COUNTY OF LINCOLN)

Personally came before me this 11th day of May, 2022, the above named Steve J. Hass, Mayor and Lori Anderson-Malm, City Clerk, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Krista Mitchell
Notary Public, State of Wisconsin
My commission expires 1/17/26



S.C. SWIDERSKI, LLC

By Nathanael Popp
Nathanael Popp

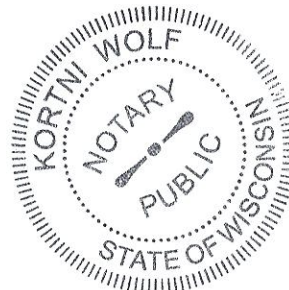
STATE OF WISCONSIN)

) ss.

COUNTY OF Manitowish)

Personally appeared before me this 3rd day of May, 2022, the above named Nathanael Popp, COO for S.C. Swiderski, LLC to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Kortni Wolf
Notary Public, State of Wisconsin
My commission 4/26/25



Attachment: TID8 - Webster St. Residential (9178 : Webster St. development)

**LINCOLN COUNTY
ADMINISTRATIVE AND LEGISLATIVE COMMITTEE
MEETING MINUTES**

Wednesday, August 3, 2022 at 3:30 pm.

Meeting Location: Room 247/248 Government Services Center
801 N. Sales St., Merrill, WI 54452

Via Teleconference and In-Person Attendance

IN PERSON ATTENDANCE: Don Friske, Julie DePasse, Lori Anderson-Malm, Greg Hartwig, Jesse Boyd, Bill Bialecki, Cate Wylie, Karry Johnson, Chris Marlowe, John Olson, Art Lersch, Mayor Steve Hass,

ONLINE ATTENDANCE: Calvin Callahan, Julie Allen

EXCUSED: Angie Cummings, Travis Spoehr

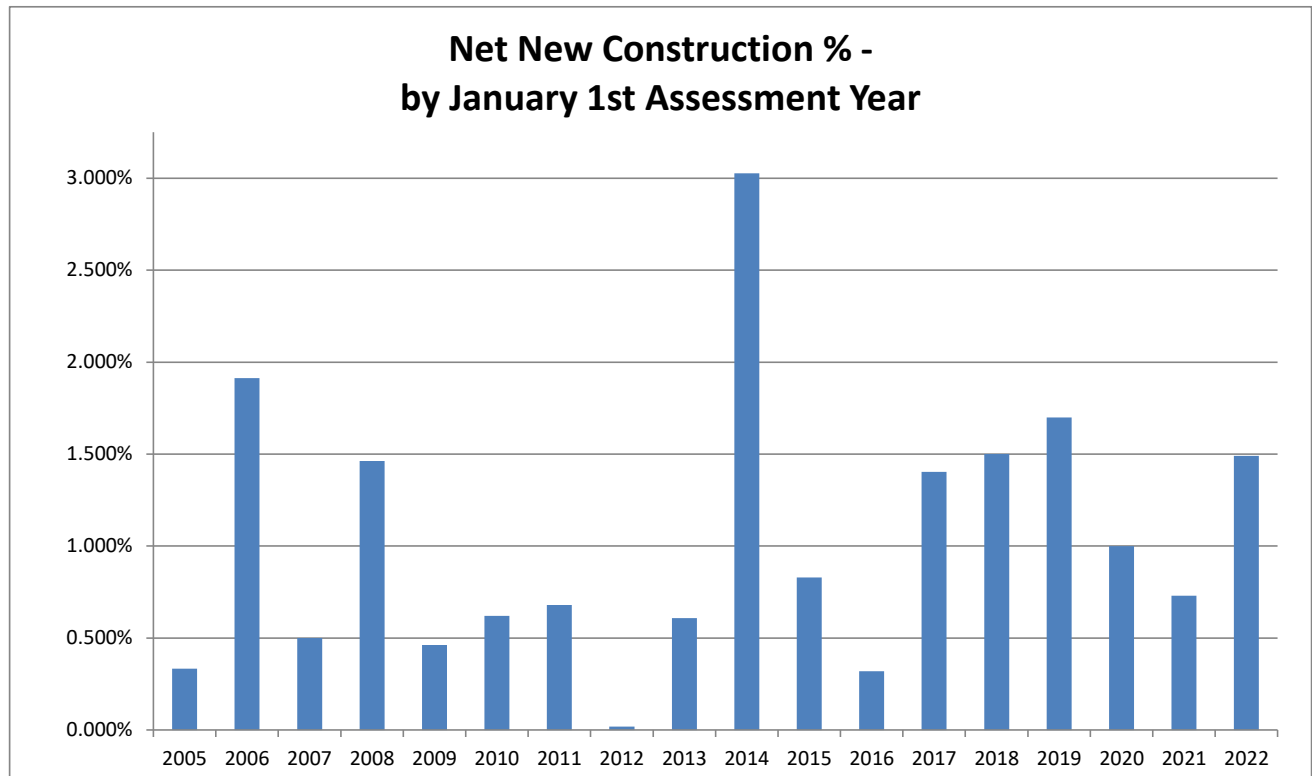
MINUTES

- | | |
|--|--|
| 1) Call meeting to order | Meeting called by Chair Friske at 3:30pm |
| Approve Minutes | Motion/2 nd to approve Previous Meeting 7.6.2022: DePasse/Hartwig carried |
| Activity Report, Financials, Timesheet/ Expense | |
| a) Administrative Coordinator | a) Wylie reported updates on HR and Administrative work including LI transfer to NCHC, budget support across organization, and recruiting and hiring efforts. No departmental budget concerns. Motion/2 nd to approve time/expense: Body/DePasse – carried |
| b) Corporation Counsel | b) Johnson highlighted work including increase in zoning citations, issues on Cty K signage, and ongoing work with social services. August is Child Support Awareness Month. No budget concerns. Motion/2 nd to approve time/expense: Anderson-Malm/Hartwig – carried |
| c) Information Technology | c) Spoehr excused from meeting. Submission of report for the record. Motion/2 nd to approve Time: Hartwig/DePasse – carried. |
| d) Veteran Services Year To Date Financial Report: County Board | d) Olson reported increase in foot traffic, increase on new veteran accounts, and awards/benefits for veterans. Reported on training for both CVSO and deputy. No budget issues. Motion/2 nd to approve time/expense: Body/Hartwig – carried. |
| e) Activity Reports: UW Extension | e) Marlowe – no concerns. |
| | f) Lersch introduced Melissa Yates as new 4H educator. Yates is also the FoodWise coordinator. Reviewed Educators' report. |
| Resolution: Record County Board and Committee Meetings | Greg Hartwig presented Resolution. Motion/2 nd to approve and move to County Board: DePasse/Boyd - carried |
| Scattered Site Tax Credit Housing Project | Bill Bialecki presented project and robust discussion about possibilities. No action was taken. |
| Discussion on approval process for renewal of healthcare insurance | Cate Wylie and Dan Leydet shared the process for health insurance renewal. Wylie was asked to reach out for comparison information on City of Merrill versus Lincoln County policies for a more clear understanding of the differences. |
| Closed Session 19.85(1)(e) | <i>to wit employee relations issue Sheriff's Department and due process.</i> Motion/2 nd to go into closed session: Friske/Hartwig – roll call unanimous vote |
| Open Session | Motion/2 nd to return to open session: Friske/DePasse - roll call unanimous vote. No action items from closed session. |
| Next Meeting | September 7, 2022 at 3:30pm |
| Adjournment | Declared by Chair. |

Minutes drafted by: Cate Wylie, Administrative Coordinator

City of Merrill

Net New Construction - Historical



Source: Wisconsin Department of Revenue

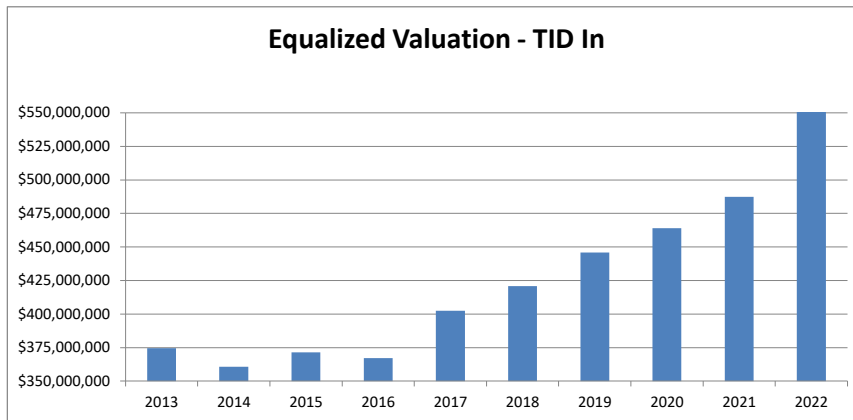
Levy Year	City Budget Year	Net New Construction	Developments
2005	2006	0.334%	
2006	2007	1.913%	Church Mutual Addition
2007	2008	0.500%	
2008	2009	1.463%	Lincoln Community Bank, Dave's County Market expansion, etc.*
2009	2010	0.463%	
2010	2011	0.620%	
2011	2012	0.680%	
2012	2013	0.019%	
2013	2014	0.608%	
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
2021	2022	0.730%	Full valuations on Golden Harvest & Nelson's Powerhouse
2022	2023	1.490%	Partial valuation FoxPoint, various new homes, & Rain Car Wash

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

Attachment: Equalized Valuations - 2022 (9180 : Equalized Values)

City of Merrill - Equalized Valuations

TID = Tax Increment Districts

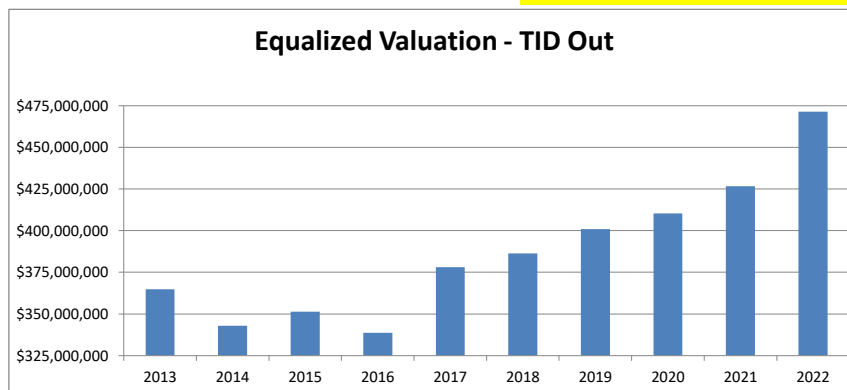
**Equalized Valuation - TID In:**

		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%
2021	\$487,323,100	\$23,256,200	5.01%
2022	\$552,633,600	\$65,310,500	13.40%

Change 2013 to 2022 47.55%

Source: Wisconsin Department of Revenue

TID = Tax Increment Districts

**Equalized Valuation - TID Out:**

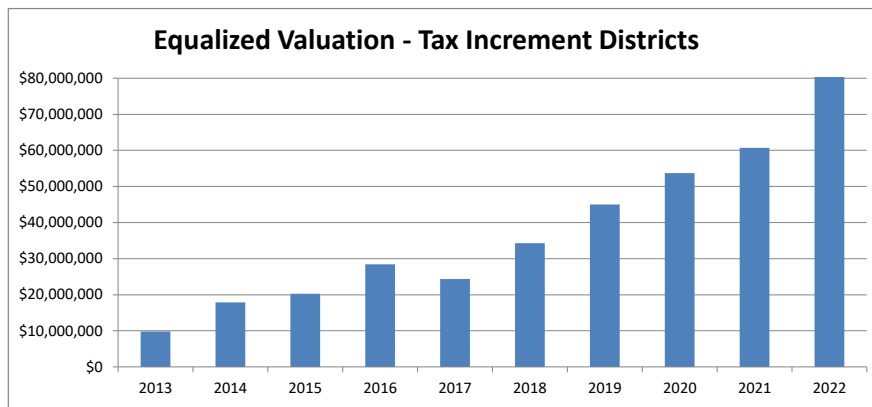
		Difference	% Change
2013	\$364,710,300	(\$20,389,100)	-5.16%
2014	\$342,911,400	(\$21,798,900)	-5.98%
2015	\$351,277,000	\$8,365,600	2.44%
2016	\$338,734,800	(\$12,542,200)	-3.57% Reassessment 1/1/2016
2017	\$377,987,600	\$39,252,800	11.59%
2018	\$386,401,400	\$8,413,800	2.23%
2019	\$400,888,300	\$14,486,900	3.75%
2020	\$410,359,700	\$9,471,400	2.36%
2021	\$426,622,400	\$16,262,700	3.96%
2022	\$471,343,400	\$44,721,000	10.48%

Change 2013 to 2022 29.24%

Source: Wisconsin Department of Revenue

City of Merrill - Equalized Valuations

TID = Tax Increment Districts

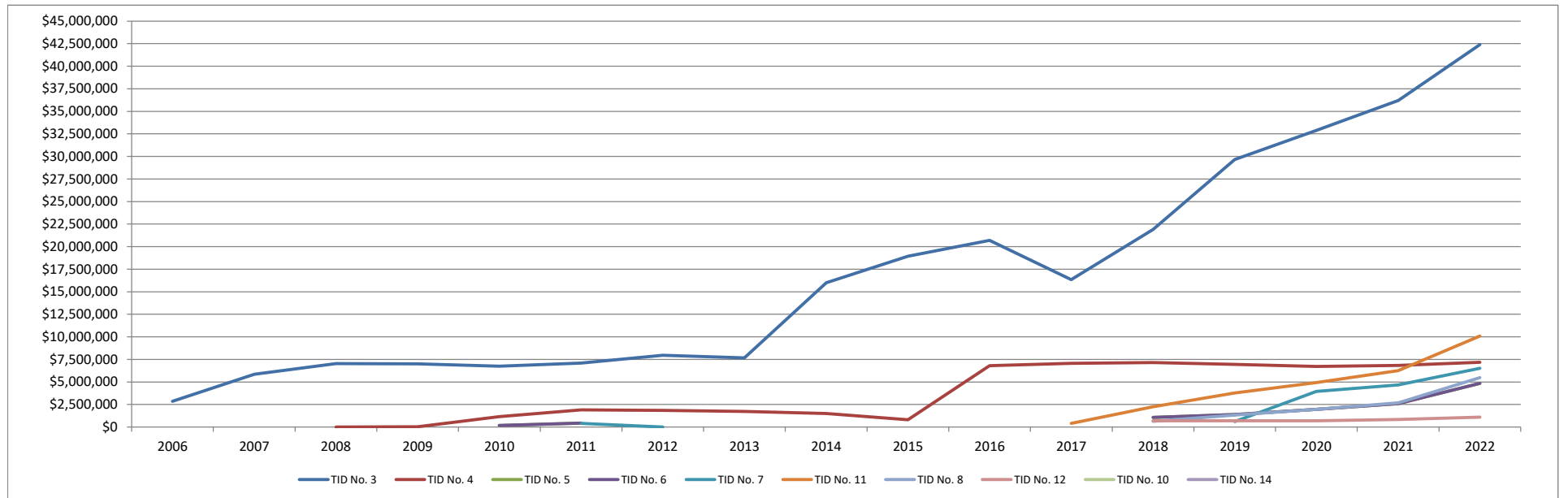
**Equalized Valuation - TIDs:**

			%	
		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%	
2021	\$60,700,700	\$6,993,500	13.02%	
2022	\$81,290,200	\$20,589,500	33.92%	

Change 2013 to 2022 727.82%

Source: Wisconsin Department of Revenue

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



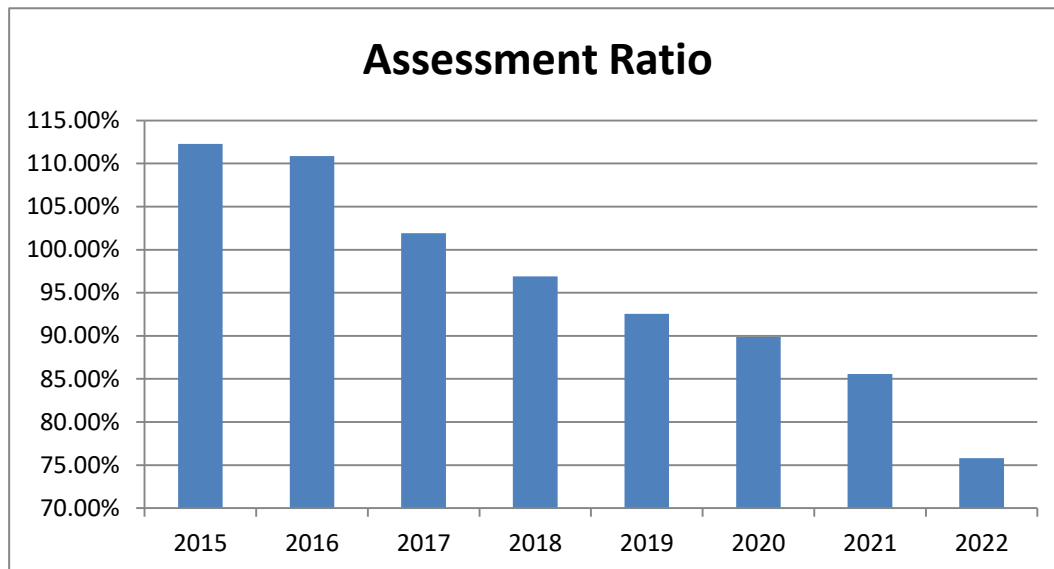
Assessment Year	Budget Year	TID Total Increment	TID No. 3 East Side	TID No. 4 Pine Ridge	TID No. 5 Hwy 107	TID No. 6 Downtown	TID No. 7 N. Center	TID No. 8 West Side	TID No. 9 River/ S. Center	TID No. 10 Fox Point	TID No. 11 Rock Ridge	TID No. 12 Weinbrenner	TID No. 13 Hwy G Indust	TID No. 14 Rain - Wash
2005	2006	\$0												
2006	2007	\$2,856,600	\$2,856,600											
2007	2008	\$5,853,400	\$5,853,400											
2008	2009	\$7,292,800	\$7,036,900	\$5,200	\$250,700									
2009	2010	\$7,045,600	\$7,000,100	\$23,300	\$22,200									
2010	2011	\$8,679,800	\$6,735,000	\$1,163,600	\$597,500	\$183,700								
2011	2012	\$10,171,500	\$7,085,400	\$1,916,500	\$327,700	\$442,700	\$399,200							
2012	2013	\$10,140,000	\$7,968,500	\$1,856,900	\$306,300		\$8,300							
2013	2014	\$9,819,800	\$7,658,800	\$1,735,300	\$425,700									
2014	2015	\$17,890,400	\$15,999,300	\$1,495,300	\$395,800									
2015	2016	\$20,233,700	\$18,938,800	\$812,200	\$482,700									
2016	2017	\$28,426,400 *	\$20,691,100	\$6,793,500	\$537,300		\$401,300			\$3,200				
2017	2018	\$24,368,600	\$16,346,500	\$7,077,700	\$537,300						\$407,100			
2018	2019	\$34,294,400	\$21,919,900	\$7,139,100	\$567,800	\$1,057,500		\$650,700			\$2,251,300	\$708,100		
2019	2020	\$44,996,100	\$29,654,200	\$6,942,100	\$577,400	\$1,393,200	\$616,700	\$1,344,900			\$3,768,600	\$699,000		
2020	2021	\$53,707,200	\$32,885,900	\$6,717,500	\$592,900	\$1,957,100	\$3,958,300	\$1,977,900			\$4,925,200	\$692,400		
2021	2022	\$60,700,700	\$36,208,700	\$6,836,900	\$589,500	\$2,612,800	\$4,670,200	\$2,686,000			\$6,257,900	\$838,700		
2022	2023	\$81,290,200	\$42,396,200	\$7,170,600	\$604,300	\$4,842,900	\$6,527,900	\$5,492,400		\$2,495,400	\$10,094,500	\$1,085,900	\$8,900	\$571,200
			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	TID No. 13 Hwy G Indust	TID No. 14 Rain - Wash

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

Attachment: Equalized Valuations - 2022 (9180 : Equalized Values)

City of Merrill - Assessment Ratio

(Shown as **Fair Market Value** on tax bills)



Assessments
as of 1/1st:

**Assessment
Ratio**

2015	1.122611571	
2016	1.108711246	Revaluation
2017	1.019189671	
2018	0.968974017	
2019	0.925536777	
2020	0.898865338	
2021	0.855751736	
2022	0.757969206	*Preliminary Projection

*Final Assessment Ratio will be provided by WI DOR in late October 2022

Attachment: Equalized Valuations - 2022 (9180 : Equalized Values)

Lincoln County
Ascent Land Records Suite

 User: Choose Category: Public Real Estate Property & Tax ☒ What do you want to do? Search properties ☒ Help ?

[Browser Setup Help](#)
[Return to search results](#)
[Property Summary](#)

Owner (s): STATE STREET 13 LLC		Location: Govt. Lot 2, Sect. 14, T31N, R6E	
Mailing Address: STATE STREET 13 LLC PO BOX 375 MERRILL, WI 54452 Request Mailing Address Change		School District: 3500 - MERRILL SCHOOL	
Tax Parcel ID Number: 251-3106-142-0003	Tax District: 251-CITY OF MERRILL	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 4.5400	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): PRT A P 502 IN G L 2 BEG AT INTRA OF S LN RR ROW WITH W LN S STATE ST S ALG W LN SD ST TO N LN WIS RIV WLY & NLY ALG SD RIV TO S LN SD RR SELY POB			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 300 S STATE ST MERRILL, WI 54452			

[Printer Friendly Page](#)
[View Interactive Map](#)
Assessments

 Tax Year: 2021 ☒
Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value	Action
2	Commercial	9.090	\$33,900	\$0	\$33,900	
Total:		9.090	\$33,900	\$0	\$33,900	
Estimated Fair Market Value:		\$39,600	Average Assessment Ratio:	0.855751736		

* MFL, PFC, and Agriculture values are not included in the total Estimated Fair Market Value.

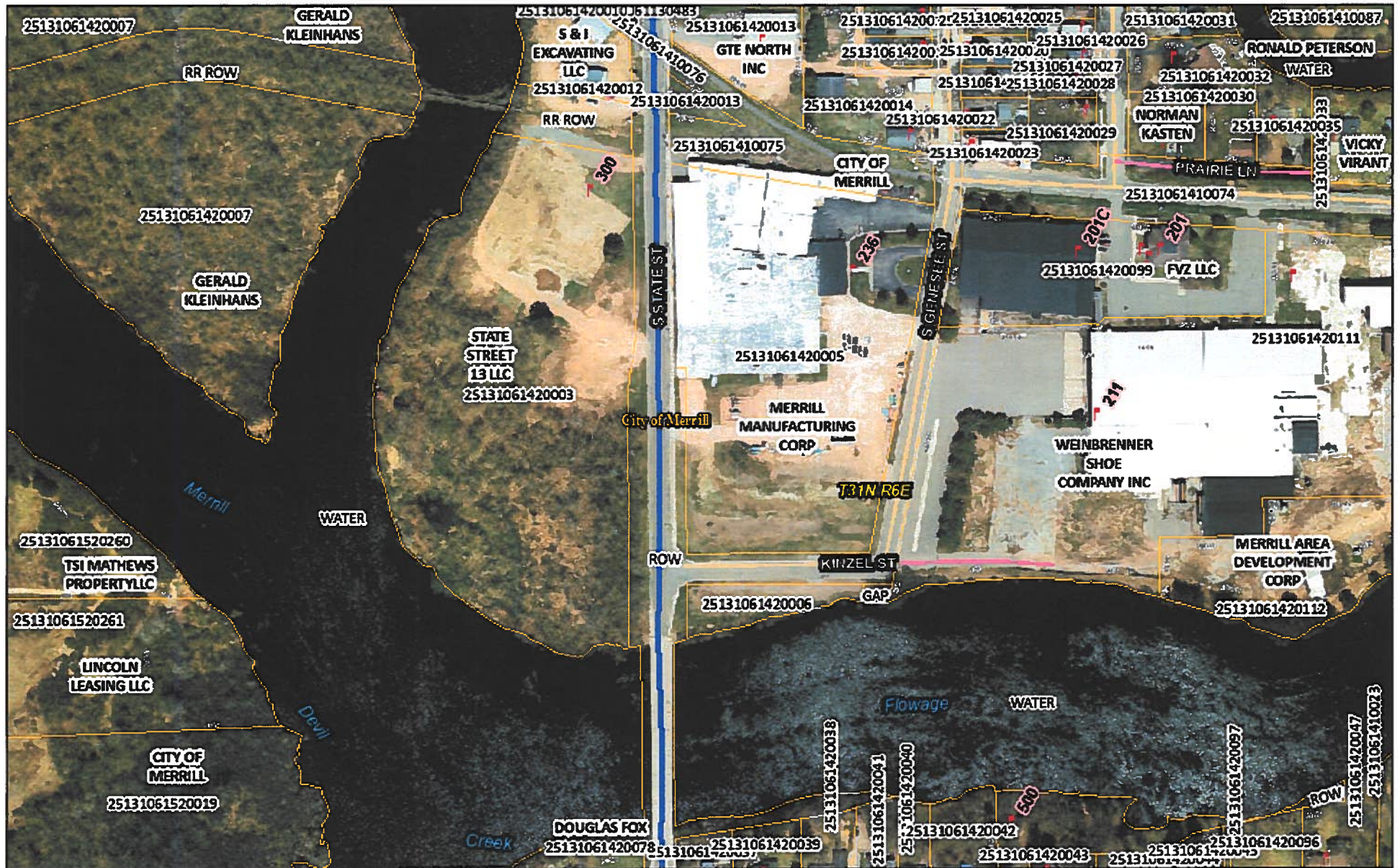
** Land classified Undeveloped and Agricultural Forest is assessed at 50% of market value. Doubling the assessed value then dividing by the average assessment ratio will determine the EFMV of these land classifications.

Attachments

File Name	Comment	Created On	Created By	Action
Districts				
Documents				
Notes				
Parcel History				
Permits				

Attachment: TID8 - S State St Site (9175 : c) Consider potential purchase of property for WHEDA tax credit project

City of Merrill



4/13/2022, 7:32:05 AM

 City Limit
  PLSS Township
 Private Named

Lake and Stream Names
  Municipal Boundaries
 County Highway
  Parcels

 PLSS Section
  Town and City
 Parcel PINs

1:4,514

City of Merrill, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL,